



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

360 S Rosemary Ave, Ste 1100, West Palm Beach, FL  
33401-6055

**Situs Address:** 16670 Rembrandt Rd, Loxahatchee, FL  
**PCN:** 00-40-43-36-00-000-7020

**Case No:** C-2023-02280044  
**Zoned:** CC

**Violations:**

**1** **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.

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, a contractors storage yard in the Community Commercial (CC) Zoning District.

**Code:** Unified Land Development Code - 4.A.7.C  
Unified Land Development Code - 4.A.7.C.6

**Issued:** 03/06/2023 **Status:** CEH

cc: Strategic Endeavors Llc

**Agenda No.:** 004

**Complexity Level:** 1

**Status:** Active

**Respondent:** Chacon, Niurdis Labrada  
4703 Arlette Ct, Lake Worth Beach, FL 33461-4901

**CEO:** Maggie Bernal

**Situs Address:** 4703 Arlette Ct, Lake Worth, FL 33461

**Case No:** C-2022-12300015

**PCN:** 00-42-44-25-01-000-0120

**Zoned:** RM

**Violations:**

**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: Back attached roof structure has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/03/2023 **Status:** CEH

**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: Exterior Lighting (security light) has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/03/2023 **Status:** CLS

**Agenda No.:** 005

**Complexity Level:** 1

**Status:** Removed

**Respondent:** Delatorre, Hector; Delatorre, Carmen  
4885 Dillion St, Lake Worth, FL 33463-3471

**CEO:** Maggie Bernal

**Situs Address:** 4885 Dillion St, Lake Worth, FL 33463

**Case No:** C-2022-07200029

**PCN:** 00-42-44-24-09-000-0370

**Zoned:** RM

**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: Screen porch has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/12/2022 **Status:** CLS

**Agenda No.:** 006

**Complexity Level:** -

**Status:** Removed

**Respondent:** GUERRERO REAL PROPERTY LLC  
1001 Julia Heights Dr, Lantana, FL 33462-4267

**CEO:** Maggie Bernal

**Situs Address:** 4919 Pimlico Ct, West Palm Beach, FL

**Case No:** C-2023-02060047

**PCN:** 00-42-44-12-31-000-2230

**Zoned:** RM

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**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: Fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/08/2023 **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: Attached roof porch has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/08/2023 **Status:** CLS

**Agenda No.:** 007 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Lee, Ho; Lee, Chen Wai Ping **CEO:** Maggie Bernal  
 6389 Coolidge Ct, Boynton Beach, FL 33437-3967  
**Situs Address:** 4862 Pimlico Ct, West Palm Beach, FL **Case No:** C-2023-02060039  
**PCN:** 00-42-44-12-29-000-1230 **Zoned:** RM

**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: Fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/09/2023 **Status:** CLS
- 4** **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 #B1985-024574 (Screen Enclosure/Porch) has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 02/09/2023 **Status:** CLS

**Agenda No.:** 008 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Ticas, Oscar L **CEO:** Maggie Bernal  
 1838 Violet Ave, West Palm Beach, FL 33415-6348  
**Situs Address:** 1838 Violet Ave, West Palm Beach, FL **Case No:** C-2023-03160003  
**PCN:** 00-42-44-11-06-029-0250 **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:** 03/16/2023 **Status:** CLS
- 2** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 03/16/2023 **Status:** CLS
- 3** **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.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 03/16/2023 **Status:** CLS



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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 fence with gates has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/15/2022 **Status:** CEH

**Agenda No.:** 011 **Complexity Level:** - **Status:** Removed  
**Respondent:** Custer, Kevin V; Custer, Mayraish **CEO:** Steve G Bisch  
12701 Torbay Dr, Boca Raton, FL 33428-4838

**Situs Address:** 12701 Torbay Dr, Boca Raton, FL **Case No:** C-2023-02280047  
**PCN:** 00-41-47-22-11-000-0300 **Zoned:** RT

**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 permit B-2021-005835-0000 .did not include necessary sub-permits for the scope of work performed including but not limited to electrical.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/02/2023 **Status:** CLS

**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-2021-005835-0000 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, The accessory building constructed under permit B-2021-005835-0000 .  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 03/02/2023 **Status:** CLS

cc: Building Division

**Agenda No.:** 012 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Seligson, Scott **CEO:** Steve G Bisch  
6389 Casabella Ln, Boca Raton, FL 33433-5436

**Situs Address:** 6389 Casabella Ln, Boca Raton, FL **Case No:** C-2023-03150008  
**PCN:** 00-42-47-27-21-000-0450 **Zoned:** AR

**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: areas of missing roof tiles, eaves appear to be rotting and has apparently detached from the main structure and have apparently been shored.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 03/15/2023 **Status:** CEH

cc: Code Enforcement

**Agenda No.:** 013 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Clemente La Rosa, Jose **CEO:** Brian Burdett  
9469 Mandarin Blvd, Loxahatchee, FL 33470-2655

**Situs Address:** 9469 Mandarin Blvd, Loxahatchee, FL 33470 **Case No:** C-2022-10210013  
**PCN:** 00-40-42-14-00-000-7010 **Zoned:** AR

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- 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, pole barn has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/25/2022 **Status:** SIT
  
  - 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, PVC, chain link and wood plank and metal gate fencing has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/25/2022 **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. More specifically, green shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/25/2022 **Status:** SIT

cc: Clemente La Rosa, Jose

**Agenda No.:** 014 **Complexity Level:** - **Status:** Active

**Respondent:** Rojas, Andres; Rojas, Sandra **CEO:** Brian Burdett

13692 Orange Blvd, West Palm Beach, FL 33412-2113

**Situs Address:** 13692 Orange Blvd, West Palm Beach, FL 33412 **Case No:** C-2022-05310052

**PCN:** 00-41-42-33-00-000-3390 **Zoned:** AR

**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. Specifically, Permit #B-2017-016375-0000 has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 08/01/2022 **Status:** CEH
  
- 3 **Details:** 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. Specifically, a Certification of Completion is required for Permit #B-2017-016375-0000 - Accessory Building >= & <= 400 Sq. Ft. Site Built.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 08/01/2022 **Status:** CEH
  
- 5 **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 08/01/2022 **Status:** CLS
  
- 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, an accessory structure, located at the South West corner of the property, has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/01/2022 **Status:** CEH

cc: Building Division

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**SPECIAL MAGISTRATE HEARING AGENDA**  
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**Agenda No.:** 015    **Complexity Level:** 1    **Status:** Removed  
**Respondent:** Caraballo, Jenry; Leon, Iliana Curi    **CEO:** Richard F Cataldo  
5812 Coconut Rd, West Palm Beach, FL 33413-5048  
**Situs Address:** 5812 Coconut Rd, West Palm Beach, FL    **Case No:** C-2023-02090016  
**PCN:** 00-42-43-35-12-018-0040    **Zoned:** RM

- Violations:**
- 1     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. More specifically, the RV, boat, trailer, and camper.  
**Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 02/10/2023    **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, the large accessory structure at rear of property has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/10/2023    **Status:** CLS
  
  - 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, the attached accessory canopy structure at rear of garage has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/10/2023    **Status:** CLS

**Agenda No.:** 016    **Complexity Level:** 1    **Status:** Active  
**Respondent:** Carbajal, Pedro    **CEO:** Richard F Cataldo  
6800 NW 39th Ave, Lot 202, Pompano Beach, FL 33073  
**Situs Address:** 10483 Marina Way, Boca Raton, FL    **Case No:** C-2023-02270018  
**PCN:** 00-41-47-25-02-000-1580    **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, a concrete paver driveway 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:** CEH

cc: Carbajal, Pedro

**Agenda No.:** 017    **Complexity Level:** 1    **Status:** Active  
**Respondent:** Noya, Heidi    **CEO:** Richard F Cataldo  
10569 S 228th Ln, Boca Raton, FL 33428-5756  
**Situs Address:** 10508 Marina Way, Boca Raton, FL    **Case No:** C-2023-03150015  
**PCN:** 00-41-47-25-02-000-1870    **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, an attached roofed structure has been erected or installed at the right side of the residence without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/15/2023    **Status:** CEH
  
  - 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 wood fence has been erected or installed at the right side of the residence without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1

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**Issued:** 03/15/2023

**Status:** CLS

**cc:** Noya, Heidi

**Agenda No.:** 018                                    **Complexity Level:** 1                                    **Status:** Removed  
**Respondent:** Progress Residential Borrower 1 LLC                                    **CEO:** Richard F Cataldo  
1201 Hays St, Tallahassee, FL 32301  
**Situs Address:** 23068 Sunfield Dr, Boca Raton, FL                                    **Case No:** C-2023-05150023  
**PCN:** 00-42-47-32-09-000-2380                                    **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 widened driveway has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/17/2023                                    **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. More specifically, a wooden fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/17/2023                                    **Status:** CLS

**cc:** Progress Residential Borrower 1 Llc  
Progress Residential Borrower 1 Llc

**Agenda No.:** 019                                    **Complexity Level:** -                                    **Status:** Removed  
**Respondent:** RAKI MARINA 1 LLC                                    **CEO:** Richard F Cataldo  
1100 NE 4th Ave, Fort Lauderdale, FL 33304  
**Situs Address:** 10526 Marina Way, Boca Raton, FL                                    **Case No:** C-2023-03090017  
**PCN:** 00-41-47-25-02-000-1890                                    **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, the white vinyl fences have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/09/2023                                    **Status:** CLS
  - 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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)  
**Issued:** 03/09/2023                                    **Status:** CLS

**cc:** Raki Marina 1 Llc  
Raki Marina 1 Llc  
Raki Marina 1 Llc

**Agenda No.:** 020                                    **Complexity Level:** -                                    **Status:** Removed  
**Respondent:** Zambrana, Dimitri                                    **CEO:** Richard F Cataldo  
10535 Marina Way, Boca Raton, FL 33428-5712  
**Situs Address:** 10535 Marina Way, Boca Raton, FL                                    **Case No:** C-2023-02280040  
**PCN:** 00-41-47-25-02-000-1510                                    **Zoned:** AR

- Violations:**
- 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, two exterior lights have been erected or installed on the exterior walls of the residence without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1



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**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, low voltage cameras has been erected or installed on the exterior walls of the residence without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/01/2023 **Status:** CLS

**Agenda No.:** 021 **Complexity Level:** 1 **Status:** Active  
**Respondent:** BERMUDEZ, JOSE A MARTINEZ **CEO:** Frank A Davis  
 2872 Palmarita Rd, West Palm Beach, FL 33406-5141  
**Situs Address:** 2872 Palmarita Rd, West Palm Beach, FL **Case No:** C-2023-05010001  
**PCN:** 00-43-44-08-22-000-0170 **Zoned:** RS

- Violations:**
- 1** **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, B-2020-15714 (Accessory Dwelling)  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.1  
**Issued:** 05/01/2023 **Status:** CEH
  - 2** **Details:** 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, B-2020-15716 (Detached Garage)  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 05/01/2023 **Status:** CEH
  - 3** **Details:** 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, B-2020-27003 (Precast Wall)  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 05/01/2023 **Status:** CEH
  - 4** **Details:** 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, B-2021-009714 (Demo SFD)  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 05/01/2023 **Status:** CEH

**Agenda No.:** 022 **Complexity Level:** 1 **Status:** Active  
**Respondent:** CALDERAS-DAAL, CARLOS DAVID **CEO:** Frank A Davis  
 2650 Cherokee Rd, West Palm Beach, FL 33406-5954  
**Situs Address:** 2650 Cherokee Rd, West Palm Beach, FL 33406 **Case No:** C-2022-12200010  
**PCN:** 00-43-44-08-23-003-0070 **Zoned:** RS

- Violations:**
- 1** **Details:** 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, Boat Repair .  
**Code:** Unified Land Development Code - 4.A.7.C.6  
**Issued:** 12/29/2022 **Status:** SIT
  - 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, Paver Driveway has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/29/2022 **Status:** SIT

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**SEPTEMBER 06, 2023 9:00 AM**

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, Rear Porch Addition has been erected or installed without a valid building permit.

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

**Issued:** 12/29/2022

**Status:** SIT

**Agenda No.:** 023

**Complexity Level:** -

**Status:** Removed

**Respondent:** CORZO, MAXIMO; CORZO, ENCARNACION

**CEO:** Frank A Davis

780 Flamango Ct W, West Palm Beach, FL 33406-4313

**Situs Address:** 780 Flamango Ct W, West Palm Beach, FL 33406

**Case No.:** C-2022-12230015

**PCN:** 00-43-44-05-18-005-0030

**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, Boat Canopy has been erected or installed without a valid building permit.

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

**Issued:** 01/03/2023

**Status:** CLS

2    **Details:** 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, B-2005-37931 (Reroof).

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

**Issued:** 01/03/2023

**Status:** CLS

**cc:** Code Enforcement

**Agenda No.:** 024

**Complexity Level:** 1

**Status:** Active

**Respondent:** FOREST HILLS RE INVESTMENTS LLLP

**CEO:** Frank A Davis

531 N Ocean Blvd, Apt 201, Pompano Beach, FL 33062-46

**Situs Address:** 2565 Forest Hill Blvd, West Palm Beach, FL 33406

**Case No.:** C-2022-12050020

**PCN:** 00-43-44-08-17-000-0070

**Zoned:** CG

**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, Alteration in rear (Including Electrical & Gas) has been erected or installed without a valid building permit.

**Code:**

**Issued:** 12/09/2022

**Status:** SIT

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, Face Change (Wall Sign) has been erected or installed without a valid building permit.

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

**Issued:** 12/09/2022

**Status:** SIT

**cc:** Forest Hills Re Investments Lllp  
Fire Rescue

**Agenda No.:** 025

**Complexity Level:** 1

**Status:** Active

**Respondent:** GOMEZ, GEORGE; GOMEZ, ARLENE

**CEO:** Frank A Davis

3336 Lakeville Cir, West Palm Beach, FL 33406-5825

**Situs Address:** 3336 Lakeville Cir, West Palm Beach, FL 33406

**Case No.:** C-2022-08100032

**PCN:** 00-43-44-07-10-025-0070

**Zoned:** RM

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 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, Driveway addition has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/22/2022 **Status:** SIT
- 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, 4' Chain link Gate/ Fence & 6' Wood Gate/ Fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/22/2022 **Status:** SIT
- 3 **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, Permit B-2019-15053 (New Family Room).  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.1  
**Issued:** 08/22/2022 **Status:** SIT

**Agenda No.:** 026 **Complexity Level:** 1 **Status:** Active  
**Respondent:** MENA, MAYDELIN; PEREZ, ISREAL ROCHE **CEO:** Frank A Davis  
 2535 Marbill Rd, West Palm Beach, FL 33406-4322  
**Situs Address:** 2535 Marbill Rd, West Palm Beach, FL **Case No:** C-2023-01040015  
**PCN:** 00-43-44-05-18-008-0050 **Zoned:** RS

**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, Rear Porch Addition has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/05/2023 **Status:** SIT

cc: Code Enforcement

**Agenda No.:** 027 **Complexity Level:** - **Status:** Active  
**Respondent:** RIVIERA, RAYMOND **CEO:** Frank A Davis  
 2805 Palmarita Rd, West Palm Beach, FL 33406-5140  
**Situs Address:** 2805 Palmarita Rd, West Palm Beach, FL 33406 **Case No:** C-2022-12230017  
**PCN:** 00-43-44-08-22-000-0080 **Zoned:** RS

**Violations:**

- 1 **Details:** 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, Contractor's Storage Yard.  
**Code:** Unified Land Development Code - 4.A.7.C.6  
**Issued:** 01/03/2023 **Status:** SIT
- 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, Shipping Containers has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/03/2023 **Status:** SIT

cc: Code Enforcement

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**Agenda No.:** 028                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** Isabellas Investor Corporation                                      **CEO:** Jose Feliciano  
13397 55th Rd N, Royal Palm Beach, FL 33411-8326  
**Situs Address:** 801 Summer St, Lake Worth, FL                                      **Case No:** C-2023-03150030  
**PCN:** 00-43-44-20-10-000-0030                                      **Zoned:** RH

- 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, accordion hurricane window shutters have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/15/2023                                      **Status:** CEH
  - 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, canopy or solid roof structure at rear east yard area has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/15/2023                                      **Status:** CLS

**Agenda No.:** 029                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** Joaceus, Michelet; Naidaie Louis, Rose                                      **CEO:** Jose Feliciano  
2812 S Garden Dr, Apt 111 22, Lake Worth, FL 33461  
**Situs Address:** 2812 S Garden Dr, Apt 111 22, Lake Worth, FL                                      **Case No:** C-2023-02270011  
**PCN:**                                      **Zoned:** RH

- Violations:**
- 1    **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. More Specifically; windows at rear of dwelling unit are covered by hurricane shutters in closed positions preventing required lighting, ventilation and Fire Egress to and from apartment unit #111.  
  
Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. More Specifically; windows at rear of dwelling unit are covered by hurricane shutters in closed positions preventing required lighting, ventilation and Fire Egress to and from apartment unit #111.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)  
**Issued:** 03/15/2023                                      **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. More specifically, hurricane roll down shutters have been erected or installed without a valid building permit at dwelling unit # 111.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/15/2023                                      **Status:** CEH

**Agenda No.:** 030                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** CAMDEN F CONDOMINIUM ASSOCIATION, INC.                                      **CEO:** John Gannotti  
118 Camden F, West Palm Beach, FL 33417  
**Situs Address:** Camden F, West Palm Beach, FL                                      **Case No:** C-2023-05100013  
**PCN:**                                      **Zoned:** RH

- Violations:**
- 1    **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. More specifically any and all exterior stairway, deck, porch, balcony, railings and all other appurtenances.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (j)  
**Issued:** 05/10/2023                                      **Status:** CEH

cc: Camden F Condominium Association, Inc.



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 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, a wood and screened accessory structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/29/2023 **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. More specifically, a roofed structure behind the carport has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/29/2023 **Status:** CLS
- 3** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. More specifically an RV on the property used for living, sleeping or housekeeping purposes.  
**Code:** Unified Land Development Code - 6.D.1.A.1.d  
**Issued:** 03/29/2023 **Status:** CLS
- 4** **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 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:** 03/29/2023 **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 storage container has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/29/2023 **Status:** CLS

**Agenda No.:** 036

**Complexity Level:** 1

**Status:** Removed

**Respondent:** Weinberger, Martin

**CEO:** John Gannotti

1350 43rd St, Brooklyn, NY 11219-1407

**Situs Address:** 281 Andover K, West Palm Beach, FL

**Case No:** C-2023-05050002

**PCN:** 00-42-43-23-21-011-2810

**Zoned:** RH

**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-2021-008519-0000 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, obtain CC for permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 05/05/2023 **Status:** CLS

cc: Weinberger, Martin

**Agenda No.:** 037

**Complexity Level:** 2

**Status:** Removed

**Respondent:** 4964 Gardner Lane LLC

**CEO:** Dennis A Hamburger

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

1215 E Hillsboro Blvd, Deerfield Beach, FL 33441

**Situs Address:** 4964 Gardner Ln, Lake Worth, FL

**Case No:** C-2023-02020019

**PCN:** 00-42-44-25-00-000-7176

**Zoned:** AR

**Violations:**

**1** **Details:** Uses identified with an "A" are allowed in the zoning districts with a recommendation by the Zoning Commission, and approved by the BCC in accordance with Art. 2.B, Public Hearing Processes. More specifically, site requires Class A Conditional Use Approval for landscape business.

**Code:** Unified Land Development Code - 4.A.7.C.4

**Issued:** 03/17/2023

**Status:** CEH

cc: 4964 Gardner Lane Llc

**Agenda No.:** 038

**Complexity Level:** 1

**Status:** Removed

**Respondent:** Fazio, Tammy

**CEO:** Dennis A Hamburger

9219 Brandy Ln, Lake Worth, FL 33467-4727

**Situs Address:** 9219 Brandy Ln, Lake Worth, FL 33467

**Case No:** C-2023-01300016

**PCN:** 00-42-44-30-01-024-0110

**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, an enhanced driveway has been erected or installed without a valid building permit.

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

**Issued:** 01/30/2023

**Status:** CLS

cc: Fazio, Tammy

**Agenda No.:** 039

**Complexity Level:** 1

**Status:** Active

**Respondent:** Fogue, Marie C

**CEO:** Dennis A Hamburger

8113 Rose Marie Cir, Boynton Beach, FL 33472-1024

**Situs Address:** 8113 Rose Marie Cir, Boynton Beach, FL

**Case No:** C-2023-01050018

**PCN:** 00-42-45-14-02-005-0160

**Zoned:** RS

**Violations:**

**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 white vinyl fence has been erected or installed without a valid building permit.

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

**Issued:** 01/05/2023

**Status:** CEH

**Agenda No.:** 040

**Complexity Level:** 1

**Status:** Removed

**Respondent:** Graeve, Jeffrey T

**CEO:** Dennis A Hamburger

44 W Pine Tree Ave, Lake Worth, FL 33467-4833

**Situs Address:** 44 W Pine Tree Ave, Lake Worth, FL

**Case No:** C-2023-01190004

**PCN:** 00-42-44-28-04-000-2070

**Zoned:** RS

**Violations:**

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

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

**Issued:** 01/19/2023

**Status:** CLS

**Agenda No.:** 041

**Complexity Level:** -

**Status:** Removed

**Respondent:** Ramsahai, Kanhai; Ramsahai, Vanessa

**CEO:** Jamie G Illicete

15437 96th Ln N, West Palm Beach, FL 33412-2518

**Situs Address:** 15437 96th Ln N, West Palm Beach, FL 33412

**Case No:** C-2022-10240030

**PCN:** 00-41-42-18-00-000-1590

**Zoned:** AR

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**Violations:** 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, 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:** CLS

**Agenda No.:** 042 **Complexity Level:** - **Status:** Active  
**Respondent:** Elva, Julia; Wilk, Kathleen Nell **CEO:** Dwayne E Johnson  
2312 Redwood Rd, West Palm Beach, FL 33409-6154  
**Situs Address:** 2312 Redwood Rd, West Palm Beach, FL 33409 **Case No:** C-2022-12120036  
**PCN:** 00-42-43-25-09-041-0100 **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, Installing a Cinder Block Structure in the front setback of the property has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/14/2023 **Status:** CEH

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 Wooden Roofed Structure has been erected in the rear setback or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/14/2023 **Status:** CEH

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. More specifically, open storage of vegetative debris, construction debris, wood, car parts, and similar items are scattered about the property in the front side and rear setbacks.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 02/14/2023 **Status:** CEH

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, White Vinyl Fencing has been erected or installed on the north side of the Dwelling without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/14/2023 **Status:** CEH

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, an Accessory Structure (shed) located in the rear setback near the south east corner of the parcel has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/14/2023 **Status:** CEH

6 **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 landscape material. More specifically several Palm Trees and other plants have been installed in the right of way without a permit.  
**Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030  
**Issued:** 02/14/2023 **Status:** CEH

cc: Code Enforcement



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**Agenda No.:** 043                               **Complexity Level:** -                               **Status:** Removed  
**Respondent:** Estrada, Rafael E; Estrada, Ilian T                               **CEO:** Michael L Jordan  
14536 Citrus Grove Blvd, Loxahatchee, FL 33470-4332                               **Type:** **Life Safety**  
**Situs Address:** 14536 Citrus Grove Blvd, Loxahatchee, FL                               **Case No:** C-2023-05090017  
**PCN:** 00-41-42-20-00-000-7240                               **Zoned:** AR

**Violations:**

**1     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:** 05/10/2023                               **Status:** CLS

**Agenda No.:** 044                               **Complexity Level:** -                               **Status:** Active  
**Respondent:** Lopez, Wilson                               **CEO:** Michael L Jordan  
828 Francis St, West Palm Beach, FL 33405-2822  
**Situs Address:** 20501 Simone Dr, Loxahatchee, FL                               **Case No:** C-2023-05190025  
**PCN:** 00-40-42-32-00-000-5330                               **Zoned:** AR

**Violations:**

**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 there is junk, trash and debris stored on the property.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 05/24/2023                               **Status:** CEH

**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, fencing and gates have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/24/2023                               **Status:** CEH

**4     Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)  
**Issued:** 05/24/2023                               **Status:** CEH

**Agenda No.:** 045                               **Complexity Level:** -                               **Status:** Active  
**Respondent:** Miles, Raymond T Jr                               **CEO:** Michael L Jordan  
15515 78th Pl N, Loxahatchee, FL 33470-1923                               **Type:** **Repeat**  
**Situs Address:** 15515 78th Pl N, Loxahatchee, FL                               **Case No:** C-2023-05230012  
**PCN:** 00-41-42-30-00-000-3480                               **Zoned:** AR

**Violations:**

**1     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:** 05/30/2023                               **Status:** CEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**SEPTEMBER 06, 2023 9:00 AM**

**Agenda No.:** 046                                      **Complexity Level:** -                                      **Status:** Active  
**Respondent:** Nugent, Charleen                                      **CEO:** Michael L Jordan  
15437 60th St N, Loxahatchee, FL 33470-5723  
**Situs Address:** 15437 60th St N, Loxahatchee, FL                                      **Case No:** C-2023-05170027  
**PCN:** 00-41-42-31-00-000-5119                                      **Zoned:** AR

- Violations:**
- 1**     **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.  
          **Code:** Palm Beach County Property Maintenance Code - Section 14-33 (f)  
          **Issued:** 05/18/2023                                      **Status:** SIT
  - 2**     **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. More specifically there are at least two windows that are covered / shuttered  
          **Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)  
          **Issued:** 05/18/2023                                      **Status:** CLS
  - 3**     **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. There is overgrown vegetation throughout this property.  
          **Code:** Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)  
          **Issued:** 05/18/2023                                      **Status:** SIT
  - 4**     **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the fences and gates on the property are in disrepair  
          **Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
          **Issued:** 05/18/2023                                      **Status:** CLS
  - 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 shed on the west side of the house has been erected or installed without a valid building permit.  
          **Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
          **Issued:** 05/18/2023                                      **Status:** CLS
  - 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, a shed on the south side of the pole barn has been erected or installed without a valid building permit.  
          **Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
          **Issued:** 05/18/2023                                      **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. More specifically, a shed or roof structure on the west side of the pole barn has been erected or installed without a valid building permit.  
          **Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
          **Issued:** 05/18/2023                                      **Status:** SIT

**Agenda No.:** 047                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** MONTALVAN, PEDRO; CIFUENTES, ARELI                                      **CEO:** Ray F Leighton  
720 Elm Rd, West Palm Beach, FL 33409-6188  
**Situs Address:** 720 Elm Rd, West Palm Beach, FL 33409                                      **Case No:** C-2022-12120038  
**PCN:** 00-42-43-25-09-038-0070                                      **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, Windows have been erected or installed without a valid building permit.  
          **Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
          **Issued:** 12/19/2022                                      **Status:** CLS

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 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, a 6ft Metal Fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/19/2022 **Status:** SIT
- 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, An Aluminum Covered Patio has been erected on the west side of the dwelling without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/19/2022 **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. More specifically, Accordion Shutters have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/19/2022 **Status:** CLS
- 5** **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 3 Transport Vans.  
**Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 12/19/2022 **Status:** CLS
- 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, an Aluminum Patio Structure located on the rear southeast corner of the Dwelling has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/19/2022 **Status:** SIT
- 7** **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 is noted in the front and side setbacks of the property.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 12/19/2022 **Status:** CLS

**Agenda No.:** 048 **Complexity Level:** 1 **Status:** Active  
**Respondent:** ESCOBAR, ALEJANDRO **CEO:** Ray F Leighton  
729 Elm Rd, West Palm Beach, FL 33409-6145  
**Situs Address:** 729 Elm Rd, West Palm Beach, FL 33409 **Case No:** C-2022-12140029  
**PCN:** 00-42-43-25-09-021-0140 **Zoned:** RM

- 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, an shed located in the rear setback has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/21/2022 **Status:** SIT

**Agenda No.:** 049 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Perez, Raul Antonio; Mendez, Santos Juarez **CEO:** Ray F Leighton

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

2320 Cypress Rd, West Palm Beach, FL 33409-6137

**Situs Address:** 2320 Cypress Rd, West Palm Beach, FL  
**PCN:** 00-42-43-25-09-040-0080

**Case No:** C-2023-04200015  
**Zoned:** RM

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> 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.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br/><b>Issued:</b> 04/20/2023 <b>Status:</b> SIT</p> |
| <b>2</b> | <p><b>Details:</b> 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.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.c<br/><b>Issued:</b> 04/20/2023 <b>Status:</b> SIT</p>  |
| <b>3</b> | <p><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.b<br/><b>Issued:</b> 04/20/2023 <b>Status:</b> SIT</p>  |

**Agenda No.:** 050

**Complexity Level:** 1

**Status:** Removed

**Respondent:** Mariano, Omar  
4915 Weymouth St, Lake Worth, FL 33463-2259

**CEO:** Timothy M Madu

**Situs Address:** 6110 Lambeth Cir, Lake Worth, FL  
**PCN:** 00-42-44-34-25-000-5800

**Case No:** C-2023-02010027  
**Zoned:** RS

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> 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.</p> <p>More specifically, the open storage of inoperable vehicles, building materials, signs, and trash on the property.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br/><b>Issued:</b> 02/01/2023 <b>Status:</b> CLS</p> |
| <b>2</b> | <p><b>Details:</b> Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.</p> <p>More specifically, the garbage can stored in the driveway.</p> <p><b>Code:</b> Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)g.<br/><b>Issued:</b> 02/01/2023 <b>Status:</b> CLS</p>                          |

**Agenda No.:** 051

**Complexity Level:** -

**Status:** Active

**Respondent:** MOJICA, MARCELINO; BURGOS-GOMEZ, ROSA  
5398 Helene Pl, West Palm Beach, FL 33407-1636

**CEO:** Nedssa Merise

**Situs Address:** 5398 Helene Pl, West Palm Beach, FL  
**PCN:** 00-42-43-02-01-006-0040

**Case No:** C-2023-02080023  
**Zoned:** RM

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> 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.</p> <p>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 but not limited to coolers, containers, yard debris, cage, brooms, buckets, plastic, umbrella, coconuts, grave rocks and any items storage in public view.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br/><b>Issued:</b> 02/09/2023 <b>Status:</b> SIT</p> |
|----------|---|

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**4 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.

Please provide the appropriate landscape maintenance. More specifically, remove gravel from the swale and driveway. Properly 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.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 02/09/2023 **Status:** CLS

cc: Code Enforcement

**Agenda No.:** 052 **Complexity Level:** - **Status:** Removed  
**Respondent:** BURNETT, TORRANCE RICKANTA **CEO:** Nedssa Merise  
5712 Gramercy Dr, West Palm Beach, FL 33407-1622

**Situs Address:** 5712 Gramercy Dr, West Palm Beach, FL **Case No:** C-2023-03230031  
**PCN:** 00-42-43-02-01-003-0010 **Zoned:** RM

**Violations:** **4 Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

Repair/maintain all accessory structures in disrepair. More specifically, repair disrepair fence.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 03/23/2023 **Status:** CLS

cc: Code Enforcement

**Agenda No.:** 053 **Complexity Level:** - **Status:** Active  
**Respondent:** DESTINE, SERVIUS; DESTINE, GERMAINE B **CEO:** Nedssa Merise  
5269 Helene Pl, West Palm Beach, FL 33407-1633

**Situs Address:** 5269 Helene Pl, West Palm Beach, FL **Case No:** C-2023-03200019  
**PCN:** 00-42-43-02-01-009-0160 **Zoned:** RM

**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, 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:** 03/22/2023 **Status:** SIT

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

Obtain required building permits for the Addition or remove the Addition.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/22/2023 **Status:** SIT

cc: Code Enforcement

**Agenda No.:** 054 **Complexity Level:** - **Status:** Removed  
**Respondent:** FKH SFR PROPCO B HLD LP **CEO:** Nedssa Merise  
1200 S PINE ISLAND Dr, PLANTATION, FL 33324

**Situs Address:** 3818 Everglades Rd, Palm Beach Gardens, FL **Case No:** C-2023-04050018  
**PCN:** 00-43-41-31-01-005-0210 **Zoned:** RM

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**Violations:** **3** **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.

Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

**Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.  
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.

**Issued:** 04/05/2023 **Status:** CLS

cc: Fkh Sfr Propco B Hld Lp

**Agenda No.:** 055 **Complexity Level:** - **Status:** Active  
**Respondent:** GOMEZ, MIGUEL **CEO:** Nedssa Merise  
 4893 S Kay St, Palm Beach Gardens, FL 33418-6131  
**Situs Address:** 4893 S Kay St, Palm Beach Gardens, FL 33418 **Case No:** C-2022-12020016  
**PCN:** 00-42-42-24-02-000-0110 **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, 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:** 12/08/2022 **Status:** SIT

**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, obtain required building permits for the renovation on the property has been erected or installed without a valid building permit.

Obtain required building permits for the renovation on the property or remove the renovation on the property.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/08/2022 **Status:** SIT

**5** **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, obtained certificate of occupancy.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.1  
**Issued:** 12/08/2022 **Status:** SIT

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

Obtain required building permits for the driveway or remove the driveway.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/08/2022 **Status:** CLS

**9** **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.

Obtain required building permits for the windows and doors in disrepair.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
 Palm Beach County Property Maintenance Code - Section 14-33 (m)  
**Issued:** 12/08/2022 **Status:** SIT



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**Respondent:** Unknown Personal Representative, Spouse, Heirs, **CEO:** Nedssa Merise  
Devises, Grantees, Assignees, Lienors, Creditors, Trustees  
and All Other Parties Claiming By, Through, Under or  
Against the Estate of Don A. Podwils and All Other  
Unknown Persons or Parties Having or Claiming to Have  
Any Right, Title or Interest in the Property Located at  
(Provide 3751 Catalina Rd, Palm Beach Gardens, FL  
33410-2321 and 00-43-41-31-01-006-0040); and

Lynn Podwils.  
3751 Catalina Rd, Palm Beach Gardens, FL 33410-2321

**Situs Address:** 3751 Catalina Rd, Palm Beach Gardens, FL 33410 **Case No:** C-2022-10120026  
**PCN:** 00-43-41-31-01-006-0040 **Zoned:** RM

**Violations:** **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, shed/structure has been erected or installed without a valid building permit.

Obtain required building permits for the shed/structure or remove the shed/structure.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 11/03/2022 **Status:** SIT

cc: Code Enforcement

**Agenda No.:** 059 **Complexity Level:** - **Status:** Removed  
**Respondent:** SF HOME BUYERS LLC **CEO:** Nedssa Merise  
3101 N Federal Hwy, Ste 606, Fort Lauderdale, FL  
33306-1018

**Situs Address:** 5319 45th St, West Palm Beach, FL **Case No:** C-2023-03270022  
**PCN:** 00-42-43-02-01-002-0191 **Zoned:** RM

**Violations:** **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.

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 but not limited to containers, coolers, plastics, gallons, chairs, buckets, clothes, fabrics, blankets, bottles, equipment, materials or any and all items storage in public view.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 03/28/2023 **Status:** CLS

**3** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

Please park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicle parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 03/28/2023 **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, driveway has been erected or installed without a valid building permit.

Obtain required building permits for the driveway or remove the driveway.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/28/2023 **Status:** CLS

**6** **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. More specifically, cut the grass in the backyard on the property accordingly.



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)	<b>Issued:</b> 03/28/2023	<b>Status:</b> CLS
<b>7</b>	<p><b>Details:</b> Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.</p> <p>Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.</p> <p>Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) from the public right-of-way: swale, public view, sidewalks, and streets to be removed after pickup no later than the same day collection is scheduled to occur.</p>		
	<b>Code:</b> Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b. Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.	<b>Issued:</b> 03/28/2023	<b>Status:</b> CLS

cc: Code Enforcement

<b>Agenda No.:</b> 060	<b>Complexity Level:</b> -	<b>Status:</b> Removed
<b>Respondent:</b> SWAY 2014 1 BORROWER LLC 1201 HAYS St, TALLAHASSEE, FL 32301		<b>CEO:</b> Nedssa Merise
<b>Situs Address:</b> 5307 Helene Pl, West Palm Beach, FL		<b>Case No:</b> C-2023-03200012
<b>PCN:</b> 00-42-43-02-01-009-0190		<b>Zoned:</b> RM
<b>Violations:</b>	<p><b>1</b> <b>Details:</b> 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.</p> <p>Park the trailer in the side or rear yard and screen the trailer from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.c <b>Issued:</b> 03/22/2023 <b>Status:</b> CLS</p> <p><b>2</b> <b>Details:</b> 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.</p> <p>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 but not limited to wood planks, car parts, bottle, boxes, equipment and any items storage in public view.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 03/22/2023 <b>Status:</b> CLS</p> <p><b>3</b> <b>Details:</b> Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.</p> <p>Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.</p> <p>Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.</p> <p><b>Code:</b> Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)a. &amp; b. Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)g. <b>Issued:</b> 03/22/2023 <b>Status:</b> CLS</p> <p><b>4</b> <b>Details:</b> 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.</p> <p>Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions. More specifically, the driveway entry contains crack and is in a state of disrepair. Please resealed and or repaved the driveway area (permit may require).</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b)</p>	

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**Issued:** 03/22/2023

**Status:** CLS

**cc:** Sway 2014 1 Borrower Llc

**Agenda No.:** 061    **Complexity Level:** -    **Status:** Active  
**Respondent:** WILLIAMS, ETHANS S    **CEO:** Nedssa Merise  
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

**Violations:**

- 2     **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.
- Remove all unlicensed/unregistered vehicles or obtain licenses/registrations for such vehicles. One vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is operable and completely screened from view from adjacent roads and lots.
- Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 03/28/2023    **Status:** SIT
- 3     **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
- Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
- Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.
- Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.  
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.  
**Issued:** 03/28/2023    **Status:** CLS
- 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, fence (wood) has been erected or installed without a valid building permit.
- Obtain required building permits for the fence (wood) or remove the fence (wood).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/28/2023    **Status:** SIT
- 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, shed/structure has been erected or installed without a valid building permit.
- Obtain required building permits for the shed/structure or remove the shed/structure.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/28/2023    **Status:** SIT

**cc:** Code Enforcement

**Agenda No.:** 062    **Complexity Level:** -    **Status:** Removed  
**Respondent:** WINGATE, TIMOTHY Jr; WINGATE, ERICE    **CEO:** Nedssa Merise  
5285 Helene Pl, West Palm Beach, FL 33407-1633  
**Situs Address:** 5285 Helene Pl, West Palm Beach, FL    **Case No:** C-2023-03200018  
**PCN:** 00-42-43-02-01-009-0170    **Zoned:** RM

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**Violations:** 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, Inactive/Pool barrier permit # B-2017-020070-0000 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, Obtain a Certificate of Completion for Inactive/Pool barrier permit # B-2017-020070-0000.

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

**Issued:** 03/22/2023 **Status:** CLS

**Agenda No.:** 063 **Complexity Level:** - **Status:** Active  
**Respondent:** Medina, Norbelis **CEO:** Joanna Mirodias  
 6130 Camp Lee Rd, West Palm Bch, FL 33417-5517  
**Situs Address:** 13460 US Highway 441 N, Canal Point, FL **Case No:** C-2023-01250029  
**PCN:** 00-37-41-27-01-010-0141 **Zoned:** AP

**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, the fill dirt/aggregate has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/07/2023 **Status:** CLS

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/07/2023 **Status:** SIT

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.

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 02/07/2023 **Status:** CLS

cc: Medina, Norbelis

**Agenda No.:** 064 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** MOUNT CALVARY BAPTIST CHURCH **CEO:** Joanna Mirodias  
 99 Sparrow Dr, Royal Palm Beach, FL 33411  
**Situs Address:** Canal St, FL **Case No:** C-2023-04260027  
**PCN:** 00-37-44-07-01-002-0390 **Zoned:** RH

**Violations:** 1 **Details:** Parking shall be prohibited on all vacant properties in residential districts.

**Code:** Unified Land Development Code - 6.D.1.A.4.a.3  
**Issued:** 04/26/2023 **Status:** CLS

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:** 04/26/2023 **Status:** CLS

cc: Mount Calvary Baptist Church

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**Agenda No.:** 065      **Complexity Level:** 1      **Status:** Removed  
**Respondent:** Mount Calvary Baptist Church, Inc.      **CEO:** Joanna Mirodias  
99 Sparrow Dr, Royal Palm Beach, FL 33411  
**Situs Address:** Canal St, FL      **Case No.:** C-2023-04260003  
**PCN:** 00-37-44-07-01-002-0410      **Zoned:** RH

- Violations:**
- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> Parking shall be prohibited on all vacant properties in residential districts.<br/> <b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.3<br/> <b>Issued:</b> 04/26/2023      <b>Status:</b> CLS</p>   |
| <b>2</b> | <p><b>Details:</b> 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.<br/> <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br/> <b>Issued:</b> 04/26/2023      <b>Status:</b> CLS</p>  |
| <b>3</b> | <p><b>Details:</b> 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 shipping containers/structures have been erected or installed without a valid building permit.<br/> <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 04/26/2023      <b>Status:</b> CLS</p> |

cc: Mount Calvary Baptist Church, Inc.

**Agenda No.:** 066      **Complexity Level:** 1      **Status:** Removed  
**Respondent:** MT. CALVARY BAPTIST CHURCH RADERVILLE, INC.      **CEO:** Joanna Mirodias  
99 Sparrow Dr, Royal Palm Beach, FL 33411  
**Situs Address:** 3095 Canal St, FL      **Case No.:** C-2023-04260024  
**PCN:** 00-37-44-07-01-002-0400      **Zoned:** RH

- Violations:**
- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> Parking shall be prohibited on all vacant properties in residential districts.<br/> <b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.3<br/> <b>Issued:</b> 04/26/2023      <b>Status:</b> CLS</p>  |
| <b>2</b> | <p><b>Details:</b> 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.<br/> <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br/> <b>Issued:</b> 04/26/2023      <b>Status:</b> CLS</p> |

cc: Mt. Calvary Baptist Church Raderville, Inc.

**Agenda No.:** 067      **Complexity Level:** 1      **Status:** Removed  
**Respondent:** MT. CALVARY BAPTIST CHURCH RADERVILLE, INC.      **CEO:** Joanna Mirodias  
99 Sparrow Dr, Royal Palm Beach, FL 33411  
**Situs Address:** Canal St, FL      **Case No.:** C-2023-04270001  
**PCN:** 00-37-44-07-01-002-0370      **Zoned:** RH

- Violations:**
- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> Parking shall be prohibited on all vacant properties in residential districts.<br/> <b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.3<br/> <b>Issued:</b> 04/27/2023      <b>Status:</b> CLS</p> |
|----------|--|

cc: Mt. Calvary Baptist Church Raderville, Inc.

**Agenda No.:** 068      **Complexity Level:** 1      **Status:** Postponed  
**Respondent:** GUADALUPE SHEEL AS TRUSTEE OF THE GUADALU  
SHEEL REVOCABLE LIVING TRUST AGREEMENT  
DATED SEPTEMBER 23, 2016.  
438 Marginal Rd, Royal Palm Beach, FL 33411-4614  
**Situs Address:** 438 Marginal Rd, West Palm Beach, FL 33411      **Case No.:** C-2022-12130002  
**PCN:** 00-42-43-27-05-011-0312      **Zoned:** AR



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

- Code:** Unified Land Development Code - 6.D.1.A.1  
Unified Land Development Code - 6.D.1.A.1.b  
Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 12/23/2022 **Status:** CLS
- 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 storage containers have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/23/2022 **Status:** CEH
- 8** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.  
**Code:** Unified Land Development Code - 6.D.1.A.1.d  
**Issued:** 12/23/2022 **Status:** CLS
- 9** **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, various items of trash and debris (tires, auto parts, construction materials, tools, barrels, wheel barrels, scrap materials, furniture, appliances or the like) are improperly / openly stored on the property. All of the before noted items shall be removed and / or properly stored.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 12/23/2022 **Status:** CEH
- 10** **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. All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. More specifically, but not limited to, water lines and sewage / Plumbing shall be permitted by a licensed contractor with proper permits obtained. All septic work / alterations shall be permitted through the State Health Department.  
  
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, alterations to the water supply and sewage / drainage has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
Palm Beach County Property Maintenance Code - Section 14-45 (d) (3)  
Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)  
Palm Beach County Property Maintenance Code - Section 14-45 (e) (2)  
**Issued:** 12/23/2022 **Status:** CLS
- 11** **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. 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. More specifically, but not limited to, numerous areas of exterior walls were observed to have damage / decay, holes cut, missing pieces and overall disrepair. The exterior walls shall be repaired and maintained in a kempt state. Applicable permits shall be obtained.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
Palm Beach County Property Maintenance Code - Section 14-33 (f)  
**Issued:** 12/23/2022 **Status:** CEH
- 12** **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. All glazing materials shall be maintained free from cracks and holes. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. More specifically, but not limited to, various windows observed to be in disrepair with boards and wire coverings. All windows shall be free of boards / wires. All windows shall be openable with proper screens / glazing. All windows shall be free of cracks / breaks and shall be weather tight. Applicable permits shall be obtained.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
Palm Beach County Property Maintenance Code - Section 14-33 (m) (1)  
Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)  
**Issued:** 12/23/2022 **Status:** CLS

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

- 13 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.  
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, but not limited to, the occupied structures were observed with large areas of roof damage / disrepair. All areas of the roof, shingles, flashing, gutters, soffits and the like shall be free of damage, decay and disrepair. Numerous sags, holes and areas of decay were observed on the structures and shall be properly repaired. Repairs shall be done by a licensed contractor with proper permits obtained.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
Palm Beach County Property Maintenance Code - Section 14-33 (g)
- Issued:** 12/23/2022 **Status:** CLS
- 14 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, filling in of the pond / bringing in additional fill dirt material / land clearing has been erected or installed without a valid building permit. ALL CONSTRUCTION WORK / EARTH WORK / LAND CLEARING / POND FILLING OR THE LIKE SHALL CEASE UNTIL PROPER PERMITS HAVE BEEN OBTAINED
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 12/23/2022 **Status:** CEH

cc: Bangor, Loretta

**Agenda No.:** 069 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Anescar, Succene F; Pierristil, Jonite; Pierristil, Ronald **CEO:** Adam F Moulton  
 5975 Triphammer Rd, Lake Worth, FL 33463-1529  
**Situs Address:** 5975 Triphammer Rd, Lake Worth, FL 33463 **Case No:** C-2023-01030018  
**PCN:** 00-42-44-35-04-000-4650 **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 driveway extension has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 01/04/2023 **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. 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:** 01/04/2023 **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 patio extension has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 01/04/2023 **Status:** SIT

**Agenda No.:** 070 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Gonzalez, Rudi; Gonzalez, Clara **CEO:** Adam F Moulton  
 5577 Haverford Way, Lake Worth, FL 33463-6644  
**Situs Address:** 5577 Haverford Way, Lake Worth, FL **Case No:** C-2023-05010004  
**PCN:** 00-42-44-34-13-000-0090 **Zoned:** RS

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 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, white fencing has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/02/2023 **Status:** SIT
- 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 Pergola has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/02/2023 **Status:** SIT
- 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 shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/02/2023 **Status:** CLS

**Agenda No.:** 071

**Complexity Level:** 1

**Status:** Removed

**Respondent:** Saint Jacques, Isaiene; Saint Jacques, Exatile Alteus  
142 SW 11th Ave, Boynton Beach, FL 33435-5930

**CEO:** Adam F Moulton

**Situs Address:** 1141 Ridge Rd, Lake Worth, FL

**Case No:** C-2023-02080010

**PCN:** 00-43-45-09-08-000-1061

**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:** 02/09/2023 **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. 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:** 02/09/2023 **Status:** CLS
- 3 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically fence is in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 02/09/2023 **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, a driveway has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/09/2023 **Status:** CLS
- 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, building structure in rear of property has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/09/2023 **Status:** CLS

cc: Code Enforcement



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**SEPTEMBER 06, 2023 9:00 AM**

**Agenda No.:** 072    **Complexity Level:** 1    **Status:** Active  
**Respondent:** FYR SFR BORROWER, LLC    **CEO:** Nick N Navarro  
1201 Hayes St, TALLAHASSEE, FL 19832-301  
**Situs Address:** 918 Turner Rd, Delray Beach, FL 33483    **Case No:** C-2022-12280018  
**PCN:** 00-43-46-04-18-000-0790    **Zoned:** RS

**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, fencing on the property without a valid building permit. Remove the unpermitted fencing or obtain the proper permit(s) through the PBC Building Division. Please refer to the Permit Center for further assistance in obtaining your permit(s).

Building Permit Customer Service: 561-233-5119  
Email: PZB-BLD-PermitAssist@pbcgov.org  
Office: 2300 N. Jog Road - W.P.B, FL 33411  
Apply online for permits: <https://www.pbcgov.org/epzb>  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/29/2022    **Status:** CEH

**cc:** Fyr Sfr Borrower, Llc  
Fyr Sfr Borrower, Llc  
Fyr Sfr Borrower, Llc  
Fyr Sfr Borrower, Llc

**Agenda No.:** 073    **Complexity Level:** 1    **Status:** Removed  
**Respondent:** MONTEREY ESTATES HOMEOWNERS' ASSOCIATION    **CEO:** Nick N Navarro  
INC.  
301 Yamato Rd, Ste 2199, Boca Raton, FL 33431  
**Situs Address:** 14024 Monterey Estates Dr, Delray Beach, FL    **Case No:** C-2023-04050009  
**PCN:** 00-42-46-16-25-015-0000    **Zoned:** PUD

**Violations:**

**1**     **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

>> Green chain-link fencing of the community, adjacent to Skyline Dr. , is in disrepair. Please repair the fencing.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 04/06/2023    **Status:** CLS

**cc:** Monterey Estates Homeowners' Association, Inc.  
Monterey Estates Homeowners' Association, Inc.

**Agenda No.:** 074    **Complexity Level:** 3    **Status:** Postponed  
**Respondent:** SOCRO LLC; PEEB ATLANTIC II LLC    **CEO:** Nick N Navarro  
1905 NW CORPORATE Blvd, Ste 310, Boca Raton, FL 33446  
**Situs Address:** 8418 156th Ct S, Delray Beach, FL 33446    **Case No:** C-2022-08040026  
**PCN:** 00-42-46-20-01-000-0910    **Zoned:** AGR

**Violations:**

**1**     **Details:** 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, contractor's storage / junk and salvage .

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.

**Code:** Unified Land Development Code - 4.A.7.C  
Unified Land Development Code - 4.A.7.C.6  
**Issued:** 08/24/2022    **Status:** CLS

**2**     **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.

All vacant structures and premises shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
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- Code:** Palm Beach County Property Maintenance Code - Section 14-31 (c)  
Palm Beach County Property Maintenance Code - Section 14-32 (a)  
**Issued:** 08/24/2022 **Status:** CLS
- 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.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 08/24/2022 **Status:** CEH
- 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 berm has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/24/2022 **Status:** CEH

**cc:** Pebb Atlantic Ii Llc & Socro Llc  
Pebb Atlantic Ii, Llc

**Agenda No.:** 075 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Southeastern Conference of Seventh-day Adventists, **CEO:** Nick N Navarro  
Incorporated a/k/a Southeastern Conference Association of  
Seventh-day Adventists, Incorporated  
1701 Robie Ave, Mount Dora, FL 32757-6337

**Situs Address:** 12920 S Military Trl, Boynton Beach, FL 33436 **Case No:** C-2022-11020016  
**PCN:** 00-42-46-01-00-000-7010 **Zoned:** RTU

- Violations:**
- 1** **Details:** Required trees, palms, pines, shrubs, landscape barrier or ground treatment that become damaged, diseased, removed or are dead shall be immediately replaced, and where specified, are subject to the Tree Removal and Replacement Permit process. More specifically, missing required trees and hedges as required under Zoning Control # 1998-090 and Resolution # 99-1218. Landscape in need of maintenance. Dead standing trees and dead hedges.
- Code:** Unified Land Development Code - 7.E.3.B  
**Issued:** 12/05/2022 **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. More specifically, shed has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/05/2022 **Status:** CEH
- 3** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, required wood fence under Zoning Control # 1998-090 and Resolution 1999-1218 is in disrepair.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 12/05/2022 **Status:** CLS

**Agenda No.:** 076 **Complexity Level:** 1 **Status:** Active  
**Respondent:** VOLCY, JENNIFER; VOLCY, PROPHETE **CEO:** Nick N Navarro  
4609 Ellwood Dr, Delray Beach, FL 33445-3250

**Situs Address:** 4609 Ellwood Dr, Delray Beach, FL **Case No:** C-2023-02160044  
**PCN:** 00-42-46-13-08-003-0080 **Zoned:** RS

- 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, fencing has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/16/2023 **Status:** CEH

**Agenda No.:** 077 **Complexity Level:** - **Status:** Removed  
**Respondent:** Frank Walcutt and Wendy Walcutt as Trustee of the **CEO:** Steve R Newell  
Walcutt Family Trust U/A/D March 30, 2022

**CODE ENFORCEMENT  
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4471 Sugar Pine Dr, Boca Raton, FL 33487-2207

**Situs Address:** 4471 Sugar Pine Dr, Boca Raton, FL

**Case No:** C-2023-02280003

**PCN:** 00-42-46-36-04-028-0020

**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 landscape material. Specifically, landscaping in the Right of Way.  
**Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030  
**Issued:** 02/28/2023 **Status:** CLS

cc: Code Enforcement

**Agenda No.:** 078

**Complexity Level:** -

**Status:** Active

**Respondent:** Borg, Krystel; Daumerie, Steve P

**CEO:** Steve R Newell

17650 Oakwood Ave, Boca Raton, FL 33487-2211

**Situs Address:** 17650 Oakwood Ave, Boca Raton, FL

**Case No:** C-2023-04070001

**PCN:** 00-42-46-36-04-018-0040

**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. 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:** CEH
- 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:** CEH

**Agenda No.:** 079

**Complexity Level:** 1

**Status:** Active

**Respondent:** Estates of Sandalfoot, LLC

**CEO:** Steve R Newell

1273 NW 7th St, Boca Raton, FL 33486

**Situs Address:** 9950 Sandalfoot Blvd, Boca Raton, FL 33428

**Case No:** C-2022-08100006

**PCN:** 00-42-43-27-05-081-0990

**Zoned:** CG

**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, roofed accessory structure has been erected or installed in rear of building without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/10/2022 **Status:** CEH
- 3    Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. 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.  
  
More specifically, bathrooms are not being maintained walls and sink(s) in bathroom is in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (c)  
Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)  
**Issued:** 08/10/2022 **Status:** CEH
- 5    Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. All electrical equipment, wiring and appliances shall be property installed and maintained in a safe and approved manner.  
  
More specifically, free standing sign is not being maintained and is in disrepair.

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

	<p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) <b>Issued:</b> 08/10/2022 <b>Status:</b> CEH</p>
7	<p><b>Details:</b> 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, parking lot not being maintained. Parking lot needs to be restriped to match site plan on record and potholes repaired.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b) <b>Issued:</b> 08/10/2022 <b>Status:</b> CEH</p>
12	<p><b>Details:</b> Required trees, palms, pines, shrubs, landscape barrier or ground treatment that become damaged, diseased, removed or are dead shall be immediately replaced, and where specified, are subject to the Tree Removal and Replacement Permit process. Missing required landscape material (hedges) around perimeter of property.</p> <p><b>Code:</b> Unified Land Development Code - 7.E.3.B <b>Issued:</b> 08/10/2022 <b>Status:</b> CEH</p>
14	<p><b>Details:</b> 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 canopy has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 08/10/2022 <b>Status:</b> CEH</p>
15	<p><b>Details:</b> 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.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 08/10/2022 <b>Status:</b> CEH</p>
16	<p><b>Details:</b> Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited.</p> <p><b>Code:</b> Unified Land Development Code - 8.C.1 <b>Issued:</b> 08/10/2022 <b>Status:</b> CEH</p>

cc: Afr Construction & Services  
Estates Of Sandalfoot, Llc  
Estates Of Sandalfoot, Llc

<b>Agenda No.:</b> 080	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Giordano, Joe; Giordano, Nunzio 17665 Oakwood Ave, Boca Raton, FL 33487-2212		<b>CEO:</b> Steve R Newell
<b>Situs Address:</b> 17665 Oakwood Ave, Boca Raton, FL		<b>Case No:</b> C-2023-04110012
<b>PCN:</b> 00-42-46-36-04-017-0090		<b>Zoned:</b> RS
<b>Violations:</b>	<p><b>1 Details:</b> 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.</p> <p><b>Code:</b> Palm Beach County Codes &amp; Ordinances - Ordinance 2019-030 <b>Issued:</b> 04/12/2023 <b>Status:</b> CEH</p>	

<b>Agenda No.:</b> 081	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Mora, Ramona L 10647 S 228th Ln, Boca Raton, FL 33428-5758		<b>CEO:</b> Steve R Newell
<b>Situs Address:</b> 10647 228th Ln S, Boca Raton, FL		<b>Case No:</b> C-2023-05040015
<b>PCN:</b> 00-41-47-25-11-001-0320		<b>Zoned:</b> RS
<b>Violations:</b>	<p><b>1 Details:</b> 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 has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 05/09/2023 <b>Status:</b> CEH</p> <p><b>2 Details:</b> Any standing dead trees in close proximity to developed lots or rights-of-way shall be considered a nuisance.</p>	

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

<b>3</b>	<p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-62 (7)  <b>Issued:</b> 05/09/2023 <span style="float: right;"><b>Status:</b> CLS</span></p> <p><b>Details:</b> 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 brick paver driveway has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 05/09/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>
<b>4</b>	<p><b>Details:</b> 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.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)  <b>Issued:</b> 05/09/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>
<b>5</b>	<p><b>Details:</b> 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, the concrete driveway has been widened/extended without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 05/09/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>
<b>6</b>	<p><b>Details:</b> 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 fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 05/09/2023 <span style="float: right;"><b>Status:</b> CLS</span></p>

<b>Agenda No.:</b> 082	<b>Complexity Level:</b> 1	<b>Status:</b> Postponed
<b>Respondent:</b> Bogues-Porter, Andree M PO BOX 5814, Lake Worth, FL 33466-5358		<b>CEO:</b> Debbie N Plaud
<b>Situs Address:</b> 5553 Haverford Way, Lake Worth, FL 33463		<b>Case No:</b> C-2022-08010014
<b>PCN:</b> 00-42-44-34-13-000-0130		<b>Zoned:</b> RS
<b>Violations:</b>	<p><b>1</b> <b>Details:</b> 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.</p> <p style="text-align: center;">More specifically, but not limited to, vegetative debris in front of property.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)  <b>Issued:</b> 02/15/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>	

<b>Agenda No.:</b> 083	<b>Complexity Level:</b> 1	<b>Status:</b> Postponed
<b>Respondent:</b> Capozio, Damon Barry 5455 Canal Dr, Lake Worth, FL 33463-8017		<b>CEO:</b> Debbie N Plaud
<b>Situs Address:</b> 7586 Worrall Rd, Lake Worth, FL 33463		<b>Case No:</b> C-2022-09130013
<b>PCN:</b> 00-42-45-11-01-000-0340		<b>Zoned:</b> AR
<b>Violations:</b>	<p><b>2</b> <b>Details:</b> 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 (metal roofed structure/detached garage) has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 10/06/2022 <span style="float: right;"><b>Status:</b> CEH</span></p>	



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 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 has been enclosed/alterd without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/27/2022 **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. 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:** 10/27/2022 **Status:** CLS

cc: Encompass Health Rehabilitation Hospital Of Lake Worth, Llc

**Agenda No.:** 086 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Kirk, Irma; Kirk, Will Harrison **CEO:** Debbie N Plaud  
 5747 Michlar Dr, Lake Worth, FL 33449-5407  
**Situs Address:** 5747 Michlar Dr, Lake Worth, FL 33449 **Case No:** C-2022-11300010  
**PCN:** 00-41-44-36-00-000-7170 **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, a driveway has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/09/2023 **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.  
  
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:** 01/09/2023 **Status:** CLS
- 3 **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:** 01/09/2023 **Status:** CLS
- 4 **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:** 01/09/2023 **Status:** CLS

cc: Commissioners

**Agenda No.:** 087 **Complexity Level:** 2 **Status:** Removed  
**Respondent:** LAKES OF LANTANA HOME OWNERS ASSOCIATION **CEO:** Debbie N Plaud  
 INC N.K.A. LAKES OF SHERBROOKE HOME OWNER:  
 ASSOCIATION, INC  
 1818 Australian Ave S, Ste 400, West Palm Beach, FL 3340  
**Situs Address:** 5957 Aquarius Blvd, Lake Worth, FL **Case No:** C-2023-01200008  
**PCN:** 00-42-44-32-05-000-0230 **Zoned:** RS

**Violations:**

- 1 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Plat Book 38 Page 122.  
  
Equalizer Pipe(s) located within the water tracts are in disrepair along Blue Cypress Drive adjacent to the marina.  
**Code:** Unified Land Development Code - 2.A.11

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**Issued:** 02/03/2023

**Status:** CLS

**cc:** Jones Foster

Lakes Of Lantana Home Owners Association, Inc N.K.A. Lakes Of Sherbrooke Home Owners Association, Inc  
Stoloff & Manoff, P.A.

**Agenda No.:** 088

**Complexity Level:** 2

**Status:** Removed

**Respondent:** NEW CINGULAR WIRELESS PCS, LLC

**CEO:** Debbie N Plaud

1209 Orange St, Corporation Trust Center, Wilmington, DE  
19801

**Situs Address:** 9265 Pineville Dr, Lake Worth, FL 33467

**Case No:** C-2022-05230003

**PCN:** 00-42-44-42-03-003-0000

**Zoned:** PUD

**Violations:**

**1 Details:** The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail.

A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #1995-657 Condition D1 and Petition #1995-00118.

More specifically,

The lease area has been expanded without Zoning approval.

The required 40ft. landscape buffer on the west, south and east side of lease area was never implemented.

Missing required landscaping on the interior of the lease area.

**Code:** Unified Land Development Code - 2.A.11

Unified Land Development Code - 2.A.6.B.4

**Issued:** 05/26/2022

**Status:** CLS

**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-2017-034133-0000 (Communications Antennae) has become inactive or expired.

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

**Issued:** 05/26/2022

**Status:** CLS

**cc:** At&T Mobility

At&T Mobility

New Cingular Wireless Pcs, Llc

**Agenda No.:** 089

**Complexity Level:** 1

**Status:** Removed

**Respondent:** SOUTHERN FARM SERVICES LLC

**CEO:** Debbie N Plaud

1201 S Dixie Hwy, Delray Beach, FL 33483-3473

**Situs Address:** Park Ln W, FL

**Case No:** C-2022-07270001

**PCN:** 00-41-45-01-00-000-3210

**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, earthwork/fill has been installed without a valid building permit.

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

**Issued:** 04/10/2023

**Status:** CLS



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
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- 2 **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.
- More specifically, grading/earthwork/fill without a valid permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 110.9  
**Issued:** 04/10/2023 **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, a fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/10/2023 **Status:** CLS
- 7 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)  
**Issued:** 04/10/2023 **Status:** CLS

**cc:** Bissereth, Archley A  
Southern Farm Services Llc

<b>Agenda No.:</b> 090	<b>Complexity Level:</b> 2	<b>Status:</b> Removed
<b>Respondent:</b> SPRINT SPECTRUM, L.P. 1201 Hays St, Tallahassee, FL 32301-2525		<b>CEO:</b> Debbie N Plaud
<b>Situs Address:</b> 9265 Pineville Dr, Lake Worth, FL		<b>Case No:</b> C-2023-03090006
<b>PCN:</b> 00-42-44-42-03-003-0000		<b>Zoned:</b> PUD

**Violations:**

- 1 **Details:** The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail.
- A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #1995-657 Condition D1 and Petition #1995-00118.
- More specifically,
- The lease area has been expanded without Zoning approval.
- The required 40ft. landscape buffer on the west, south and east side of lease area was never implemented.
- Missing required landscaping on the interior of the lease area.  
**Code:** Unified Land Development Code - 2.A.11  
Unified Land Development Code - 2.A.6.B.4  
**Issued:** 03/17/2023 **Status:** CLS

**cc:** Sprint Spectrum, Llc  
T-Mobile Usa, Llc

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**SEPTEMBER 06, 2023 9:00 AM**

**Agenda No.:** 091                                  **Complexity Level:** 1                                  **Status:** Active  
**Respondent:** Dos Santos, Jose M; Dos Santos, Aparecida C                                  **CEO:** Patrick L Prentice  
8931 SW 6th St, Boca Raton, FL 33433-4637  
**Situs Address:** 8931 SW 6th St, Boca Raton, FL                                  **Case No:** C-2023-02020032  
**PCN:** 00-42-47-29-03-031-0170                                  **Zoned:** RM

**Violations:**

**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, a large air conditioner unit has been erected or installed at the residence without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/13/2023                                  **Status:** CEH

**Agenda No.:** 092                                  **Complexity Level:** 1                                  **Status:** Active  
**Respondent:** Kadosh, David                                  **CEO:** Patrick L Prentice  
13 Hashleem St, Migdal Heank, Israel  
**Situs Address:** 8902 SW 8th St, Boca Raton, FL                                  **Case No:** C-2023-03060024  
**PCN:** 00-42-47-29-03-034-0131                                  **Zoned:** RM

**Violations:**

**3**    **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 the Palm Trees planted in the right-of-way in front of the residence.

**Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030  
**Issued:** 04/03/2023                                  **Status:** SIT

**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, a concrete addition has been erected or installed on the west side of the driveway and residence without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/03/2023                                  **Status:** SIT

**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 large concrete slab has been erected or installed on the west side of the residence without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/03/2023                                  **Status:** SIT

cc: Kadosh, David

**Agenda No.:** 093                                  **Complexity Level:** 1                                  **Status:** Active  
**Respondent:** King Jesus, INC.                                  **CEO:** Patrick L Prentice  
4907 Cypress Way, Pompano Beach, FL 33073-4907  
**Situs Address:** 22962 Camino Del Mar, Boca Raton, FL 33433                                  **Case No:** C-2022-10180007  
**PCN:** 00-42-47-26-05-007-0010                                  **Zoned:** AR

**Violations:**

**1**    **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, the camper trailer parked on the property.

**Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 10/19/2022                                  **Status:** SIT

**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:** 10/19/2022                                  **Status:** SIT

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**SEPTEMBER 06, 2023 9:00 AM**

**3** **Details:** All signs, except signs exempted by Article 8.B, EXEMPTIONS, shall receive a building permit prior to construction, erection, attachment or placement from PBC. Non-exempt signs not erected or repaired pursuant to a valid permit are considered illegal. No sign shall be structurally altered, enlarged, or relocated except in conformity with this Article. The repair or changing of movable parts, sign copy, display, or graphic material is not deemed an alteration. Specifically, the large sign in the front of the property.

**Code:** Unified Land Development Code - 8.E  
**Issued:** 10/19/2022 **Status:** SIT

cc: King Jesus, Inc.

**Agenda No.:** 094 **Complexity Level:** - **Status:** Active  
**Respondent:** Poerio, Franco; Poerio, Heather **CEO:** Patrick L Prentice  
 22530 SW 56th Ave, Boca Raton, FL 33433-4610  
**Situs Address:** 22530 SW 56th Ave, Boca Raton, FL **Case No:** C-2023-02020026  
**PCN:** 00-42-47-29-03-031-0080 **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. Specifically, a six-foot wood fence has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/13/2023 **Status:** CEH

**Agenda No.:** 095 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Redrow, Michael Steven **CEO:** Patrick L Prentice  
 8952 SW 6th St, Boca Raton, FL 33433-4636  
**Situs Address:** 8952 SW 6th St, Boca Raton, FL 33433 **Case No:** C-2022-06080038  
**PCN:** 00-42-47-29-03-032-0090 **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. Specifically, the driveway has been altered (driveway extension) without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/05/2022 **Status:** SIT

**Agenda No.:** 096 **Complexity Level:** - **Status:** Active  
**Respondent:** MORGAN, RENEE; GOMES, ROBERT **CEO:** Ronald Ramos  
 61 Goodwood Ln, Sewickley, PA 15143-9015  
**Situs Address:** 14159 Harbor Ln, Palm Beach Gardens, FL **Case No:** C-2023-02100014  
**PCN:** 00-43-41-20-02-000-0660 **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 DOCK have been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/15/2023 **Status:** SIT



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
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**Issued:** 02/15/2023 **Status:** SIT

**8 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.

>>>>More specifically, a BOAT TRAILER is parked in the front setback. Remove BOAT TRAILER from the front setback or other area between the structure and street. Park BOAT TRAILER in the side or rear yard.

**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 02/15/2023 **Status:** CLS

cc: Gomes, Robert  
Morgan, Renee

**Agenda No.:** 097 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Ticas, Oscar L; Cruz, Mirna D **CEO:** Omar J Sheppard  
1838 Violet Ave, West Palm Bch, FL 33415-6348  
**Situs Address:** 660 Snead Cir, West Palm Beach, FL **Case No:** C-2023-01310013  
**PCN:** 00-42-43-35-18-014-0190 **Zoned:** RM

**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 # PR-2018-034687-0000 for a driveway 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, permit # PR-2018-034687-0000 for a driveway has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 02/02/2023 **Status:** CEH

cc: Ticas, Oscar L

**Agenda No.:** 098 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** CAGIGAS FAMILY HOLDING CO LLC **CEO:** David T Snell  
1060 Grand Bahama Ln, Riviera Beach, FL 33404  
**Situs Address:** 1248 S Military Trl, West Palm Beach, FL **Case No:** C-2023-05020004  
**PCN:** 00-42-44-12-00-000-1020 **Zoned:** CG

**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.

Specifically: Grass, weeds and low-growing vegetation are not 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:** 05/08/2023 **Status:** CLS

**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.

Specifically: There scatter trash o the premises which meet the criteria of this Section and Code.

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 05/08/2023 **Status:** CLS

**3 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.

Specifically: The large plate glass window has to long semi-vertical cracks with are safety and welfare concern and a violation of this Section.

**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 05/08/2023 **Status:** CLS

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

cc: Cagigas Family Holding Co Llc

**Agenda No.:** 099                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** Dominguez, Myriam                                      **CEO:** David T Snell  
5630 Forest Hill Blvd, West Palm Beach, FL 33415-5509  
**Situs Address:** 5630 Forest Hill Blvd, West Palm Beach, FL 33415                                      **Case No:** C-2022-06130007  
**PCN:** 00-42-44-11-02-001-0020                                      **Zoned:** RM

- 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.  
  
Specifically: A splitter Air Conditioning has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/16/2022                                      **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: A habitable structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/16/2022                                      **Status:** CEH

**Agenda No.:** 100                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** Gaitan, Sharon J; Zook, Dwayne                                      **CEO:** David T Snell  
5211 Cannon Way, West Palm Beach, FL 33415-3747  
**Situs Address:** 5211 Cannon Way, West Palm Beach, FL 33415                                      **Case No:** C-2022-08120027  
**PCN:** 00-42-44-02-19-001-0280                                      **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.  
  
Specifically: A 6ft wooden privacy fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/16/2022                                      **Status:** CEH
  - 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:** 08/16/2022                                      **Status:** CEH

**Agenda No.:** 101                                      **Complexity Level:** -                                      **Status:** Removed  
**Respondent:** Llanos, Crystal Alisha                                      **CEO:** David T Snell  
1641 60th Trl S, Lot 1218, West Palm Beach, FL 33415-542  
**Situs Address:** 1641 60th Trl S, Lot 1218, West Palm Beach, FL 33415                                      **Case No:** C-2022-10250007  
**PCN:**                                      **Zoned:**

- 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: A carport has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 11/04/2022                                      **Status:** CLS

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**Agenda No.:** 102                                      **Complexity Level:** 1                                      **Status:** Removed  
**Respondent:** TRANS GOLBAL FINANCIAL LLC TRUST                                      **CEO:** David T Snell  
120 NW Spanish River Blvd, Ste 4, Boca Raton, FL 33431  
**Situs Address:** 664 S Haverhill Rd, West Palm Beach, FL 33415                                      **Case No.:** C-2022-12090016  
**PCN:** 00-42-44-01-13-000-0030                                      **Zoned:** RM

- Violations:**
- 1     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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 12/09/2022                                      **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: A shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/09/2022                                      **Status:** CLS

**cc:** Trans Golbal Financial Llc Trust

**Agenda No.:** 103                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** Coco Plum Plaza LLC                                      **CEO:** Christina G Stodd  
4000 Hollywood Blvd, Ste 765S, Hollywood, FL 33021-677  
**Situs Address:** 2845 N Military Trl, West Palm Beach, FL                                      **Case No.:** C-2023-01200010  
**PCN:** 00-42-43-24-00-000-3170                                      **Zoned:** CG

- Violations:**
- 1     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 concrete curbs of several medians inside of the parking lot are in disrepair and are crumbling and broken and need to be repaired.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 01/23/2023                                      **Status:** SIT
  
  - 2     Details:** 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, E-2022-027540-0000, (Electrical Permit for a Fire Alarm).  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 01/23/2023                                      **Status:** SIT
  
  - 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-2022-027540-0000, (Electrical Permit for a Fire Alarm) has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 01/23/2023                                      **Status:** SIT
  
  - 4     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. Observed several large pot holes and broken driveway at the front entrance to the plaza and behind the plaza several pot holes observed.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 01/23/2023                                      **Status:** SIT
  
  - 5     Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically, feather banner observed posted near the front entrance of the shopping plaza and several other feather banners observed in front of businesses inside of plaza need to be removed.  
**Code:** Unified Land Development Code - 8.C.1  
**Issued:** 01/23/2023                                      **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, garbage, debris and cardboard boxes observed openly stored in the NW rear corner of the plaza.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

- |           |  |  |                    |
|-----------|--|--|--------------------|
| <b>7</b>  | <b>Issued:</b> 01/23/2023  | <b>Details:</b> The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. More specifically, several large trees removed from the medians in the parking lot shown on the site plan.   | <b>Status:</b> CLS |
|           | <b>Code:</b> Unified Land Development Code - 2.A.6.B.4                       |  |                    |
|           | <b>Issued:</b> 01/23/2023  |  | <b>Status:</b> SIT |
| <b>8</b>  |  | <b>Details:</b> The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. More specifically, dumpsters at the Coca Plum Plaza are at locations that are not on the site plan.  |                    |
|           | <b>Code:</b> Unified Land Development Code - 2.A.6.B.4                       |  |                    |
|           | <b>Issued:</b> 01/23/2023  |  | <b>Status:</b> CLS |
| <b>9</b>  |  | <b>Details:</b> Uses identified in Use Matrix 4.B.11 with a "D" are allowed in the zoning districts with an approval by the Development Review Officer subject to the Zoning Agency Review process. Temporary uses are not permanent in nature; not intended to be permanently fixed at a location; and are typically approved for a defined period of time. More specifically, cease allowing a "mobile car wash" to operate in the parking lot at Coco Plum Plaza. This was observed by CEO John Gannotti on 3/23/23, or obtain a permit to operate a "mobile car wash" in the parking lot at Coco Plum Plaza.   |                    |
|           | <b>Code:</b> Unified Land Development Code - 4.A.7.C.5                       |  |                    |
|           | <b>Issued:</b> 01/23/2023  |  | <b>Status:</b> CLS |
| <b>10</b> |  | <b>Details:</b> The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. More specifically, cease using tent and grill outside of Caribbean Choice Restaurant and Bakery observed 3/17/23 by CEO John Gannotti, or obtain permit to use tent and grill outside of Caribbean Choice Restaurant and Bakery. |                    |
|           | <b>Code:</b> Unified Land Development Code - 2.A.6.B.4                       |  |                    |
|           | <b>Issued:</b> 01/23/2023  |  | <b>Status:</b> CLS |
| <b>11</b> |  | <b>Details:</b> 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, there is a hole in the roof above the barber shop that needs to be repaired.   |                    |
|           | <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g) |  |                    |
|           | <b>Issued:</b> 01/23/2023  |  | <b>Status:</b> SIT |

cc: Coco Plum Plaza Llc

<b>Agenda No.:</b> 104	<b>Complexity Level:</b> 1	<b>Status:</b> Removed									
<b>Respondent:</b> Kentwood of Wedgwood Association, Inc. 1818 Australian Ave S, Ste 400, West Palm Beach, FL 3340		<b>CEO:</b> Christina G Stodd									
<b>Situs Address:</b> 4951 Wedgwood Way, West Palm Beach, FL		<b>Case No:</b> C-2023-02280001									
<b>PCN:</b> 00-42-43-25-12-000-		<b>Zoned:</b> RH									
<b>Violations:</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;"><b>1</b></td> <td style="width: 15%;"><b>Details:</b> 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 there are two large pot holes in the parking lot on this property that need to be repaired.</td> <td></td> </tr> <tr> <td></td> <td><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b)</td> <td></td> </tr> <tr> <td></td> <td><b>Issued:</b> 02/28/2023</td> <td style="text-align: right;"><b>Status:</b> CLS</td> </tr> </table>		<b>1</b>	<b>Details:</b> 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 there are two large pot holes in the parking lot on this property that need to be repaired.			<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b)			<b>Issued:</b> 02/28/2023	<b>Status:</b> CLS
<b>1</b>	<b>Details:</b> 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 there are two large pot holes in the parking lot on this property that need to be repaired.										
	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b)										
	<b>Issued:</b> 02/28/2023	<b>Status:</b> CLS									

cc: Kentwood Of Wedgwood Association, Inc.  
Kentwood Of Wedgwood Association, Inc.

<b>Agenda No.:</b> 105	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Pena, Geodanys B 4946 Vilma Ln, West Palm Beach, FL 33417-5328		<b>CEO:</b> Christina G Stodd
<b>Situs Address:</b> 4946 Vilma Ln, West Palm Beach, FL		<b>Case No:</b> C-2023-02080001
<b>PCN:</b> 00-42-43-25-00-000-3371		<b>Zoned:</b> RH



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**Violations:** **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 chain link fence in the front of the property is in dis-repair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 02/08/2023 **Status:** SIT

**Agenda No.:** 106 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Socarras, Jose Luis Garcia **CEO:** Christina G Stodd  
1159 Fernlea Dr, West Palm Beach, FL 33417-5473  
**Situs Address:** 1159 Fernlea Dr, West Palm Beach, FL 33417 **Case No:** C-2022-12210032  
**PCN:** 00-42-43-27-21-003-0040 **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 fence with gates have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/23/2022 **Status:** CLS

**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, yellow framed structure in the west side of backyard has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/23/2022 **Status:** REO

**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, above ground pool and deck has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/23/2022 **Status:** SIT

**Agenda No.:** 107 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Tuchak, Ted; Tuchak, Sylvia **CEO:** Christina G Stodd  
1356 Meadowbrook Dr, West Palm Beach, FL 33417-5432  
**Situs Address:** 1356 Meadowbrook Dr, West Palm Beach, FL **Case No:** C-2023-03140032  
**PCN:** 00-42-43-27-01-005-0090 **Zoned:** RS

**Violations:** **1** **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. More specifically, the house needs paint and has peeling and chipped paint.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)  
**Issued:** 03/28/2023 **Status:** CLS

**2** **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 and needs to be repaired.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 03/28/2023 **Status:** SIT

**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 ft wood privacy fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/28/2023 **Status:** SIT

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

<b>4</b>	<b>Details:</b> 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 in backyard has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 03/28/2023 <b>Status:</b> SIT
<b>5</b>	<b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the 6 ft wood privacy fence is in disrepair. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) <b>Issued:</b> 03/28/2023 <b>Status:</b> SIT
<b>6</b>	<b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Shed in backyard is in disrepair. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) <b>Issued:</b> 03/28/2023 <b>Status:</b> SIT

cc: Code Enforcement

<b>Agenda No.:</b> 108	<b>Complexity Level:</b> 1	<b>Status:</b> Removed		
<b>Respondent:</b> DORT, YVES 6263 Oak View Ln, Lake Worth, FL 33463-6648		<b>CEO:</b> RI Thomas		
<b>Situs Address:</b> 6263 Oak View Ln, Lake Worth, FL		<b>Case No:</b> C-2023-05010014		
<b>PCN:</b> 00-42-44-34-11-000-0500		<b>Zoned:</b> RS		
<b>Violations:</b>	<table border="1"><tr><td style="vertical-align: top;"><b>1</b></td><td><b>Details:</b> 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. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b <b>Issued:</b> 06/01/2023 <b>Status:</b> CLS</td></tr></table>		<b>1</b>	<b>Details:</b> 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. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b <b>Issued:</b> 06/01/2023 <b>Status:</b> CLS
<b>1</b>	<b>Details:</b> 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. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b <b>Issued:</b> 06/01/2023 <b>Status:</b> CLS			

<b>Agenda No.:</b> 109	<b>Complexity Level:</b> 1	<b>Status:</b> Active						
<b>Respondent:</b> EMTIL, WILGUES; EMTIL, MAUDELIN M 5654 Ithaca Cir E, Lake Worth, FL 33463-1555		<b>CEO:</b> RI Thomas						
<b>Situs Address:</b> 5654 Ithaca Cir E, Lake Worth, FL 33463		<b>Case No:</b> C-2022-08250016						
<b>PCN:</b> 00-42-44-35-03-000-5510		<b>Zoned:</b> RS						
<b>Violations:</b>	<table border="1"><tr><td style="vertical-align: top;"><b>1</b></td><td><b>Details:</b> 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 canopy structure has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 01/12/2023 <b>Status:</b> CEH</td></tr><tr><td style="vertical-align: top;"><b>2</b></td><td><b>Details:</b> 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 has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 01/12/2023 <b>Status:</b> CEH</td></tr><tr><td style="vertical-align: top;"><b>3</b></td><td><b>Details:</b> 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, shutters has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 01/12/2023 <b>Status:</b> CEH</td></tr></table>		<b>1</b>	<b>Details:</b> 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 canopy structure has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 01/12/2023 <b>Status:</b> CEH	<b>2</b>	<b>Details:</b> 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 has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 01/12/2023 <b>Status:</b> CEH	<b>3</b>	<b>Details:</b> 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, shutters has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 01/12/2023 <b>Status:</b> CEH
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<b>Agenda No.:</b> 110	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> EXIUS, JESULA 4838 Poseidon Pl, Lake Worth, FL 33463-7285		<b>CEO:</b> RI Thomas

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**Situs Address:** 4838 Poseidon Pl, Lake Worth, FL      **Case No:** C-2023-03020009  
**PCN:** 00-42-45-01-09-000-0040      **Zoned:** RS

- Violations:**
- 2**    **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 03/02/2023      **Status:** CEH
  
  - 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 fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/02/2023      **Status:** CEH

**Agenda No.:** 111      **Complexity Level:** 1      **Status:** Active  
**Respondent:** SANDERS, DONALD; HOLT, DEBORAH      **CEO:** RI Thomas  
4923 Kirk Rd, Lake Worth Beach, FL 33461-5321

**Situs Address:** 4923 Kirk Rd, Lake Worth, FL      **Case No:** C-2023-01310009  
**PCN:** 00-42-44-25-00-000-6500      **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:** 02/01/2023      **Status:** CEH
  
  - 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:** 02/01/2023      **Status:** CEH
  
  - 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.  
**Code:** Unified Land Development Code - 7.D.4.A.1.a  
**Issued:** 02/01/2023      **Status:** CEH

**Agenda No.:** 112      **Complexity Level:** 1      **Status:** Active  
**Respondent:** SANTANA, RICHARD      **CEO:** RI Thomas  
7485 NW 177th Ter, Hialeah, FL 33015-7161

**Situs Address:** 804 Mathis St, Lake Worth, FL      **Case No:** C-2023-03210019  
**PCN:** 00-43-44-30-01-078-0051      **Zoned:** RM

- Violations:**
- 2**    **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. More specifically, a trailer.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 03/21/2023      **Status:** CEH
  
  - 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 7th Edition (2020) - 105.1  
**Issued:** 03/21/2023      **Status:** CEH
  
  - 4**    **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 03/21/2023      **Status:** CEH

**Agenda No.:** 113      **Complexity Level:** -      **Status:** Active  
**Respondent:** Delgado, Silvio; Prats-Delgado, Teresita      **CEO:** Charles Zahn  
403 E Shadyside Cir, West Palm Beach, FL 33415-2528

**Situs Address:** 403 E Shadyside Cir, West Palm Beach, FL 33415      **Case No:** C-2023-01030027

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**PCN:** 00-42-44-02-09-000-0510

**Zoned:** RS

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.<br/> <b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.b<br/> <b>Issued:</b> 01/05/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>  |
| <b>2</b> | <p><b>Details:</b> 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.<br/> <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 01/05/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>  |
| <b>3</b> | <p><b>Details:</b> 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, altered the shed added front and rear roof without a valid building permit.<br/> <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 01/05/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>   |
| <b>4</b> | <p><b>Details:</b> 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, added roofed structure to the side of the single family home without a valid building permit.<br/> <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 01/05/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>                         |
| <b>5</b> | <p><b>Details:</b> 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 structure has been erected or installed at the rear of the single family home without a valid building permit.<br/> <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 01/05/2023 <span style="float: right;"><b>Status:</b> CLS</span></p> |
| <b>6</b> | <p><b>Details:</b> 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, small shed has been erected or installed without a valid building permit.<br/> <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 01/05/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>   |
| <b>7</b> | <p><b>Details:</b> One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.<br/> <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (c)<br/> <b>Issued:</b> 01/05/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>  |

**Agenda No.:** 114

**Complexity Level:** 1

**Status:** Active

**Respondent:** Lane, Jennifer S

**CEO:** Charles Zahn

6312 Gun Club Rd, West Palm Beach, FL 33415

**Situs Address:** 6312 Gun Club Rd, West Palm Beach, FL 33415

**Case No:** C-2022-02280006

**PCN:** 00-42-44-03-00-000-1142

**Zoned:** RT

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> 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, fill and footers have been placed installed on the parcel with out a building permit.<br/> <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 03/03/2022 <span style="float: right;"><b>Status:</b> CEH</span></p> |
|----------|---|

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

- 6** **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. Specifically driveway in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 03/03/2022 **Status:** CEH
- 8** **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)  
**Issued:** 03/03/2022 **Status:** CLS

cc: Building Division

**Agenda No.:** 115 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** PATRICIA ROEDEL, JULIA MACHADO, TIMOTHY SMITH, DAVID H. SMITH, FR. and MICHAEL C. SMITE as trustees of THE PATRICIA A. SMITH REVOCABLE LIVING TRUST dated February 24, 2020  
 439 Forest Estate Dr, West Palm Beach, FL 33415-2423 **CEO:** Charles Zahn

**Situs Address:** 439 Forest Estates Dr, West Palm Beach, FL 33415 **Case No.:** C-2022-10270014  
**PCN:** 00-42-44-02-05-000-0120 **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, paver brick drive has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 11/01/2022 **Status:** CEH
- 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, fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 11/01/2022 **Status:** CLS
- 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, shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 11/01/2022 **Status:** CLS
- 4** **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:** 11/01/2022 **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, enclosed carport has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

<b>6</b>	<b>Issued:</b> 11/01/2022	<b>Status:</b> CEH
	<b>Details:</b> 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, added addition to the rear patio/extension has been erected or installed without a valid building permit.	
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	
	<b>Issued:</b> 11/01/2022	<b>Status:</b> CEH
<b>7</b>	<b>Details:</b> 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.	
	<b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.a	
	<b>Issued:</b> 11/01/2022	<b>Status:</b> CEH

<b>Agenda No.:</b> 116	<b>Complexity Level:</b> 1	<b>Status:</b> Active																				
<b>Respondent:</b> Quinde, Isabel; Molina, Nancy 2346 SE Haddon St, Port Saint Lucie, FL 34984-5132		<b>CEO:</b> Charles Zahn																				
<b>Situs Address:</b> 5712 Tarragon Dr, West Palm Beach, FL 33415		<b>Case No:</b> C-2022-11220004																				
<b>PCN:</b> 00-42-44-14-01-012-0070		<b>Zoned:</b> RM																				
<b>Violations:</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;"><b>1</b></td> <td style="width: 15%;"><b>Details:</b> 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. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. Specifically, leaks causing damage to the wall surfaces and interior studs and cabinets.</td> </tr> <tr> <td></td> <td><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-45 (c) (1) Palm Beach County Property Maintenance Code - Section 14-45 (d) (3)</td> </tr> <tr> <td></td> <td><b>Issued:</b> 12/02/2022 <span style="float: right;"><b>Status:</b> CLS</span></td> </tr> <tr> <td style="text-align: center;"><b>2</b></td> <td><b>Details:</b> 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. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads. 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, interior walls are missing, buckling cracking peeling and missing, wood rot and interior studs in disrepair.</td> </tr> <tr> <td></td> <td><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-34 (a) Palm Beach County Property Maintenance Code - Section 14-34 (b) Palm Beach County Property Maintenance Code - Section 14-34 (c)</td> </tr> <tr> <td></td> <td><b>Issued:</b> 12/02/2022 <span style="float: right;"><b>Status:</b> CLS</span></td> </tr> <tr> <td style="text-align: center;"><b>3</b></td> <td><b>Details:</b> 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, interior alterations of a single family home, enclosed carport including all trades, ac/mechanical, plumbing, electrical. Specifically, remodeled the interior and the exterior of the single family dwelling including all trade without the benefit of a Palm Beach County building permit.  The final inspection shall be made after all work required by the building permit is completed.</td> </tr> <tr> <td></td> <td><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10</td> </tr> <tr> <td></td> <td><b>Issued:</b> 12/02/2022 <span style="float: right;"><b>Status:</b> CEH</span></td> </tr> <tr> <td style="text-align: center;"><b>4</b></td> <td><b>Details:</b> 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. Specifically, no screens on the windows and they are screwed shut.</td> </tr> </table>		<b>1</b>	<b>Details:</b> 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. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. Specifically, leaks causing damage to the wall surfaces and interior studs and cabinets.		<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-45 (c) (1) Palm Beach County Property Maintenance Code - Section 14-45 (d) (3)		<b>Issued:</b> 12/02/2022 <span style="float: right;"><b>Status:</b> CLS</span>	<b>2</b>	<b>Details:</b> 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. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads. 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, interior walls are missing, buckling cracking peeling and missing, wood rot and interior studs in disrepair.		<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-34 (a) Palm Beach County Property Maintenance Code - Section 14-34 (b) Palm Beach County Property Maintenance Code - Section 14-34 (c)		<b>Issued:</b> 12/02/2022 <span style="float: right;"><b>Status:</b> CLS</span>	<b>3</b>	<b>Details:</b> 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, interior alterations of a single family home, enclosed carport including all trades, ac/mechanical, plumbing, electrical. Specifically, remodeled the interior and the exterior of the single family dwelling including all trade without the benefit of a Palm Beach County building permit.  The final inspection shall be made after all work required by the building permit is completed.		<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10		<b>Issued:</b> 12/02/2022 <span style="float: right;"><b>Status:</b> CEH</span>	<b>4</b>	<b>Details:</b> 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. Specifically, no screens on the windows and they are screwed shut.
<b>1</b>	<b>Details:</b> 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. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. Specifically, leaks causing damage to the wall surfaces and interior studs and cabinets.																					
	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-45 (c) (1) Palm Beach County Property Maintenance Code - Section 14-45 (d) (3)																					
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<b>3</b>	<b>Details:</b> 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, interior alterations of a single family home, enclosed carport including all trades, ac/mechanical, plumbing, electrical. Specifically, remodeled the interior and the exterior of the single family dwelling including all trade without the benefit of a Palm Beach County building permit.  The final inspection shall be made after all work required by the building permit is completed.																					
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<b>4</b>	<b>Details:</b> 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. Specifically, no screens on the windows and they are screwed shut.																					

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**SEPTEMBER 06, 2023 9:00 AM**

**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)  
**Issued:** 12/02/2022 **Status:** CLS

**Agenda No.:** 117 **Complexity Level:** 2 **Status:** Active  
**Respondent:** Blossfelds, Ivar **CEO:** Joanna Mirodias  
16814 Mellen Ln, Jupiter, FL 33478-6004  
**Situs Address:** 16814 Mellen Ln, Jupiter, FL 33478 **Case No:** C-2021-09290008  
**PCN:** 00-41-41-10-00-000-2160  
**RE:** Request to extend compliance date of Special Magistrate Order dated December 7, 2022 due to a lack in clarity on ho to resolve the violations as they relate to the permitting process.

**Agenda No.:** 118 **Complexity Level:** - **Status:** Active  
**Respondent:** WORTHY FAMILY FARMS LLC **CEO:** Brian Burdett  
1760 N Jog Rd, Ste 150, West Palm Beach, FL 33411  
**Situs Address:** 85th Rd N, Loxahatchee Groves, FL **Case No:** C-2020-11060017  
**PCN:** 00-41-42-21-00-000-4040  
**RE:** Request to rescind the Special Magistrate Order dated 02/02/2022 due to incorrect code 105.1 PBCAFBC cited in erro A new case has been opened to cite under property code (article 18)  
**cc:** Cbr Law Group, Llp  
Worthy Family Farms Llc  
Worthy Family Farms Llc

**Agenda No.:** 119 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Campbell, Christopher S; Campbell, Tony **CEO:** Debbie N Plaud  
420 Pensacola Dr, Lake Worth, FL 33462-2239  
**Situs Address:** 420 Pensacola Dr, Lake Worth, FL 33462 **Case No:** C-2022-06290006  
**PCN:** 00-43-45-06-03-008-0220  
**RE:** Request to rescind Special Magistrate Order dated December 7, 2022 due to respondent's death during the Code Enforcement process. Property is now in compliance.  
**cc:** Campbell, Christopher S

**Agenda No.:** 120 **Complexity Level:** - **Status:** Active  
**Respondent:** Neurimar, Miranda G **CEO:** Steve R Newell  
11126 Delta Cir, Boca Raton, FL 33428-3974  
**Situs Address:** 11126 Delta Cir, Boca Raton, FL 33428 **Case No:** C-2022-02140042  
**PCN:** 00-41-47-26-03-029-0200  
**RE:** Request to Amend Special Magistrate Order dated June 5, 2023 due to the property owner's first and last name were inverted. The correct name is Neurimar G. Miranda.  
**cc:** Code Enforcement

**Agenda No.:** 121 **Complexity Level:** - **Status:** Active  
**Respondent:** Steger, George Scott Jr; Aisling, Winston **CEO:** Brian Burdett  
16264 67th Ct N, Loxahatchee Groves, FL 33470  
**Situs Address:** 16264 67th Ct N, Loxahatchee, FL 33470 **Case No:** C-2021-06180024  
**PCN:** 00-40-42-36-00-000-1790  
**RE:** Request to challenge the Imposition of fines/lien.

**Agenda No.:** 122 **Complexity Level:** 3 **Status:** Postponed  
**Respondent:** Worthy Family Farm LLC **CEO:** Brian Burdett  
1760 N Jog Rd, Ste 150, West Palm Beach, FL 33411  
**Situs Address:** 13845 85th Rd N, West Palm Beach, FL 33412 **Case No:** C-2020-10070040  
**PCN:** 00-41-42-21-00-000-3890  
**RE:** Request to contest the Imposition of fine/lien.  
**cc:** Cbr Law Group, Llp

**Agenda No.:** 123 **Complexity Level:** - **Status:** Active  
**Respondent:** Baez-Agron Realty, L.L.C. **CEO:** Jamie G Illicete  
17607 73rd Ct N, Loxahatchee, FL 33470-2958  
**Situs Address:** 17608 Key Lime Blvd, Loxahatchee, FL 33470 **Case No:** C-2022-12060016  
**PCN:** 00-40-42-26-00-000-7030

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**RE:** request to rescind Special Magistrate order dated April 5, 2023 due to an ownership change on March 31,2023. A new case has been generated 2023-06070002.

<b>Agenda No.:</b> 124	<b>Complexity Level:</b> 1	<b>Status:</b> Removed
<b>Respondent:</b> RORABECKS PLANTS & PRODUCE, INC 2421 Quantum Blvd, Boynton Beach, FL 33426		<b>CEO:</b> Debbie N Plaud
<b>Situs Address:</b> 5539 S Military Trl, Lake Worth, FL 33463		<b>Case No:</b> C-2022-08090019
<b>PCN:</b> 00-42-44-36-09-001-0010		<b>Zoned:</b> AR

- Violations:**
- 1 Details:** All signs, except signs exempted by Art. 8.B, EXEMPTIONS, shall receive a building permit prior to construction, erection, attachment or placement from PBC. Non-exempt signs not erected or repaired pursuant to a valid permit are considered illegal. No sign shall be structurally altered, enlarged, or relocated except in conformity with this Article. The repair or changing of movable parts, sign copy, display, or graphic material is not deemed an alteration.

Electronic Message Signs  
1. Applicability and Approval Process  
Electronic message signs shall only be allowed as follows: [Ord. 2015-031] see Table 8.G.3.B, Electronic Message Sign Types and Approval Process

Illumination shall be constant and shall not consist of flashing, animated or changing lights, except for permitted change of message for electronic message signs, pursuant to Art. 8.G.3.B, Electronic Message Signs; and, [Ord. 2014-025] [Ord. 2017-025] [Ord. 2018-002]

More specifically, but not limited to, signs have been erected/installed with prohibited electrical displays without proper approvals and inspections.

**Code:** Unified Land Development Code - 8.E. Procedures for Signage  
Unified Land Development Code - 8.F.5.A.3 Illumination  
Unified Land Development Code - 8.G.3.B Electronic Message Signs Table  
Unified Land Development Code - 8.G.3.B.1 Electronic Message Signs

**Issued:** 12/21/2022 **Status:** CLS
  - 2 Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited.

**Code:** Unified Land Development Code - 8.C.1

**Issued:** 12/21/2022 **Status:** CLS
  - 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.

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, permit # (B-2019-025993-0000 Sign - Freestanding) has become inactive or expired.

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

**Issued:** 12/21/2022 **Status:** CLS

**cc:** Rorabecks Plants & Produce, Inc  
Zoning Division

<b>Agenda No.:</b> 125	<b>Complexity Level:</b> -	<b>Status:</b> Postponed
<b>Respondent:</b> WORTHY FAMILY FARMS LLC 1760 N Jog Rd, Ste 150, West Palm Beach, FL 33411		<b>CEO:</b> Brian Burdett
<b>Situs Address:</b> 85th Rd N, Loxahatchee Groves, FL		<b>Case No:</b> C-2023-04100017
<b>PCN:</b> 00-41-42-21-00-000-4040		<b>Zoned:</b> AR



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**Violations:**

- 1** **Details:** Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.
- Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article. Specifically, Obtain AG permit/ Flood Plain review for all structures, including but not limited to fence, shipping containers and pole barn.
- Code:** Unified Land Development Code - 18.A.4.B & 18.A.4.C  
**Issued:** 04/21/2023 **Status:** CEH

**cc:** Cbr Law Group, Llp  
Worthy Family Farms Llc  
Worthy Family Farms Llc

**Agenda No.:** 126 **Complexity Level:** - **Status:** Active  
**Respondent:** Quintana, Idel N **CEO:** Jose Feliciano  
3925 Espan Ct, Lake Worth Beach, FL 33461-1803  
**Situs Address:** 3949 Melaleuca Ln, Lake Worth, FL **Case No:** C-2023-02010003  
**PCN:** 00-43-44-30-01-081-0042 **Zoned:** RM

**Violations:**

- 1** **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.
- Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 02/07/2023 **Status:** CEH
- 2** **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, property being used as a Contractors storage yard.
- 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, property being used as contractor's storage yard in a residential district.
- Code:** Unified Land Development Code - 4.A.7.C  
Unified Land Development Code - 4.A.7.C.6  
**Issued:** 02/07/2023 **Status:** CEH
- 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. More Specifically; building materials are being openly stored throughout yard area of property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 02/07/2023 **Status:** CEH

**Agenda No.:** 127 **Complexity Level:** - **Status:** Active  
**Respondent:** Thomas, Gary **CEO:** Michael L Jordan  
17272 67th Ct N, Loxahatchee, FL 33470-3239  
**Situs Address:** 15781 99th Ct N, West Palm Beach, FL **Case No:** C-2023-05050010  
**PCN:** 00-41-42-18-00-000-3080 **Zoned:** AR

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**Violations:**

- 1** **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:** 05/08/2023 **Status:** CEH

**Agenda No.:** 128 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** PF @ WEST BOYNTON LLC **CEO:** Steve R Newell  
 3930 Max Pl, Boynton Beach, FL 33436-2038  
**Situs Address:** 9620 Boynton Beach Blvd, Boynton Beach, FL **Case No:** C-2023-02170016  
**PCN:** 00-42-43-27-05-053-0102 **Zoned:** CC

**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, 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:** 02/27/2023 **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, a shipping container has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/27/2023 **Status:** CLS
- 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, electric for irrigation has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/27/2023 **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, irrigation for the nursery plants has been installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/27/2023 **Status:** CLS
- 5** **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (c)  
**Issued:** 02/27/2023 **Status:** CLS

**cc:** Code Enforcement  
Msp Enterprises, Llc

**Agenda No.:** 129 **Complexity Level:** 1 **Status:** Postponed  
**Respondent:** Espinoza, Miguel A Jr; Espinoza, Melissa **CEO:** Debbie N Plaud  
 3079 Windward Ln, Lake Worth, FL 33462-3776

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**Situs Address:** 6305 Park Ln E, Lake Worth, FL 33449  
**PCN:** 00-41-45-01-00-000-3360

**Case No:** C-2022-11170021  
**Zoned:** AR

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> 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.</p> <p>More specifically, a Site Development Permit is required for all work pertaining to land clearing, filling, and/or excavating the property for site preparation and drainage.</p> <p>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, permits are required for site development.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/>PBC Amendments to FBC 7th Edition (2020) - 110.9</p> <p><b>Issued:</b> 11/30/2022 <span style="float: right;"><b>Status:</b> CEH</span></p> |
| <b>2</b> | <p><b>Details:</b> Parking shall be prohibited on all vacant properties in residential districts.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.3</p> <p><b>Issued:</b> 11/30/2022 <span style="float: right;"><b>Status:</b> CEH</span></p>  |
| <b>4</b> | <p><b>Details:</b> 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.</p> <p>More specifically, but not limited to, inoperable machinery, and construction material.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 11/30/2022 <span style="float: right;"><b>Status:</b> CEH</span></p>  |
| <b>5</b> | <p><b>Details:</b> 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 (metal building) has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 11/30/2022 <span style="float: right;"><b>Status:</b> CEH</span></p>  |

**Agenda No.:** 130

**Complexity Level:** 3

**Status:** Active

**Respondent:** Sigui, Ruthy

**CEO:** Patrick L Prentice

8759 Sonoma Lake Blvd, Boca Raton, FL 33434-4068

**Situs Address:** 8759 Sonoma Lake Blvd, Boca Raton, FL

**Case No:** C-2023-03060009

**PCN:** 00-42-47-17-10-000-0290

**Zoned:** RS

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> 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 mini split A/C unit has been installed on the north side of the residence without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 03/14/2023 <span style="float: right;"><b>Status:</b> SIT</span></p> |
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**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

cc: Shack, Steven

**Agenda No.:** 131                                  **Complexity Level:** -                                  **Status:** Active  
**Respondent:** MILLER, DONALD; MASON, CHAD                                  **CEO:** Joanna Mirodias  
14924 Us Highway 441, Canal Point, FL 33438-9578  
**Situs Address:** 14924 US Highway 441 N, Canal Point, FL 33438                                  **Case No:** C-2022-04050016  
**PCN:** 00-37-41-23-01-000-0641  
**RE:** Request to amend Special Magistrate Order dated November 2, 2022 due to the name of Chad Miller should be Chad Mason.

**Agenda No.:** 132                                  **Complexity Level:** 1                                  **Status:** Active  
**Respondent:** Fernandez Estevez, Samuel A                                  **CEO:** Christina G Stodd  
1171 Fernlea Dr, West Palm Beach, FL 33417-5426  
**Situs Address:** 1171 Fernlea Dr, West Palm Beach, FL                                  **Case No:** C-2023-03220001  
**PCN:** 00-42-43-27-21-006-0020                                  **Zoned:** RS

- Violations:**
- 1      **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.  
**Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 04/04/2023                                  **Status:** SIT
  - 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 paver driveway addition has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/04/2023                                  **Status:** SIT

**Agenda No.:** 133                                  **Complexity Level:** -                                  **Status:** Postponed  
**Respondent:** COMBS, Alvin L; EMERY, Kathy E                                  **CEO:** Ozmer M Kosal  
1222 NE 91 St, Miami, FL 33138-3453  
**Situs Address:** 14766 Boxwood Dr, Palm Beach Gardens, FL 33418                                  **Case No:** C-2021-08200033  
**PCN:** 00-41-41-20-01-004-0040  
**RE:** Request to challenge the Imposition of fines/lien.  
**cc:** Code Enforcement

**Agenda No.:** 134                                  **Complexity Level:** 1                                  **Status:** Active  
**Respondent:** Massinello, Rochelle M                                  **CEO:** John Gannotti  
5165 Horseshoe Cir N, West Palm Beach, FL 33417-2750  
**Situs Address:** 5165 Horseshoe Cir N, West Palm Beach, FL                                  **Case No:** C-2023-04190030  
**PCN:** 00-42-43-14-00-000-5193                                  **Zoned:** AR

- Violations:**
- 3      **Details:** Parking shall be prohibited on all vacant properties in residential districts. More specifically an RV parked on vacant lot.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.3  
**Issued:** 04/20/2023                                  **Status:** CLS
  - 4      **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. More specifically living in RV on vacant residential lot.  
**Code:** Unified Land Development Code - 6.D.1.A.1.d  
**Issued:** 04/20/2023                                  **Status:** CEH
  - 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 materials, trash/debris.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 04/20/2023                                  **Status:** CEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**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 shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/20/2023 **Status:** CEH

**Agenda No.:** 135 **Complexity Level:** 3 **Status:** Active  
**Respondent:** Geoffrey Shelton Estate, Unknown Personal Representative. **CEO:** Nick N Navarro  
Spouse, Heirs, Devisees, Grantees, Assignees, Lienors,  
Creditors, Trustees and All Other Parties Claiming By,  
Through, Under or  
Against the Estate of Geoffrey Shelton and All Other  
Unknown Persons or Parties  
Having or Claiming to Have Any Right, Title or Interest in  
the Property Located at  
9585 Carousel Cir S, Boca Raton, FL 33434-3957 PCN  
00-42-47-18-05-004-0120  
9585 Carousel Cir S, Boca Raton, FL 33434-3957  
**Situs Address:** 9585 Carousel Cir S, Boca Raton, FL 33434 **Case No:** C-2023-01260005  
**PCN:** 00-42-47-18-05-004-0120 **Zoned:** RS

**Violations:**

**1** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.  
  
>> Fencing in disrepair. Fence panels fallen over /missing on the rear and side of the home.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 01/26/2023 **Status:** CEH

**2** **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.  
  
>> Overgrown vegetation and vines  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 01/26/2023 **Status:** CEH

**4** **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.  
  
>>> Expired Tags on blue van  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 01/26/2023 **Status:** CEH

**cc:** Kramer, Jennifer L Esq

**Agenda No.:** 136 **Complexity Level:** - **Status:** Active  
**Respondent:** Unico Developers Corporation **CEO:** Ray F Leighton  
4846 Cherry Rd, West Palm Beach, FL 33417  
**Situs Address:** 2920 Suwanee Dr, FL **Case No:** C-2022-04210004  
**PCN:** 00-43-43-30-05-000-0026  
**RE:** Request to rescind the Special Magistrate Hearing dated October 5,2022 due to an incorrect respondent name on PAPA. A new case has been generated (C2023-07120017)  
**cc:** Unico Development Corporation

**Agenda No.:** 137 **Complexity Level:** - **Status:** Active  
**Respondent:** Unico Developers Corporation **CEO:** Ray F Leighton  
4846 Cherry Rd, West Palm Beach, FL 33417  
**Situs Address:** Suwanee Dr, FL **Case No:** C-2022-04210018  
**PCN:** 00-43-43-30-03-007-0210  
**RE:** Request to rescind the Special Magistrate Order dated October 5, 2022 due to an incorrect respondent name on PAPA. A new case has been generated (C2023-07120018)  
**cc:** Unico Development Corporation

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

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**Agenda No.:** 138                                      **Complexity Level:** -                                      **Status:** Active  
**Respondent:** Unico Developers Corporation                                      **CEO:** Ray F Leighton  
4846 Cherry Rd, West Palm Beach, FL 33417  
**Situs Address:** Suwanee Dr, FL                                      **Case No:** C-2022-04210036  
**PCN:** 00-43-43-30-05-000-0025  
**RE:** Request to rescind the Special Magistrate Order dated October 5, 2022 due to an incorrect respondent name in PAPA.  
A new case has been generated (C2023-07120019)  
**cc:** Unico Development Corporation

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**Agenda No.:** 139                                      **Complexity Level:** -                                      **Status:** Active  
**Respondent:** Unico Developers Corporation                                      **CEO:** Ray F Leighton  
4846 Cherry Rd, West Palm Beach, FL 33417  
**Situs Address:** 2910 Okeechobee Blvd, West Palm Beach, FL 33409                                      **Case No:** C-2022-07260013  
**PCN:** 00-43-43-30-01-001-0150  
**RE:** Request to rescind the Special Magistrate Order dated January 11, 2023 due to an incorrect respondent name on PAPA  
A new case has been generated (C2023-07120020)  
**cc:** Unico Developers Corp.

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**Agenda No.:** 140                                      **Complexity Level:** -                                      **Status:** Active  
**Respondent:** HD RENTAL & CLEANING CORP                                      **CEO:** Steve G Bisch  
23269 State Road 7, Ste 119, Boca Raton, FL 33428  
**Situs Address:** 11969 Watergate Cir, Boca Raton, FL 33428                                      **Case No:** C-2022-12080013  
**PCN:** 00-41-47-36-03-000-6260  
**RE:** Request to rescind the Special Magistrate Order dated May 3, 2023 due to an ownership change prior to executing a  
settlement agreement. A new case has been generated (C2023-07060010)  
**cc:** Code Enforcement  
Hd Rental & Cleaning Corp  
Souto E Silva, Henry

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**Agenda No.:** 141                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** TAH 2017 BORROWER LLC                                      **CEO:** Caroline Foulke  
1200 SOUTH PINE ISLAND Rd, PLANTATION, FL 3332  
**Situs Address:** 5445 Oakbranch Dr, Lake Worth, FL 33463                                      **Case No:** C-2022-03150023  
**PCN:** 00-42-44-35-07-000-1550  
**RE:** Request to rescind Special Magistrate Order dated July 6, 2022 due to a scrivener's error in the respondent's name. The  
name should read TAH 2017-2 Borrower LLC.  
**cc:** Tah Borrows 2 Llc

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**Agenda No.:** 142                                      **Complexity Level:** -                                      **Status:** Active  
**Respondent:** Gongora Diaz, Gueylin Dariagna; Diaz Santanas, Shirley                                      **CEO:** David T Snell  
5114 El Claro S, West Palm Beach, FL 33415-2714  
**Situs Address:** 5114 El Claro S, West Palm Beach, FL 33415                                      **Case No:** C-2022-01070003  
**PCN:** 00-42-44-02-13-000-0230  
**RE:** Request to Rescind SMO dated Jan. 11, 2023 due to scriveners error, misspelling of name on NOV, NOH and SMO.

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**Agenda No.:** 143                                      **Complexity Level:** -                                      **Status:** Removed  
**Respondent:** The Bank of New York Mellon f/k/a The Bank of New York                                      **CEO:** Ronald Ramos  
as Trustee for the Certificate Holders of CWABS, Inc.  
Asset-Backed Certificates Series 2007-12  
2424 N Federal Hwy, Ste 360, Boca Raton, FL 33431-7701                                      **Type:** Life Safety  
**Situs Address:** 3063 Grove Rd, Palm Beach Gardens, FL                                      **Case No:** C-2023-08250010  
**PCN:** 00-43-41-31-02-018-0150                                      **Zoned:** RM

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 06, 2023 9:00 AM**

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> 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:</p> <ul style="list-style-type: none"><li>a. The barrier must be at least four (4) feet high on the outside.</li><li>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.</li><li>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</li></ul> <p>&gt;&gt;&gt;MORE SPECIFICALLY, ERECT A PERMITTED POOL BARRIER. IMMEDIATELY SECURE (WITH LOCKING DEVICE) THE EXISTING CHAINLINK FENCE. Supply and maintain a swimming pool barrier in accordance to the Florida Building Code.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)<br/><b>Issued:</b> 08/25/2023 <span style="float: right;"><b>Status:</b> CLS</span></p> |
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**E. HOUSE KEEPING ITEMS (CONTESTED HEARING)**

**F. CLOSING REMARKS**

- 1. SPECIAL MAGISTRATE**
- 2. COUNTY ATTORNEY**
- 3. STAFF**

**"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. "**