



CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 02, 2026 11:00 AM

Special Magistrate: William Toohey

Agenda No.:	001	Complexity Level:	1	Status:	Active
Respondent:	Guzman, Pedro; Guzman, Maria L 16701 E Trafalgar Dr, Loxahatchee, FL 33470-4054			CEO:	Jen L Batchelor
Situs Address:	16701 E Trafalgar Dr, Loxahatchee, FL 33470			Case No:	C-2022-10110032
PCN:	00-40-43-24-00-000-3390			Zoned:	AR
Violations:					
	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, a shipping container to the east of the property has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/13/2022 Status: MCCH			
	4	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, but not limited to, a semi-trailer parked on the property. Code: Unified Land Development Code - 6.A.1.B.2.a Issued: 10/13/2022 Status: CLS			
	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, a shipping container to the west of the property has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/13/2022 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, a roofed structure/pole barn to the northwest of the property has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/13/2022 Status: MCCH			

Agenda No.:	002	Complexity Level:	1	Status:	Active
Respondent:	James B. Johstono and The Estate of Marilyn M. Zukowski; Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Estate of Marilyn M. Zukowski and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 568 Sioux Road, Lantana, Florida 33462. 568 Sioux Rd, Lantana, FL 33462-2112 United States			CEO:	Maggie Bernal
Situs Address:	568 Sioux Rd, Lake Worth, FL 33462			Case No:	C-2020-12290001
PCN:	00-43-45-06-04-015-0080			Zoned:	RM

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SEPTEMBER 02, 2026 11:00 AM

Violations:	1	Details: 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, 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. More specifically multiple unlicensed/unregistered/expired registration vehicles improperly parked on property. Code: Unified Land Development Code - 6.D.1.A.4.a.2.a Issued: 12/30/2020 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, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically open storage of inoperable vehicles improperly parked on property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 12/30/2020 Status: MCCH
	3	Details: 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 on windows. Code: Palm Beach County Property Maintenance Code - Section 14-43 (a) Issued: 12/30/2020 Status: MCCH
	4	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. More specifically landscaping above 7 inches allowed by code. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 12/30/2020 Status: MCCH

Agenda No.: 003

Complexity Level: 1

Status: Active

Respondent: DeFilippo, Frances; DeFilippo, Debra; DeFilippo, Mark; DeFilippo, Michael

CEO: Steve G Bisch

9772 SW 3rd St, Boca Raton, FL 33428-4358

Situs Address: 9772 SW 3rd St, Boca Raton, FL 33428

Case No: C-2022-06080034

PCN: 00-42-47-30-04-010-0850

Zoned: RM

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, a fence has been erected or installed around the swimming pool without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/01/2022 Status: MCCH
	2	Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements: a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 07/01/2022 Status: MCCH

Agenda No.: 004

Complexity Level: 1

Status: Active

Respondent: Auredy, Guillaume

CEO: Dennis A Hamburger

6863 Torch Key St, Lake Worth, FL 33467-7655

Situs Address: 6863 Torch Key St, Lake Worth, FL 33467

Case No: C-2019-07260054

**CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 02, 2026 11:00 AM**

Zoned: RTS

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, an accessory structure has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 07/30/2019 **Status:** MCCH

Zoned: RH

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, a renovation has been erected or installed without a valid building permit.

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

Issued: 04/14/2025 **Status:** MCCH

Zoned: RH

2	Details: All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More specifically, driveway, parking area in disrepair and in need of maintenance. Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) Issued: 07/18/2024 Status: MCCH
3	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, parking vehicles on grass and sidewalk and not on improved surfaces. Code: Unified Land Development Code - 6.D.1.A.4.a.2.b Issued: 07/18/2024 Status: CLS

Zoned: AR

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, the fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/25/2024 Status: MCCH
2	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the fence on the property is in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 07/25/2024 Status: MCCH

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4	Details: Hedges may be planted and maintained along or adjacent to a residential lot line, as follows: 1) Hedges shall not exceed four feet in height when located within the required front setback. 2) Hedges shall not exceed eight feet in height when located on or adjacent to the side, side street, or rear property lines. More specifically, the overgrowth to the front of the property cannot be taller than 4 feet and 8 feet to the side. Code: Unified Land Development Code - 7.D.4.A.1.a Issued: 07/25/2024 Status: MCCH
5	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, the open storage visible to the public roadway. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 07/25/2024 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, the shed has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 07/25/2024 Status: MCCH

cc: Fyr Sfr Borrower, Llc

Agenda No.: 008	Complexity Level: 1	Status: Active				
Respondent: CAMPOS, YAEL D 1618 Woods Bend Rd, West Palm Beach, FL 33406-5626		CEO: Nedssa Miranda				
Situs Address: 1618 Woods Bnd, West Palm Beach, FL 33406		Case No: C-2022-04130021				
PCN: 00-43-44-07-17-000-0141		Zoned: RM				
Violations:	<table><tr><td>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, 6' PVC Fence in front Setback has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/15/2022 Status: MCCH</td></tr><tr><td>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, Porch Addition has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/15/2022 Status: MCCH</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, 6' PVC Fence in front Setback has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/15/2022 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, Porch Addition has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/15/2022 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, 6' PVC Fence in front Setback has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/15/2022 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, Porch Addition has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/15/2022 Status: MCCH					

Agenda No.: 009	Complexity Level: 1	Status: Active		
Respondent: HUNTINGTON POINTE ASSOCIATION, INC. 301 Yamato Rd, Ste 2199, Boca Raton, FL 33431		CEO: Richard W Padgett		
Situs Address: 6251 N Oriole Blvd, Delray Beach, FL 33484		Case No: C-2021-07060017		
PCN: 00-42-46-15-27-018-0000		Zoned: RH		
Violations:	<table><tr><td>1</td><td>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: 07/12/2021 Status: CLS</td></tr></table>		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: 07/12/2021 Status: CLS
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: 07/12/2021 Status: CLS			

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 02, 2026 11:00 AM

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, The storage shed on the west side of the property has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/12/2021 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, The metal garage/storage building on the west side of the property has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/12/2021 Status: MCCH

cc: Huntington Pointe Association, Inc.

Agenda No.: 010	Complexity Level: -	Status: Active				
Respondent: Cabrera, Cecilio		CEO: Omar J Sheppard				
	1172 Drexel Rd, West Palm Beach, FL 33417-5501					
Situs Address: 1172 Drexel Rd, West Palm Beach, FL 33417		Case No: C-2022-08010013				
PCN: 00-42-43-26-08-000-0030		Zoned: RS				
Violations:	<table><tr><td>2</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 ENCLOSURE has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/09/2022 Status: MCCH </td></tr><tr><td>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, A ROOFED STRUCTURE IN THE REAR OF PROPERTY (EAST SIDE) has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/09/2022 Status: MCCH </td></tr></table>		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, CARPORT ENCLOSURE has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/09/2022 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, A ROOFED STRUCTURE IN THE REAR OF PROPERTY (EAST SIDE) has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/09/2022 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, CARPORT ENCLOSURE has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/09/2022 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, A ROOFED STRUCTURE IN THE REAR OF PROPERTY (EAST SIDE) has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/09/2022 Status: MCCH					

Agenda No.:	011	Complexity Level:	1	Status:	Active		
Respondent:	Carty, Melbourne M			CEO:	Omar J Sheppard		
	5576 Papaya Rd, West Palm Beach, FL 33413-1858						
Situs Address:	5576 Papaya Rd, West Palm Beach, FL 33413	Case No:	C-2022-11140026				
PCN:	00-42-43-35-10-004-0050	Zoned:	RM				
Violations:	<table><tr><td>2</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, A chain link fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 11/18/2022 Status: MCCH</td></tr></table>					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, A chain link fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 11/18/2022 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, A chain link fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 11/18/2022 Status: MCCH						

Agenda No.: 012	Complexity Level: 1	Status: Active
Respondent: Joseph, Prophete Fils; Dorcely, Anchelene Joseph		CEO: Omar J Sheppard
	6307 Harwich Center Rd, West Palm Beach, FL 33417-5458	
Situs Address: 6307 Harwich Center Rd, West Palm Beach, FL		Case No: C-2024-03280020
PCN: 00-42-43-27-21-010-0020		Zoned: RS

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 02, 2026 11:00 AM

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, a fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/04/2024 Status: MCCH
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Agenda No.:

013

Complexity Level:

1

Status:

Active

Respondent:

GUTIERREZ, YUSIMIL

CEO:

Omar J Sheppard

6263 Camp Lee Rd, West Palm Beach, FL 33417-5570

Situs Address:

6263 Camp Lee Rd, West Palm Beach, FL

Case No:

C-2024-02200013

PCN:

00-42-43-27-21-005-0370

Zoned:

RS

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, a fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/22/2024 Status: MCCH
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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, a shed has been erected or installed without a valid building permit.

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

Issued: 02/22/2024

Status: MCCH

Agenda No.:

014

Complexity Level:

1

Status:

Active

Respondent:

P & J GOLDCUP, LLC

CEO:

Omar J Sheppard

13376 Doubletree Cir, Wellington, FL 33414

Situs Address:

16393 E Goldcup Dr, Loxahatchee, FL

Case No:

C-2024-07230021

PCN:

00-40-43-25-00-000-3690

Zoned:

AR

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: 07/29/2024 Status: MCCH
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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, a shipping container has been erected or installed without a valid building permit.

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

Issued: 07/29/2024

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, a fence has been erected or installed without a valid building permit.

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

Issued: 07/29/2024

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, wood structures in the back yard have been erected or installed without a valid building permit.

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

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 02, 2026 11:00 AM

Issued: 07/29/2024

Status: MCCH

cc: P & J Goldcup, Llc
P & J Goldcup, Llc
P & J Goldcup, Llc

Agenda No.:	015	Complexity Level:	1	Status:	Active
Respondent:	Janvier, Marion; Janvier, Marquerite 1671 Woodland Ave, West Palm Beach, FL 33415-5552			CEO:	Charles Zahn
Situs Address:	1671 Woodland Ave, West Palm Beach, FL 33415			Case No:	C-2022-09300034
PCN:	00-42-44-11-07-000-0190			Zoned:	RS
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, PVC fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/06/2022 Status: MCCH 3 Details: Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. More Specifically, auto salvage, auto repair , towing yard is prohibited on the parcel or in the zoning district. Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, auto salvage, auto repair, tow yard is prohibited on the parcel or in the zoning district. Code: Unified Land Development Code - 4.A.7.C Unified Land Development Code - 4.A.7.C.6 Issued: 10/06/2022 Status: CLS				

Agenda No.:	016	Complexity Level:	-	Status:	Active
Respondent:	Abadia, Omar 12525 54th St N, Royal Palm Beach, FL 33411-8513			CEO:	Jen L Batchelor
Situs Address:	12525 54th St N, West Palm Beach, FL 33411			Case No:	C-2022-06220008
PCN:	00-41-43-03-00-000-7240			Zoned:	AR
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, chain link fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/23/2022 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, large shed to the west of the home has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/23/2022 Status: MCCH				

Agenda No.:	017	Complexity Level:	-	Status:	Active
Respondent:	Borg, Krystel; Daumerie, Steve P 17650 Oakwood Ave, Boca Raton, FL 33487-2211			CEO:	Steve R Newell
Situs Address:	17650 Oakwood Ave, Boca Raton, FL			Case No:	C-2023-04070001
PCN:	00-42-46-36-04-018-0040			Zoned:	RS

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 02, 2026 11:00 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. Specifically, an accessory structure has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/11/2023 Status: MCCH
	2	Details: Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. Specifically, palm trees have been planted in the right of way. Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030 Issued: 04/11/2023 Status: MCCH

Agenda No.:	018	Complexity Level:	1	Status:	Active
Respondent:	Bombino, Nerelis Aguila; Aguilaan, Yerelys Lladro 6094 Summit Blvd, West Palm Beach, FL 33415-3545			CEO:	Paul Pickett
Situs Address:	6094 Summit Blvd, West Palm Beach, FL			Case No:	C-2024-03180007
PCN:	00-42-44-10-00-000-1310			Zoned:	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. Specifically: Wooden privacy fences have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/25/2024 Status: CLS			
	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. Specifically: An addition has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/25/2024 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. Specifically: A chain-linked fence gate has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/25/2024 Status: CLS			
	4	Details: Recreational vehicles, boats, sports vehicles, and trailers shall not be used for living, sleeping, or housekeeping purposes. Specifically: The Fifth wheel in the rear setback is occupied by persons which is a violation of this Section and Code. Code: Unified Land Development Code - 6.D.1.A.1.d Issued: 03/25/2024 Status: MCCH			
	5	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. Specifically: The premises are utilized to openly store an array of items from large tires, cinder blocks, plastic buckets, metal/plastic chairs, other construction debris, PVC piping which are a violation of this Section and Code. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)			

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 02, 2026 11:00 AM

- Issued: 03/25/2024

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.

Specifically:

A low-voltage security camera has been erected or installed without a valid building permit.

Code:

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

Issued:

03/25/2024

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:

An outdoor lighting rack has been erected or installed without a valid building permit.

Code:

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

Issued:

03/25/2024

Status:

CLS
- 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.

Specifically:

A Splitter- A/C has been erected or installed without a valid building permit.

Code:

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

Issued:

03/25/2024

Status:

MCCH
- 9

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.

Specifically:

Asphalt millings have been erected or installed without a valid building permit.

Code:

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

Issued:

03/25/2024

Status:

MCCH
- 10

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.

Specifically:

A carport enclosure has been erected or installed without a valid building permit.

Code:

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

Issued:

03/25/2024

Status:

MCCH
- 11

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.

Specifically,

A shed has been erected or installed without a valid building permit.

Code:

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

Issued:

03/25/2024

Status:

MCCH
- 12

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: the 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.

Specifically:

Two dump trucks exceeding the criteria of this Section and Code are parked on the premises which is a violation

Code:

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

Issued:

03/25/2024

Status:

CLS

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 02, 2026 11:00 AM

15703 Orange Blvd, Loxahatchee, FL 33470-3443

Situs Address: 15662 71st Pl N, FLCase No: C-2024-07310039

PCN: 00-41-42-30-00-000-7930Zoned: AR

Violations:	1	Details: Parking shall be prohibited on all vacant properties. Code: Unified Land Development Code - 6.D.1.A.1.c Issued: 08/22/2024	Status: MCCH
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cc: Garcia, Jorge L

Agenda No.: 020Complexity Level: 1Status: Active

Respondent: Nannan, Amrit; Nannan, AnjaneeCEO: Brian Burdett

12902 Orange Blvd, West Palm Beach, FL 33412-1412

Situs Address: 12902 Orange Blvd, West Palm Beach, FL 33412Case No: C-2022-10050022

PCN: 00-41-42-34-00-000-3190Zoned: AR

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: 10/06/2022	Status: CLS
	2	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 10/06/2022	Status: CLS
	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. Specifically, 1st of 2 accessory structures (shed), located on the South East area of the property, has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/06/2022	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. Specifically, 2nd of 2 accessory structures (shack) has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/06/2022	Status: MCCH
	6	Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. Specifically, the site development and fill dirt appearing brought onto your property is in requirement of a valid permit in revision to quantity issued from Palm Beach County Building Department. Code: PBC Amendments to FBC 7th Edition (2020) - 110.9 Issued: 10/06/2022	Status: MCCH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 02, 2026 11:00 AM

Agenda No.:	021	Complexity Level:	-	Status:	Active
Respondent:	JELIC, MILAN; JELIC, DIANA			CEO:	Elizabeth A Gonzalez
	11231 Us Highway 1, 326, North Palm Beach, FL 33408-32				
Situs Address:	1861 Bomar Dr, North Palm Beach, FL			Case No:	C-2024-11200010
PCN:	00-43-42-04-03-000-0040			Zoned:	RH
Violations:	1 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 IS IN DISREPAIR. Repair/maintain the roof, flashing, drains, gutters, and downspouts in accordance with Section 14-33 (g). Code: Palm Beach County Property Maintenance Code - Section 14-33 (g) Issued: 11/21/2024 Status: MCCH				

Agenda No.:	022	Complexity Level:	-	Status:	Active
Respondent:	Sabatini, Armond III; Sabatini, Tamara			CEO:	Jamie G Illicete
	17852 61st Pl N, Loxahatchee, FL 33470-5503				
Situs Address:	17855 61st Pl N, Loxahatchee, FL			Case No:	C-2023-02240022
PCN:	00-40-42-35-00-000-7740			Zoned:	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. More specifically, fencing on property has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/28/2023 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, accessory structure, shed, has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/28/2023 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, Storage Container has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/28/2023 Status: MCCH 4 Details: Parking shall be prohibited on all vacant properties in residential districts. More specifically, vacant lot being used to park or store commercial vehicles, vehicles, boats, equipment, trailers, automotive parts, porta potty or similar items. Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, vacant lot being used as a Contractor's storage yard. Code: Unified Land Development Code - 4.A.7.C.6 Unified Land Development Code - 6.D.1.A.4.a.3 Issued: 02/28/2023 Status: MCCH				

Agenda No.:	023	Complexity Level:	1	Status:	Active
Respondent:	DESIR, MICHAEL			CEO:	Nedssa Miranda
	5029 Pat Pl, West Palm Beach, FL 33407-1651				
Situs Address:	5029 Pat Pl, West Palm Beach, FL			Case No:	C-2024-05020024
PCN:	00-42-43-02-02-008-0260			Zoned:	RM

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 02, 2026 11:00 AM

Violations:	2 Details: All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More specifically, the driveway contains crack and potholes and is in a state of disrepair. Please resealed and or repaved the driveway area (permit may require). Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) Issued: 05/08/2024 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. Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, open storage including not limited to inoperable vehicles and construction materials concrete blocks and any items storage in public view. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 05/08/2024 Status: CLS
	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 has been erected or installed without a valid building permit. Obtain required building permits for the FENCE or remove the FENCE. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 05/08/2024 Status: MCCH
	5 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. Please cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 05/08/2024 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, Inactive/ Alterative permit # B-2001-004015-0000 has become inactive or expired. A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, Inactive/ Alterative permit # B-2001-004015-0000 . Obtain a Certificate of Completion for Inactive/ Alterative permit # B-2001-004015-0000. Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 PBC Amendments to FBC 7th Edition (2020) - 111.5 Issued: 05/08/2024 Status: MCCH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 02, 2026 11:00 AM

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, Inactive/General Electrical permit # E-2001-004015-0001 has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, Inactive/General Electrical permit # E-2001-004015-0001.

Obtain a Certificate of Completion for permit # Inactive/General Electrical permit # E-2001-004015-0001

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5

Issued: 05/08/2024

Status: MCCH

Agenda No.: 024

Complexity Level: 1

Status: Active

Respondent: Feitosa, Ellyna

CEO: Adam F Moulton

6816 Via Regina, Boca Raton, FL 33433-3928

Situs Address: 6816 Via Regina, Boca Raton, FL

Case No: C-2024-05070089

PCN: 00-42-47-34-15-029-0010

Zoned: RS

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, Impact Windows have been installed without a valid building permit.

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

Issued: 06/21/2024

Status: MCCH

Agenda No.: 025

Complexity Level: -

Status: Active

Respondent: Giordano, Joe; Giordano, Nunzio

CEO: Steve R Newell

17665 Oakwood Ave, Boca Raton, FL 33487-2212

Situs Address: 17665 Oakwood Ave, Boca Raton, FL

Case No: C-2023-04110012

PCN: 00-42-46-36-04-017-0090

Zoned: RS

Violations:

1

Details: Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. Specifically, palm trees in the right of way between the sidewalk and the street.

Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030

Issued: 04/12/2023

Status: MCCH

Agenda No.: 026

Complexity Level: 1

Status: Active

Respondent: Alvarenga, Carlos

CEO: Christina G Stodd

1228 Meadowbrook Dr, West Palm Beach, FL 33417-5430

Situs Address: 1228 Meadowbrook Dr, West Palm Beach, FL

Case No: C-2023-04040026

PCN: 00-42-43-27-21-006-0120

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, 6 ft white privacy fence in the backyard, has been erected or installed without a valid building permit.

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

Issued: 04/18/2023

Status: MCCH

Agenda No.: 027

Complexity Level: 1

Status: Active

Respondent: VISION INVESTMENT LLC

CEO: Joanna Mirodias

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 02, 2026 11:00 AM

9216 Equus Cir, Boynton Beach, FL 33472-4318

Situs Address: 37050 Old Conners Hwy, FL
PCN: 00-37-41-33-03-025-0040

Case No: C-2023-06120008
Zoned: CG

Violations:

1
Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots one-half acre or less: 18 inches on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)
Issued: 06/12/2023
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, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/12/2023
Status: CLS

cc: Vision Investment Llc

Agenda No.: 028
Respondent: Egan, Michael
5455 Palm Ridge Blvd, Delray Beach, FL 33484-1116

Complexity Level: 2

Status: Active
CEO: Steve R Newell

Situs Address: 5455 Palm Ridge Blvd, Delray Beach, FL 33484
PCN: 00-42-46-11-04-000-1390

Case No: C-2022-10200037
Zoned: AR

Violations:

2
Details: The final inspection shall be made after all work required by the building permit is completed. Specifically, B2021-036665-0000 (Window and Door replacement).
Code: PBC Amendments to FBC 7th Edition (2020) - 110.3.10
Issued: 10/26/2022
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. Specifically, a shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/26/2022
Status: MCCH

cc: Building Division

Agenda No.: 029
Respondent: Martinez, Yideira; Larsen, Morten
160 Elaine Rd, West Palm Beach, FL 33413-2311

Complexity Level: 1

Status: Active
CEO: Charles Zahn

Situs Address: 160 Elaine Rd, West Palm Beach, FL 33413
PCN: 00-42-43-27-05-013-0022

Case No: C-2022-05180028
Zoned: RE

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, guest house has been erected or installed without a valid Palm Beach County Building permit.
The final inspection shall be made after all work required by the building permit is completed. 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.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.3.10
PBC Amendments to FBC 7th Edition (2020) - 111.1
Issued: 05/24/2022
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. "