

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 01, 2026 11:00 AM

	Issued: 03/18/2025	Status: MCCH
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, FENCE (METAL AND PVC) has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the FENCE (METAL AND PVC) or remove the FENCE (METAL AND PVC).</p> <p>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 03/18/2025 Status: MCCH</p>	
6	<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, DRIVEWAY has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the DRIVEWAY or remove the DRIVEWAY.</p> <p>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 03/18/2025 Status: MCCH</p>	
7	<p>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.</p> <p>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height and including the overgrowth on the easement.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</p> <p>Issued: 03/18/2025 Status: MCCH</p>	

Agenda No.: 013 **Complexity Level:** - **Status:** Active
Respondent: ESTRADA, ANDRES; ESCALANTE, LILIA **CEO:** Nedssa Miranda
5319 Harriet Pl, West Palm Beach, FL 33407-1629
Situs Address: 5319 Harriet Pl, West Palm Beach, FL 33407 **Case No.:** C-2022-12300010
PCN: 00-42-43-02-01-005-0200 **Zoned:** RM

Violations:	6	<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, fence (chain-link and PVC) has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the fence (chain-link and PVC) or remove the fence (chain-link and PVC).</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 12/30/2022 Status: MCCH</p>
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Agenda No.: 014 **Complexity Level:** 1 **Status:** Active
Respondent: WILLIAMS, ETHANS S **CEO:** Nedssa Miranda
12162 72nd Ct N, West Palm Beach, FL 33412-1442
Situs Address: 5375 45th St, West Palm Beach, FL **Case No.:** C-2023-03270019
PCN: 00-42-43-02-01-002-0241 **Zoned:** RM

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- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (n)
Issued: 06/30/2023 **Status:** MCCH
- 4 Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Specifically, hole(s) in exterior wall(s)
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 06/30/2023 **Status:** MCCH
- 5 Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. Specifically, appliance/electrical devices will not stay plugged in to the electrical outlets without holding the plug in place.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 06/30/2023 **Status:** MCCH
- 6 Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Specifically, the wood on the deck is rotted.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 06/30/2023 **Status:** MCCH
- 7 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, holes in the wall allowing vermin and bugs access the interior of the dwelling.
All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)
Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 06/30/2023 **Status:** MCCH
- 8 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, kitchen cabinets have water damage and the doors are not attached.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 06/30/2023 **Status:** MCCH
- 9 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. Specifically, the roof has defects that allow for rain water intrusion.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 06/30/2023 **Status:** MCCH
- 10 Details:** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. Specifically, water intrusion has caused the drywall to buckle and crack and the surface to peel.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 06/30/2023 **Status:** MCCH

cc: Cristhine Llc

Agenda No.: 020	Complexity Level: -	Status: Active
Respondent: Espino, Roberto 4150 Lilac Cir, Lake Worth Beach, FL 33461-4938		CEO: Jose Feliciano
Situs Address: 4150 Lilac Cir, Lake Worth, FL		Case No: C-2023-01300006
PCN: 00-42-44-25-22-003-0090		Zoned: RM

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 01, 2026 11:00 AM

PCN: 00-42-43-26-17-004-0130

Zoned: RH

Violations:

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| 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, wood privacy fence in backyard, has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/22/2023 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, chain link fencing in front and side yard has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/22/2023 Status: MCCH |
| 3 | 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, the roof needs repair on the addition to the mobile home.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 05/22/2023 Status: CLS |
| 5 | 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.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 05/22/2023 Status: CLS |
| 6 | 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, observed various items openly stored on the property including motorized cycles, construction debris, and other vehicle parts.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/22/2023 Status: MCCH |

cc: Plantation Mhp Llc
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Plantation Mhp Llc

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. "