



CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

NOVEMBER 19, 2025 9:00 AM

Special Magistrate: Natalie Green-Moore

Agenda No.:

Respondent:

Situs Address:

PCN:

Complexity Level: 1

2375 Lynn Dr, West Palm Beach, FL 33415-7135

2375 Lynn Dr, West Palm Beach, FL 33415

00-42-44-14-06-021-0010

Status: Active

CEO: Maggie Bernal

Case No: C-2022-08100007

Zoned: RM

Violations:

- 1

Details:

Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.

Code:

Unified Land Development Code - 6.D.1.A.1.b

Issued:

08/10/2022

Status:

MCCH
- 3

Details:

One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.

More Specifically:

Parking/storing of a commercial vehicle(s) in a residential zoning district is prohibited

Code:

Unified Land Development Code - 6.A.1.B.2.a

Issued:

08/10/2022

Status:

MCCH
- 4

Details:

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

More specifically:

Roofed attached porch has been erected or installed without a valid building permit.

Code:

PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued:

08/10/2022

Status:

MCCH
- 5

Details:

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

More specifically:

Shed/Accessory Building has been erected or installed without a valid building permit.

Code:

PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued:

08/10/2022

Status:

MCCH
- 6

Details:

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically: Permit # E2016-012184 (Electrical) has become inactive or expired.

Code:

PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued:

08/10/2022

Status:

MCCH
- 7

Details:

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically: Permit # B2013-018435 (Door/Entry Replacement) has become inactive or expired.

Code:

PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued:

08/10/2022

Status:

MCCH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

NOVEMBER 19, 2025 9:00 AM

- 8
- Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically: Permit # B2013-012734 (Fence) has become inactive or expired.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued: 08/10/2022

Status: MCCH

Agenda No.:

Complexity Level: 1

Status: Active

Respondent:

Paul, Fresnel; Paul, Marise Zennot

CEO: Maggie Bernal

Situs Address:

3530 Barkis Ave, Boynton Beach, FL

Case No: C-2024-07300004

PCN:

00-43-45-19-02-012-0191

Zoned: RS

- Violations:
- 2

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More Specifically: Gravel driveway has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 07/30/2024

Status: MCCH
- 3

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More Specifically: Fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 07/30/2024

Status: MCCH

Agenda No.:

Complexity Level: 1

Status: Active

Respondent:

Rios, Carlos; Marquez, Ana M

CEO: Maggie Bernal

Situs Address:

4389 Marilyn Dr, Lake Worth Beach, FL 33461-2332

Case No: C-2022-07110002

PCN:

00-42-44-24-05-000-0570

Zoned: RM

- Violations:
- 1

Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)

Issued: 07/12/2022

Status: MCCH
- 2

Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, household items and/or similar items.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

Issued: 07/12/2022

Status: MCCH
- 3

Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle for a period exceeding one hour in any 24 hour period. More Specifically: Outdoor storage of unlicensed/unregistered and/or inoperable vehicle(s) is not permit in a residential area

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

Unified Land Development Code - 6.D.1.A.4.a.2.a

Issued: 07/12/2022

Status: MCCH
- 4

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically: Fence(s) have been erected or installed without a valid building permit.

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

NOVEMBER 19, 2025 9:00 AM

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 07/12/2022

Status: MCCH

5

Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. Every habitable space shall have at least one (1) openable window that can be easily opened. The total openable area of the window in every room shall be equal to at least forty-five (45) percent of the minimum glazed area required in subsection 14-42(a). More specifically: Hurricane Shutters, plywood and/or any type of covering from all property windows/doors.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)

Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)

Palm Beach County Property Maintenance Code - Section 14-43 (a)

Issued: 07/12/2022

Status: MCCH

Agenda No.:Complexity Level: -Status: Active

Respondent: 14948 Markland Lane, LLCCEO: Steve G Bisch

3850 NW Boca Raton Blvd, Ste 4, Boca Raton, FL 33431

Situs Address: 14948 Markland Ln, Delray Beach, FL 33484Case No: C-2022-03170021

PCN: 00-42-46-14-01-000-0080Zoned: AR

Violations:

1

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

More specifically, detached rear accessory structure (garage) B-1990-013639-0000 (B90016014) has been converted into living area, two (2) apartments an upper and lower apartment without a valid building permit

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

PBC Amendments to FBC 7th Edition (2020) - 111.1

Issued: 03/25/2022

Status: MCCH

cc: 14948 Markland Lane, Llc
Fox Rothschild LLP

Agenda No.:Complexity Level: 1Status: Active

Respondent: Costa Del Sol Property Owners Association, Inc.CEO: Steve G Bisch

6111 Broken Sound Pkwy NW, Ste 200, Boca Raton, FL 33487

Situs Address: 23260 Costa Del Sol Blvd, Boca Raton, FL 33433Case No: C-2021-07150010

PCN: 00-42-47-34-21-001-0000Zoned: RS

Violations:

1

Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2016-022305-0000 and sub permit E-2016-22305-0001 have become inactive or expired.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued: 07/21/2021

Status: MCCH

2

Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2016-022304-0000 and sub permit E-2016-022304-0001 have become inactive or expired.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued: 07/21/2021

Status: MCCH

ePZB / CE_Merge_Agenda.rpt-1081

Page: 3 of 12

Print Date: 10/6/2025 04:34 PM

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

NOVEMBER 19, 2025 9:00 AM

- 3
- Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2013-023258-0000 has become inactive or expired.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued: 07/21/2021

Status: MCCH

cc: Costa Del Sol Property Owners Association, Inc

Agenda No.:	Complexity Level: -	Status: Active
Respondent: Da Silva, Octavio Lucio		CEO: Steve G Bisch
24 Auburn St, Everett, MA 02149-4615		
Situs Address: 23087 Atlantic Cir, Boca Raton, FL	Case No: C-2023-01260001	
PCN: 00-41-47-36-03-000-6890	Zoned: AR	
Violations:	<div>1</div> <div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wooden privacy fence has been erected or installed around the property without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 01/25/2023</div><div>Status: MCCH</div></div> <div>2</div> <div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, It appears demolition and re construction work is taking place without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 01/25/2023</div><div>Status: MCCH</div></div>	

Agenda No.:	Complexity Level: -	Status: Active
Respondent: Snyder, Eric James		CEO: Steve G Bisch
14948 Markland Ln, Delray Beach, FL 33484-8149		
Situs Address: 14948 Markland Ln, Delray Beach, FL 33484	Case No: C-2019-04290052	
PCN: 00-42-46-14-01-000-0080	Zoned: AR	
Violations:	<div>1</div> <div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the conversion of the attached garage into a living area has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1</div><div>Issued: 05/06/2019</div><div>Status: MCCH</div></div> <div>2</div> <div><div>Details: No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, the detached garage/living quarters requires a CO.</div><div>Code: PBC Amendments to FBC 6th Edition (2017) - 111.1</div><div>Issued: 05/06/2019</div><div>Status: MCCH</div></div>	

Agenda No.:	Complexity Level: 1	Status: Active
Respondent: Antonio T. Ribeiro, trustee, of the Antonio T. Ribeiro		CEO: Brian Burdett
revocable trust , dated September 10, 2010		
7169 120th Ave N, West Palm Beach, FL 33412-1465		
Situs Address: 7169 120th Ave N, West Palm Beach, FL 33412	Case No: C-2022-11030018	
PCN: 00-41-42-27-00-000-5730	Zoned: AR	

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

NOVEMBER 19, 2025 9:00 AM

Violations:	<div><div>1</div><div><div>Details:</div><div>It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: Open storage including but not limited to miscellaneous items on property.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 11/04/2022</div><div>Status: MCCH</div></div></div> <div><div>2</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, driveway modification has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 11/04/2022</div><div>Status: SMO</div></div></div> <div><div>3</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed/ roofed structures in the NW corner of property (excluding shed 11 X 20) has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 11/04/2022</div><div>Status: MCCH</div></div></div> <div><div>4</div><div><div>Details:</div><div>Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.</div><div>Code: Unified Land Development Code - 6.D.1.A.1.b</div><div>Issued: 11/04/2022</div><div>Status: MCCH</div></div></div> <div><div>5</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, carport/ structure (in front of garage door) has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 11/04/2022</div><div>Status: MCCH</div></div></div> <div><div>6</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fountain/ structure with plumbing and electric has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 11/04/2022</div><div>Status: MCCH</div></div></div> <div><div>7</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, two roof/ structure in pool area (west side of structure) has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 11/04/2022</div><div>Status: MCCH</div></div></div> <div><div>8</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, framed burned structure (south side of property) has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 11/04/2022</div><div>Status: MCCH</div></div></div>
-------------	---

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

NOVEMBER 19, 2025 9:00 AM

2867 Cherokee Rd, West Palm Beach, FL 33406-5918

Situs Address: 2867 Cherokee Rd, West Palm Beach, FL 33406Case No: C-2022-01240016

PCN: 00-43-44-08-15-001-0060Zoned: RS

Violations:	1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Accessory Structure in rear has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 01/27/2022Status: MCCH</p>
	2	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Addition to Freestanding Garage has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 01/27/2022Status: SMO</p>
	3	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Trellis has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 01/27/2022Status: MCCH</p>
	4	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 2nd Driveway Turnout has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 01/27/2022Status: SMO</p>
	5	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Garage Conversion has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 01/27/2022Status: MCCH</p>

Agenda No.:Complexity Level: 1Status: Active

Respondent: JONATHAN ETTMAN; LAURA ETTMAN JONATHAN ETTMAN REVOCABLE LIVING TRUST; Unknown CEO: Frank A Davis

Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Jonathan Ettman and Laura Ettman Revocable Trust and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 849 W Dolphin Ridge Rd. West Palm Beach Fl. 33406 (00-43-44-05-16-000-0070)

1823 Antigua Rd, West Palm Beach, FL 33406-6776

Situs Address: 849 W Dolphin Ridge Rd, West Palm Beach, FLCase No: C-2023-10270007

PCN: 00-43-44-05-16-000-0070Zoned: RS

Violations:	2	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Paver Driveway Addition as been erected or installed without a valid building permit.</p>
-------------	---	---

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

NOVEMBER 19, 2025 9:00 AM

3	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	
	Issued: 11/14/2023	Status: CLS
	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Garage Conversion has been erected or installed without a valid building permit.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	Status: MCCH
Issued: 11/14/2023		

cc: Jonathan Ettman; Laura Ettman

Agenda No.:	Complexity Level: 1	Status: Active																																																						
Respondent: ZAYAS, KENIA; ZAYAS, HECTOR Jr		CEO: Frank A Davis																																																						
	2911 New York St, West Palm Beach, FL 33406-4224																																																							
Situs Address: 2911 New York St, West Palm Beach, FL		Case No: C-2023-09270020																																																						
PCN: 00-43-44-05-04-000-0072		Zoned: RS																																																						
Violations:	<table><tr><td rowspan="4">3</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Carport Addition has been erected or installed without a valid building permit.</td><td></td></tr><tr><td>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td><td></td></tr><tr><td>Issued: 09/29/2023</td><td>Status: MCCH</td></tr><tr><td colspan="2"></td></tr><tr><td rowspan="4">4</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Boat Canopy has been erected or installed without a valid building permit.</td><td></td></tr><tr><td>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td><td></td></tr><tr><td>Issued: 09/29/2023</td><td>Status: MCCH</td></tr><tr><td colspan="2"></td></tr><tr><td rowspan="4">5</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Shed has been erected or installed without a valid building permit.</td><td></td></tr><tr><td>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td><td></td></tr><tr><td>Issued: 09/29/2023</td><td>Status: MCCH</td></tr><tr><td colspan="2"></td></tr><tr><td rowspan="4">6</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Rear Addition has been erected or installed without a valid building permit.</td><td></td></tr><tr><td>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td><td></td></tr><tr><td>Issued: 09/29/2023</td><td>Status: MCCH</td></tr><tr><td colspan="2"></td></tr><tr><td rowspan="4">7</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6' Wood Fence/ Gate has been erected or installed without a valid building permit.</td><td></td></tr><tr><td>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td><td></td></tr><tr><td>Issued: 09/29/2023</td><td>Status: MCCH</td></tr><tr><td colspan="2"></td></tr><tr><td rowspan="4">8</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 2nd Driveway (Concrete/ Pavers) has been erected or installed without a valid building permit.</td><td></td></tr><tr><td>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td><td></td></tr><tr><td colspan="2"></td></tr><tr><td colspan="2"></td></tr></table>		3	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Carport Addition has been erected or installed without a valid building permit.		Code: PBC Amendments to FBC 7th Edition (2020) - 105.1		Issued: 09/29/2023	Status: MCCH			4	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Boat Canopy has been erected or installed without a valid building permit.		Code: PBC Amendments to FBC 7th Edition (2020) - 105.1		Issued: 09/29/2023	Status: MCCH			5	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Shed has been erected or installed without a valid building permit.		Code: PBC Amendments to FBC 7th Edition (2020) - 105.1		Issued: 09/29/2023	Status: MCCH			6	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Rear Addition has been erected or installed without a valid building permit.		Code: PBC Amendments to FBC 7th Edition (2020) - 105.1		Issued: 09/29/2023	Status: MCCH			7	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6' Wood Fence/ Gate has been erected or installed without a valid building permit.		Code: PBC Amendments to FBC 7th Edition (2020) - 105.1		Issued: 09/29/2023	Status: MCCH			8	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 2nd Driveway (Concrete/ Pavers) has been erected or installed without a valid building permit.		Code: PBC Amendments to FBC 7th Edition (2020) - 105.1					
3	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Carport Addition has been erected or installed without a valid building permit.																																																							
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1																																																							
	Issued: 09/29/2023	Status: MCCH																																																						
4	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Boat Canopy has been erected or installed without a valid building permit.																																																							
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1																																																							
	Issued: 09/29/2023	Status: MCCH																																																						
5	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Shed has been erected or installed without a valid building permit.																																																							
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1																																																							
	Issued: 09/29/2023	Status: MCCH																																																						
6	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Rear Addition has been erected or installed without a valid building permit.																																																							
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1																																																							
	Issued: 09/29/2023	Status: MCCH																																																						
7	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6' Wood Fence/ Gate has been erected or installed without a valid building permit.																																																							
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1																																																							
	Issued: 09/29/2023	Status: MCCH																																																						
8	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 2nd Driveway (Concrete/ Pavers) has been erected or installed without a valid building permit.																																																							
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1																																																							

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 19, 2025 9:00 AM

Situs Address: 5516 Thurston Ave, Lake Worth, FL 33463		Case No: C-2022-08010010	
PCN: 00-42-44-34-32-000-2090		Zoned: RS	
Violations:	<div><div><div>1</div><div><div>Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More Specifically: Leaking damaged roof.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)</div><div>Issued: 08/01/2022</div><div>Status: CLS</div></div></div><div><div><div>2</div><div><div>Details: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. More specifically, damaged kitchen cabinetries, counter top and surfaces.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)</div><div>Issued: 08/01/2022</div><div>Status: CLS</div></div></div><div><div><div>3</div><div><div>Details: All exterior premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior premises which such occupant occupies or controls in a clean and sanitary condition.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (a)</div><div>Issued: 08/01/2022</div><div>Status: CLS</div></div></div><div><div><div>4</div><div><div>Details: All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-33 (d)</div><div>Issued: 08/01/2022</div><div>Status: CLS</div></div></div><div><div><div>5</div><div><div>Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. More Specifically: Broken Windows.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)</div><div>Issued: 08/01/2022</div><div>Status: CLS</div></div></div><div><div><div>6</div><div><div>Details: Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. More Specifically: Major plumbing leak causing severe water damage to ceiling and wall damage.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (2)</div><div>Issued: 08/01/2022</div><div>Status: CLS</div></div></div><div><div><div>8</div><div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, enclosed open porch for living space has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 08/01/2022</div><div>Status: CLS</div></div></div><div><div><div>9</div><div><div>Details: The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. Water supply to a residential structure shall not be obtained from another residential unit.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-45 (d) (3)</div><div>Issued: 08/01/2022</div><div>Status: CLS</div></div></div></div></div></div></div></div></div></div></div>		

cc:

Sfr Xii Nm Miami Owner 1 Lp
Sfr Xii Nm Miami Owner 1 Lp

Agenda No.:	Complexity Level: -	Status: Active				
Respondent: Redling, Matthew; Redling, Tracy 27 Sentinel Dr, Basking Ridge, NJ 07920-4231		CEO: Elizabeth A Gonzalez				
Situs Address: 7190 Valencia Dr, Boca Raton, FL 33433		Case No: C-2019-04170009				
PCN: 00-42-47-16-15-000-0550		Zoned: RS				
Violations:	<table><tr><td>1</td><td>Details: Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1) Issued: 04/19/2019 Status: CCH</td></tr><tr><td>2</td><td>Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More Specifically, Rear of home in disrepair, pool and or hot tub.</td></tr></table>		1	Details: Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1) Issued: 04/19/2019 Status: CCH	2	Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More Specifically, Rear of home in disrepair, pool and or hot tub.
1	Details: Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1) Issued: 04/19/2019 Status: CCH					
2	Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More Specifically, Rear of home in disrepair, pool and or hot tub.					

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

NOVEMBER 19, 2025 9:00 AM

	<div>Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)</div> <div>Issued: 04/19/2019</div> <div>Status: MCCH</div>
3	<div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, temporary fence has been erected or installed without a valid building permit.</div> <div>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1</div> <div>Issued: 04/19/2019</div> <div>Status: MCCH</div>
4	<div>Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.</div> <div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</div> <div>Issued: 04/19/2019</div> <div>Status: CCH</div>
5	<div>Details: Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance.</div> <div>Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)</div> <div>Issued: 04/19/2019</div> <div>Status: CCH</div>

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	Bergman, Kevin	CEO: Debbie N Plaud
	6561 Park Ln W, Wellington, FL 33449-6614	
Situs Address:	6561 Park Ln W, Lake Worth, FL 33449	Case No: C-2022-03040037
PCN:	00-41-45-01-00-000-7110	Zoned: AR
Violations:	<div>2<div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 05/27/2022</div><div>Status: MCCH</div></div> <div>3<div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an accessory structure (1) has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 05/27/2022</div><div>Status: MCCH</div></div> <div>4<div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an accessory structure (2) has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 05/27/2022</div><div>Status: MCCH</div></div> <div>5<div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an accessory structure (modular office) has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 05/27/2022</div><div>Status: MCCH</div></div>	

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	Dorset at Century Village Condominium Association, INC.	CEO: Debbie N Plaud
	6413 Congress Ave, Ste 100, Boca Raton, FL 33487	
Situs Address:	Dorset C, Boca Raton, FL	Case No: C-2023-02100016

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

NOVEMBER 19, 2025 9:00 AM

PCN:	Zoned:
Violations:	<div><div>1</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, extensive maintenance work (filling cracks, resurfacing walls) without a valid building permit.</div></div></div> <div><div>Code:</div><div>PBC Amendments to FBC 7th Edition (2020) - 105.1</div></div> <div><div>Issued:</div><div>02/21/2023</div></div> <div><div>Status:</div><div>MCCH</div></div>

Agenda No.:	Complexity Level: 1	Status: Active
Respondent: Librizzi Holdings LLC 4785 Gulfstream Rd, Lake Worth, FL 33461		CEO: Christina G Stodd
Situs Address: 4860 Gulfstream Rd, Lake Worth, FL		Case No: C-2023-09290007
PCN: 00-43-44-30-01-108-0050		Zoned: RM
Violations:	<div><div><div>3</div><div><div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, car observed in carport was inoperable.</div><div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div><div>Issued: 09/29/2023</div><div>Status: MCCH</div></div></div></div><div><div>6</div><div><div>Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. Window to the south of the front door needs to be replaced and is missing.</div><div><div>Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)</div><div><div>Issued: 09/29/2023</div><div>Status: MCCH</div></div></div></div></div></div></div>	
<div><div>cc:</div><div>Librizzi Holdings Llc Librizzi Holdings Llc</div></div>		

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	Mason, Dyonia; Mason, Annie 15505 88th Pl N, Loxahatchee, FL 33470-2877	CEO: Christina G Stodd
Situs Address:	15505 88th Pl N, Loxahatchee, FL	Case No: C-2024-10020008
PCN:	00-41-42-19-00-000-3220	Zoned: AR
Violations:	<div><div>1</div><div><div>Details:</div><div>Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.</div></div></div> <div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</div></div> <div><div>Issued:</div><div>10/08/2024</div></div> <div><div>Status:</div><div>CCH</div></div> <div><div>2</div><div><div>Details:</div><div>It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to in-opt vehicles and tires observed openly stored.</div></div></div> <div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-35 (a)</div></div> <div><div>Issued:</div><div>10/08/2024</div></div> <div><div>Status:</div><div>MCCH</div></div> <div><div>3</div><div><div>Details:</div><div>It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.</div></div></div> <div><div>Code:</div><div>Unified Land Development Code - 6.D.1.A.4.a.2.a</div></div> <div><div>Issued:</div><div>10/08/2024</div></div> <div><div>Status:</div><div>MCCH</div></div>	

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	Radziul, Johnny D 17671 W Alan Black Blvd, Loxahatchee, FL 33470-3677	CEO: Christina G Stodd
Situs Address:	17671 W Alan Black Blvd, Loxahatchee, FL 33470	Case No: C-2021-10150030
PCN:	00-40-43-14-00-000-8240	Zoned: AR

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 19, 2025 9:00 AM

Violations:	1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, pole barn structure has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/20/2021 Status: MCCH
	2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed structure has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/20/2021 Status: MCCH

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	Garcia, Ezequiel Perez; Naranjo Perez, Dulce Ailed 6121 Biscayne Dr, Lake Worth, FL 33463-3403	CEO: Charles Zahn
Situs Address:	6121 Biscayne Dr, Lake Worth, FL 33463	Case No: C-2022-03030003
PCN:	00-42-44-24-09-000-0010	Zoned: RM
Violations:	1	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/09/2022 Status: MCCH
	2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, remodeled a single family dwelling including windows, doors, enclosed carport, changed electrical service, added/upgraded air-conditioning all without the benefit of a building permit. The final inspection shall be made after all work required by the building permit is completed. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10 Issued: 03/09/2022 Status: MCCH
	4	Details: Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. Specifically, trailer(s) are not screened from view. Code: Unified Land Development Code - 6.D.1.A.1.c Issued: 03/09/2022 Status: MCCH

ADJOURNMENT:

"IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. "