

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

3 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.

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, for the loads of fill being brought to the property and the land clearing/excavating of the vacant lot without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.9

Issued: 07/13/2023 **Status:** SIT

cc: Hernandez, Kevin

Agenda No.: 002	Complexity Level: 1	Status: Active	
Respondent: Baczyk, Lukasz; Baczyk, Agata 16355 E Brighton Dr, Loxahatchee, FL 33470-4124		CEO: Jen L Batchelor	
Situs Address: 16355 E Brighton Dr, Loxahatchee, FL		Case No.: C-2023-06020010	
PCN: 00-40-43-25-00-000-3250		Zoned: AR	
Violations:	<p>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. More specifically, but not limited to, areas on the exterior of the home that are cracked with paint peeling and appears to be rotting.</p> <p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (a) Palm Beach County Property Maintenance Code - Section 14-33 (b)</p> <p>Issued: 06/08/2023 Status: SIT</p> <p>2 Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</p> <p>Issued: 06/08/2023 Status: CLS</p> <p>3 Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, windows that are covered with plywood.</p> <p>Every door, window and other outside opening utilized or intended for ventilation purposes serving any structure containing habitable rooms, shall have approved, tightly fitting screens of not less than 16 mesh per inch.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) Palm Beach County Property Maintenance Code - Section 14-43 (a) (1)</p> <p>Issued: 06/08/2023 Status: SIT</p> <p>4 Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, the wood siding is in disrepair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)</p>		

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Violations:

- 1** **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, for site development, excavating, land clearing and fill brought in to the vacant lot.
- 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, for site development of the vacant lot without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.9
- Issued:** 03/29/2023 **Status:** CEH

cc: Iza Services Inc

Agenda No.: 007

Complexity Level: -

Status: Active

Respondent: Saleh, Nour; Knuckles, Elise Justine
15739 94th St N, West Palm Beach, FL 33412-1784

CEO: Jen L Batchelor

Situs Address: 15739 94th St N, West Palm Beach, FL

Case No: C-2023-04270013

PCN: 00-41-42-18-00-000-7120

Zoned: AR

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. More specifically there are multiple semi-tractor trailers parked on the property.
- Code:** Unified Land Development Code - 6.A.1.B.2.a
Issued: 05/02/2023 **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. More specifically there are items stored on the ground on the property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/02/2023 **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. More specifically there are multiple unlicensed and inoperative vehicles on the property visible from the street.
- Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 05/02/2023 **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, an above ground pool with electrical service has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1

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- Issued:** 05/02/2023 **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, multiple shipping containers have 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
- 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 roof structure over the primary structure 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:** CEH
- 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 mobile home 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
- 8** **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, Certificate of Occupancy is required for the mobile home on the property.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 111.1
Issued: 05/02/2023 **Status:** SIT

cc: Code Enforcement
Saleh, Nour

Agenda No.: 008	Complexity Level: 1	Status: Removed
Respondent: L and D Construction Services Inc. 4801 S University Dr, Ste 268 A-B, Davie, FL 33328		CEO: Jen L Batchelor
Situs Address: 59th St N, West Palm Beach, FL		Case No: C-2023-03290034
PCN: 00-41-43-03-00-000-3270		Zoned: AR

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Violations:

- 1** **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, for site development, excavating, land clearing and fill brought in to the vacant lot.
- 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, site development of the vacant lot without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.9
- Issued:** 11/15/2023 **Status:** CEH

cc: L & D Construction Services Inc

Agenda No.: 009

Complexity Level: 1

Status: Active

Respondent: Lopez, David A

CEO: Jen L Batchelor

4782 Marshall Dr, Loxahatchee, FL 33470-2224

Situs Address: 4782 Marshall Dr, Loxahatchee, FL

Case No: C-2023-05110013

PCN: 00-40-43-08-00-000-1250

Zoned: AR

Violations:

- 1** **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically, but not limited to, numerous unlicensed vehicles parked on the property.
- Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a
- Issued:** 05/24/2023 **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 shipping container has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 05/24/2023 **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 large canopy/canvas membrane structure to the south of the property has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 05/24/2023 **Status:** CLS

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	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/14/2023 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. More specifically, light and camera poles have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/14/2023 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. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 06/14/2023 Status: CLS

Agenda No.: 012	Complexity Level: 1	Status: Active										
Respondent: 1951 1997 SOUTH MILITARY TRAIL LLC 1941 S Military Trl, West Palm Beach, FL 33415		CEO: Maggie Bernal										
Situs Address: 1999 S Military Trl, West Palm Beach, FL		Case No: C-2023-06280001										
PCN: 00-42-44-12-00-000-7310		Zoned: UC										
Violations:	<table border="1"> <tr> <td>1</td> <td>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: 06/28/2023 Status: CEH</td> </tr> <tr> <td>2</td> <td>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 06/28/2023 Status: CEH</td> </tr> <tr> <td>3</td> <td>Details: Hedges may be planted and maintained along or adjacent to lot line, as follows: 1) Hedges shall not exceed four feet in height when located within the required front setback. Code: Unified Land Development Code - 7.D.4.A.1.a Issued: 06/28/2023 Status: CEH</td> </tr> <tr> <td>4</td> <td>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 Code: Unified Land Development Code - 7.E.3.B Issued: 06/28/2023 Status: CEH</td> </tr> <tr> <td>5</td> <td>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. Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) Issued: 06/28/2023 Status: CEH</td> </tr> </table>		1	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: 06/28/2023 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/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 06/28/2023 Status: CEH	3	Details: Hedges may be planted and maintained along or adjacent to lot line, as follows: 1) Hedges shall not exceed four feet in height when located within the required front setback. Code: Unified Land Development Code - 7.D.4.A.1.a Issued: 06/28/2023 Status: CEH	4	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 Code: Unified Land Development Code - 7.E.3.B Issued: 06/28/2023 Status: CEH	5	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. Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) Issued: 06/28/2023 Status: CEH
1	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: 06/28/2023 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/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 06/28/2023 Status: CEH											
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5	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. Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) Issued: 06/28/2023 Status: CEH											
cc: 1951 1997 South Military Trail Llc												

Agenda No.: 013	Complexity Level: 1	Status: Active				
Respondent: 1951 1997 SOUTH MILITARY TRAIL LLC 1941 S Military Trl, West Palm Beach, FL 33415		CEO: Maggie Bernal				
Situs Address: 1961 S Military Trl, West Palm Beach, FL		Case No: C-2023-06280003				
PCN: 00-42-44-12-00-000-7290		Zoned: UC				
Violations:	<table border="1"> <tr> <td>1</td> <td>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: 06/28/2023 Status: CEH</td> </tr> <tr> <td>2</td> <td>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</td> </tr> </table>		1	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: 06/28/2023 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/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
1	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: 06/28/2023 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/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)					

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3 **Issued:** 06/28/2023 **Status:** CEH
Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, (feather signs) plastic or similar material, are prohibited.
Code: Unified Land Development Code - 8.C.1
Issued: 06/28/2023 **Status:** CEH

Agenda No.: 014 **Complexity Level:** 1 **Status:** Active
Respondent: Gonzalez, Roberto Pizano; Pizano, Alicia V **CEO:** Maggie Bernal
4982 Weymouth St, Lake Worth, FL 33463-2260
Situs Address: 4982 Weymouth St, Lake Worth, FL **Case No:** C-2023-07240012
PCN: 00-42-44-24-10-099-1003 **Zoned:** RM

Violations:

1 **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: 07/25/2023 **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, Driveway has been erected or installed without a valid building permit. The final inspection shall be made after all work required by the building permit is completed. More Specifically: #B2020-008937 (Miscellaneous/Driveway).
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.3.10
Issued: 07/25/2023 **Status:** CEH

Agenda No.: 015 **Complexity Level:** 1 **Status:** Removed
Respondent: Matias, Tomas Alonzo **CEO:** Maggie Bernal
5110 Erika Pl, Lake Worth, FL 33463
Situs Address: 5110 Erika Pl, Lot 116, Lake Worth, FL **Case No:** C-2023-05230014
PCN: **Zoned:**

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/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/23/2023 **Status:** CLS

Agenda No.: 016 **Complexity Level:** - **Status:** Active
Respondent: Mondesir, Carlos **CEO:** Maggie Bernal
4255 Marilyn Dr, Lake Worth Beach, FL 33461-2330
Situs Address: 4255 Marilyn Dr, Lake Worth, FL 33461 **Case No:** C-2022-12090017
PCN: 00-42-44-24-05-000-0720 **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.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/14/2022 **Status:** CEH

Agenda No.: 017 **Complexity Level:** 1 **Status:** Removed
Respondent: SOFEM CAPITAL LLC **CEO:** Maggie Bernal
4300 S Jog Rd, Unit 541481, Greenacres, FL 33454
Situs Address: 1883 Violet Ave, West Palm Beach, FL **Case No:** C-2023-05100025
PCN: 00-42-44-11-06-028-0060 **Zoned:** RM

**CODE ENFORCEMENT
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DECEMBER 06, 2023 9:00 AM**

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

cc: Sofem Capital Llc

Agenda No.: 018 **Complexity Level:** - **Status:** Active
Respondent: BRITTANY CONDOMINIUM ASSOCIATION, INC **CEO:** Steve G Bisch
6111 Broken Sound Pkwy, Ste 200, Boca Raton, FL 33487
United States
Situs Address: 529 Brittany L, Delray Beach, FL **Case No:** C-2023-03100011
PCN: 00-42-46-22-07-012-5290 **Zoned:** RH

Violations:

- 1** **Details:** All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and shall be ordered by the building official to be abated by the owner, through repair and rehabilitation or by demolition and removal, in accordance with this code. The extent of repairs shall be determined by the building official. More specifically the building was significantly damaged and structurally compromised by a motor vehicle crash.
Code: PBC Amendments to FBC 7th Edition (2020) - 116.1
Issued: 03/10/2023 **Status:** CEH
- 2** **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically the building was significantly damaged and structurally compromised by a motor vehicle crash.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 03/10/2023 **Status:** CEH
- 3** **Details:** All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads. More specifically the building was significantly damaged and structurally compromised by a motor vehicle crash.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (b)
Issued: 03/10/2023 **Status:** CEH
- 4** **Details:** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. More specifically the building was significantly damaged and interior areas that are responsibility of the HOA to maintain have been damaged.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 03/10/2023 **Status:** CEH

cc: Brittany Condominium Association, Inc

Agenda No.: 019 **Complexity Level:** - **Status:** Active
Respondent: Jean-Baptiste, Guerda **CEO:** Steve G Bisch
5382 Inwood Dr, Delray Beach, FL 33484-1104
Situs Address: 5382 Inwood Dr, Delray Beach, FL 33484 **Case No:** C-2023-07250020
PCN: 00-42-46-11-04-000-0210 **Zoned:** AR

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

Situs Address: 4600 Cypress Knee Dr, Boca Raton, FL
PCN: 00-42-46-36-03-010-0050

Case No: C-2023-03270013
Zoned: RS

Violations:

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. There are trees and shrubbery planted in the County right of way between the sidewalk and the street at this location.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 04/20/2023 **Status:** CEH

cc: Greenfield Law Group Pa

Agenda No.: 022

Complexity Level: -

Status: Active

Respondent: PRO FLOORING & REMODEL CORP
22261 Sands Point Dr, Boca Raton, FL 33433-6267

CEO: Steve G Bisch

Situs Address: 23228 Bentley Pl, Boca Raton, FL

Case No: C-2023-04190031

PCN: 00-42-47-32-08-000-1290

Zoned: RS

Violations:

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-2021-030419-0000 Demolition - SFD w/V has become inactive..

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

Issued: 04/26/2023

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, Fill dirt has been brought in and raised the elevation of a portion of the lot without a valid building permit.

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, Fill dirt has been brought in and raised the elevation of a portion of the lot

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

PBC Amendments to FBC 7th Edition (2020) - 110.9

Issued: 04/26/2023

Status: CEH

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 section of fencing has been erected or installed without a valid building permit.

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

Issued: 04/26/2023

Status: CLS

cc: Building Division
South River Construction Inc

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

Respondent: SOUTHWINDS AT BOCA POINTE CONDOMINIUM ASSOCIATION, INC
6413 Congress Ave, Ste 100, Boca Raton, FL 33487

CEO: Steve G Bisch

Situs Address: Southwinds At Boca Pointe Hoa Inc Cinebar Dr, Boca Raton
Case No: C-2023-01050023
Association owned building exteriors.

PCN:

Zoned: RS

Violations:

- | | |
|----------|---|
| 1 | <p>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 The exterior of the screened porch enclosure of the building that houses unit 7590 has cracked or missing stucco as well as spalling concrete. Observed at the outer edge of the upper level screen room floor.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 01/09/2023 Status: CEH</p> |
| 2 | <p>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. The exterior of the screened porch enclosure of the building that houses unit 7606 has cracked or missing stucco observed at the outer edge of the upper level screen room floor.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 01/09/2023 Status: CEH</p> |
| 3 | <p>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 The exterior of the screened porch enclosure of the building that houses unit 7616 has cracked or missing stucco as well as spalling concrete observed at the outer edge of the upper level screen room floor.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 01/09/2023 Status: CEH</p> |
| 4 | <p>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 The exterior of the screened porch enclosure of the building that houses unit 7620 has cracked or missing stucco as well as spalling concrete observed at the outer edge of the upper level screen room floor.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 01/09/2023 Status: CEH</p> |
| 5 | <p>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 The exterior of the screened porch enclosure of the building that houses unit 7662 has cracked or missing stucco observed at the outer edge of the upper level screen room floor. Obtain necessary permits for the scope of work required.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 01/09/2023 Status: CEH</p> |

Agenda No.: 025

Complexity Level: -

Status: Active

Respondent: Valeiros LLC
9568 Balenciaga Ct, Delray Beach, FL 33446-2304

CEO: Steve G Bisch

Situs Address: 17962 Wagon Wheel Dr, Boca Raton, FL

Case No: C-2023-07030017

PCN: 00-42-43-27-05-071-1140

Zoned: AGR

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 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, Fill dirt has been brought in and raised the elevation of a portion of the lot without a valid building permit.

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, Fill dirt has been brought in and raised the elevation of a portion of the lot

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.9

Issued: 07/27/2023 **Status:** REO

cc: Commissioners
Perry, Mark A Esq

Agenda No.: 026 **Complexity Level:** - **Status:** Active
Respondent: WITNEY B CONDOMINIUM ASSOCIATION, INC. **CEO:** Steve G Bisch
 8751 W Broward Blvd, Ste 410, Plantation, FL 33324
Situs Address: 15500 Lakes of Delray Blvd, Building Witney B-5, Delray Beach, FL **Case No:** C-2023-05050012
PCN: 00-42-46-23-28-005- **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, Stair steps have been cut from the metal stairways that serve the buildings of Witney B and are being replaced/repared without a valid building permit.

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

Issued: 05/09/2023 **Status:** CEH

cc: Code Enforcement
Thompson, Gregory
Witney B Condominium Association, Inc

Agenda No.: 027 **Complexity Level:** - **Status:** Active
Respondent: Ciceroni, Robert F **CEO:** Brian Burdett
 7504 Grapeview Blvd, Loxahatchee, FL 33470-5202
Situs Address: 7504 Grapeview Blvd, Loxahatchee, FL 33470 **Case No:** C-2022-11290042
PCN: 00-41-42-29-00-000-5100 **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. More specifically, 4 foot wood fence permit # B-2013-013287 has become inactive or expired.

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

Issued: 12/15/2022 **Status:** SIT

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 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, metal and wood fencing 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:** CLS
- 3 **Details:** A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district. More specifically, more than three recreational vehicle on property.
Code: Unified Land Development Code - 6.D.1.A.1
Issued: 12/15/2022 **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, fill dirt has been erected or installed without a valid building permit. 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, fill dirt.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 12/15/2022 **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, several commercial tractor trailers stored on a residential property.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 12/15/2022 **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, storage structure (shipping container) 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:** 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, several exterior lighting with concrete posts 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:** SIT

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

	<p>Code: Unified Land Development Code - 6.A.1.B.2.a Issued: 02/14/2023 Status: CLS</p>
2	<p>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 including but not limited to semi fiberglass hood placed out for pick-up.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/14/2023 Status: CLS</p>
3	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, black chain link fencing with gate and concrete columns has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/14/2023 Status: CLS</p>
4	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, metal roofed accessory structure/ pole barn has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/14/2023 Status: CLS</p>

cc: Building Division

Agenda No.: 029 **Complexity Level:** - **Status:** Postponed
Respondent: Hernandez, Maitee Ochoa; Hernandez Quilez, Silvia D **CEO:** Brian Burdett
 15287 74th St N, Loxahatchee, FL 33470-4499
Situs Address: 15287 74th St N, Loxahatchee, FL **Case No:** C-2023-04060032
PCN: 00-41-42-30-00-000-5180 **Zoned:** AR

Violations:	<p>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. More specifically, multiple semi-trailers parked on the property.</p> <p>Code: Unified Land Development Code - 6.A.1.B.2.a Issued: 04/19/2023 Status: CEH</p>
	<p>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.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/19/2023 Status: CEH</p>
	<p>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 at the front of the property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/19/2023 Status: CEH</p>

Agenda No.: 030 **Complexity Level:** - **Status:** Active
Respondent: Mais, Gabriella M; Mertus, Anne M **CEO:** Brian Burdett
 12120 79th Ct N, West Palm Beach, FL 33412-2262
Situs Address: 12120 79th Ct N, West Palm Beach, FL 33412 **Case No:** C-2023-07130003
PCN: 00-41-42-27-00-000-1270 **Zoned:** AR

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

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-2007-007402-0000, Accessory Dwelling (In-law quarters) has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 07/24/2023 **Status:** SIT
- 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. Specifically, Permit # B-2007-07399-0000, Addition renovation single family, has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 07/24/2023 **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. Specifically, Permit # B-2004-013849-0000, convert porch to living room, has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 07/24/2023 **Status:** CLS

cc: Code Enforcement

Agenda No.: 031

Complexity Level:-

Status: Active

Respondent: Molina, Gabriel

CEO: Brian Burdett

15922 80th Ln N, Loxahatchee, FL 33470-3135

Situs Address: 15922 80th Ln N, Loxahatchee, FL 33470

Case No: C-2023-06280009

PCN: 00-41-42-19-00-000-8080

Zoned: AR

Violations:

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: open storage including but not limited to shingles, pallets, buckets, tar paper and trash containers.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/30/2023 **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, several wood structures has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/30/2023 **Status:** SIT
- 3 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically chain link fence in need of repair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/30/2023 **Status:** SIT
- 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, accessory building prefab12X24 shed, permit #B2019-018883 has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 06/30/2023 **Status:** CLS

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

- 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: 06/30/2023 **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. More specifically, chain link and wood fence structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/30/2023 **Status:** SIT
- 7 **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, permanently shed structure with certificate of occupancy.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.1
Issued: 06/30/2023 **Status:** SIT

Agenda No.: 032	Complexity Level: -	Status: Postponed
Respondent: Noel, Marcha 17271 Temple Blvd, Loxahatchee, FL 33470-3029		CEO: Brian Burdett
Situs Address: 17271 Temple Blvd, Loxahatchee, FL 33470		Case No: C-2022-11070001
PCN: 00-40-42-23-00-000-6140		Zoned: AR
Violations:	<ul style="list-style-type: none"> 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. More specifically, open storage including but not limited to household trash bags and generator. Code: Palm Beach County Property Maintenance Code - Section 14-35 (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. More specifically, wood fence and columns with lighting 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: CEH 3 Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically semi tractor trailer parked in a residential zone. Code: Unified Land Development Code - 6.A.1.B.2.a Issued: 12/09/2022 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, pole barn structure with open sides 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: 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, pole barn structure with sides 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 	

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

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 04/10/2023 **Status:** CEH

Agenda No.: 035 **Complexity Level:** - **Status:** Removed
Respondent: Dutra, Cleber A **CEO:** Richard F Cataldo
22793 Tradewind Rd, Boca Raton, FL 33428-5662
Situs Address: 22793 Tradewind Rd, Boca Raton, FL **Case No:** C-2023-08300006
PCN: 00-41-47-25-09-000-2500 **Zoned:** RS

- 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. More specifically, an RV trailer parked in the front setback.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 08/30/2023 **Status:** CLS
 - 2** **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, an RV trailer not parked in the side or rear yard and screened from view.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 08/30/2023 **Status:** CLS

cc: Code Enforcement

Agenda No.: 036 **Complexity Level:** - **Status:** Removed
Respondent: AYOUB SHEHATA A BUOYA FAMILY TRUST **CEO:** Frank A Davis
881 Prairie Rd, West Palm Beach, FL 33406
Situs Address: 881 Prairie Rd, West Palm Beach, FL 33406 **Case No:** C-2023-06060018
PCN: 00-43-44-05-18-003-0100 **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, Pavers has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/07/2023 **Status:** CLS

cc: Code Enforcement
The Buoya Family Trust

Agenda No.: 037 **Complexity Level:** 1 **Status:** Removed
Respondent: D & E REAL ESTATE INVESTMENTS LLC **CEO:** Frank A Davis
4440 W Tiffany Dr, Ste 9, West Palm Beach, FL 33407-3271
Situs Address: 2441 Ranch House Rd, A, West Palm Beach, FL **Case No:** C-2023-03060031
PCN: 00-43-44-05-00-007-0012 **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, Canopy has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/06/2023 **Status:** CLS

cc: Code Enforcement
D & E Real Estate Investments Llc

Agenda No.: 038 **Complexity Level:** 1 **Status:** Removed
Respondent: PEREZ, JANET BLANCO **CEO:** Frank A Davis
2550 Summit Blvd, West Palm Beach, FL 33406-4227
Situs Address: 2550 Summit Blvd, West Palm Beach, FL **Case No:** C-2023-03010024
PCN: 00-43-44-05-09-021-0070 **Zoned:** RS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 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, Addition has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/08/2023 **Status:** CLS

cc: Code Enforcement

Agenda No.: 039 **Complexity Level:** - **Status:** Removed
Respondent: RICE, FLORENCE M **CEO:** Frank A Davis
2620 Homewood Rd, West Palm Beach, FL 33406-3108

Situs Address: 2620 Homewood Rd, West Palm Beach, FL **Case No:** C-2023-06120009
PCN: 00-43-44-05-06-016-0020 **Zoned:** RS

Violations: 2 **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, a Tractor Trailer.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 06/13/2023 **Status:** CLS

cc: Rice, Florence M

Agenda No.: 040 **Complexity Level:** 1 **Status:** Removed
Respondent: UNIVERSE NEWWAVE INVESTMENTS LLC **CEO:** Frank A Davis
4613 N University Dr, Pompano Beach, FL 33067-4602

Situs Address: 4762 Canal Rd, West Palm Beach, FL **Case No:** C-2023-04140008
PCN: 00-42-44-01-06-001-0010 **Zoned:** RH

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, Garage has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/24/2023 **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, Multiple Sheds has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/24/2023 **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, 4' Chain Link Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/24/2023 **Status:** CLS

7 **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 Large Trailer full of Tires.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 04/24/2023 **Status:** CLS

8 **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, Car Hood, Tire and Misc Debris.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

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

5 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-2018-032972 has become inactive or expired.

The final inspection shall be made after all work required by the building permit is completed. More Specifically, obtain final inspection and sign-off for permit # E-2018-032972

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 110.3.10

Issued: 03/14/2023 **Status:** CEH

6 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2018-022983 has become inactive or expired.

The final inspection shall be made after all work required by the building permit is completed. More Specifically, Permit # 2018-022983 requires final inspection sign off to be completed.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 110.3.10

Issued: 03/14/2023 **Status:** CEH

Agenda No.: 047 **Complexity Level:** 1 **Status:** Active
Respondent: Ortiz, Daniel; Ortiz, Dayami **CEO:** Jose Feliciano
4396 Foss Rd, Lake Worth Beach, FL 33461-4410
Situs Address: 4396 Foss Rd, Lake Worth, FL **Case No:** C-2023-05170008
PCN: 00-43-44-30-09-000-0461 **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. More Specifically; the commercial semi tractor trailer cab parked at property is in violation of this code section.

No person shall park, store, or keep equipment, a commercial vehicle, recreational vehicle, marine vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, on any public street, or other thoroughfare or any R-O-W within a residential district 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.A.1.B.2.a
Unified Land Development Code - 6.D.1.A.4.a.1

Issued: 05/26/2023 **Status:** CEH

cc: M.D.D. Transporter, Inc.

Agenda No.: 048 **Complexity Level:** 1 **Status:** Removed
Respondent: Ritola, Brian M **CEO:** Jose Feliciano
1726 W Terrace Dr, Lake Worth Beach, FL 33460-6457
Situs Address: 907 Hi St, Lake Worth, FL **Case No:** C-2023-07310022
PCN: 00-43-44-20-06-000-0460 **Zoned:** RH

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. More Specifically; Cinderblocks piled into a wall-like structure at rear south duplex apt 1 and openly stored and debris present throughout property exterior.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/31/2023 **Status:** CLS

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

- 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. More Specifically: vegetation throughout property is overgrown, uncultivated and not being maintained.

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)
Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 07/31/2023 **Status:** CLS
- 3 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. More Specifically; windows are covered by retractable awnings in closed positions which are obstructing required light, ventilation and Fire-Egress from front dwelling structure
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 07/31/2023 **Status:** CLS
- 4 **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: 07/31/2023 **Status:** CLS

Agenda No.: 049 **Complexity Level:** 1 **Status:** Active
Respondent: Rosa, Juan **CEO:** Jose Feliciano
 702 State St, Lake Worth Beach, FL 33461-3030
Situs Address: 702 State St, Lake Worth, FL **Case No:** C-2023-07270013
PCN: 00-43-44-20-01-049-0130 **Zoned:** RH

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.

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. More Specifically; all landscape throughout property is overgrown and not being maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 07/31/2023 **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: 07/31/2023 **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, wooden addition being constructed at side of dwelling structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/31/2023 **Status:** CEH

Agenda No.: 050 **Complexity Level:** 1 **Status:** Active
Respondent: Brizeus, Guerdy; Mentor, Djerry **CEO:** Caroline Foulke
 5997 Westfall Rd, Lake Worth, FL 33463-6736
Situs Address: 5997 Westfall Rd, Lake Worth, FL **Case No:** C-2023-06080004
PCN: 00-42-44-34-21-000-3860 **Zoned:** RS

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

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, chain link fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/08/2023 **Status:** CEH

Agenda No.: 053 **Complexity Level:** 1 **Status:** Removed
Respondent: MONTERO, OSCAR A **CEO:** Caroline Foulke
4114 Sandpine Cir, Boynton Beach, FL 33436-2660
Situs Address: 4114 Sandpine Cir, Boynton Beach, FL **Case No:** C-2023-05010024
PCN: 00-42-45-24-10-013-0200 **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, sheds on property without required permits 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.: 054 **Complexity Level:** 1 **Status:** Active
Respondent: H E H OKEECHOBEE LLC **CEO:** John Gannotti
505 S Flagler Dr, Ste 1100, West Palm Beach, FL 33401
Situs Address: 4449 Okeechobee Blvd, West Palm Beach, FL **Case No:** C-2023-07120032
PCN: 00-42-43-24-11-000-0010 **Zoned:** CG

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-2007-011206-0000 2 B07010656 Sign - Wall Supported has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 07/12/2023 **Status:** CEH

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-2007-011205-0000 2 B07010652 Sign - Wall Supported has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 07/12/2023 **Status:** CEH

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 mattresses, shopping carts, plastic bags, papers, boxes, vegetative debris etc.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/12/2023 **Status:** CLS

5 **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 pot holes, cracks etc.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 07/12/2023 **Status:** CLS

cc: H E H Okeechobee Llc
H E H Okeechobee Llc

Agenda No.: 055 **Complexity Level:** 1 **Status:** Removed
Respondent: Henry, Christopher W; Henry, Michelle S **CEO:** John Gannotti

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

14405 Saint Gregory Way, Accokeek, MD 20607-2925

Situs Address: 4558 Hibiscus Ave, West Palm Beach, FL

Case No: C-2023-09070010

PCN: 00-42-43-24-06-000-0190

Zoned: RM

Violations:

2 **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. More specifically overgrown grass.

Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)

Issued: 09/11/2023

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 the white PVC fence in disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)

Issued: 09/11/2023

Status: CLS

cc: Henry, Christopher W
Henry, Michelle S

Agenda No.: 056

Complexity Level: 1

Status: Removed

Respondent: JOT & TITTLE VENTURES LLC

CEO: John Gannotti

1840 SW 22nd St, Fl 4, Miami, FL 33145

Situs Address: 4673 Martha Louise Dr, West Palm Beach, FL

Case No: C-2023-08250028

PCN: 00-42-43-24-20-000-0060

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, installation of a window has been erected or installed without a valid building permit.

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

Issued: 09/08/2023

Status: CLS

cc: Jot & Tittle Ventures Llc

Agenda No.: 057

Complexity Level: 1

Status: Active

Respondent: WALTHAM C CONDOMINIUM ASSOCIATION, INC.

CEO: John Gannotti

52 Waltham C, West Palm Beach, FL 33417

Situs Address: Waltham C, West Palm Beach, FL

Case No: C-2023-08090022

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 soffits, exterior stairway, deck, porch, balcony, railings and all other appurtenances.

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

Issued: 08/14/2023

Status: CEH

cc: Code Enforcement
Waltham C Condominium Association, Inc.

Agenda No.: 058

Complexity Level: 1

Status: Active

Respondent: WELLINGTON M CONDOMINIUM ASSOCIATION, INC

CEO: John Gannotti

101 Wellington M, West Palm Beach, FL 33417

Situs Address: Wellington M, West Palm Beach, FL

Case No: C-2023-06290004

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/all exterior stairway, deck, porch, balcony, railings and all other appurtenances.

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

Issued: 06/30/2023

Status: CEH

cc: Wellington M Condominium Association, Inc.

Agenda No.: 059

Complexity Level: 1

Status: Active

Respondent: WINDSOR M CONDOMINIUM ASSOCIATION, INC.

CEO: John Gannotti

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

400 S Dixie Hwy, Ste 420, Boca Raton, FL 33432

Situs Address: Windsor M, West Palm Beach, FL

Case No: C-2023-08020012

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 exterior stairway, deck, porch, balcony, railings and any other appurtenances in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 08/03/2023 | Status: CEH |
|----------|---|--------------------|

cc: Windsor M Condominium Association, Inc.

Agenda No.: 060

Complexity Level: 1

Status: Active

Respondent: Zhang, Jing

CEO: John Gannotti

2228 Arterra Ct, Royal Palm Beach, FL 33411-1417

Situs Address: Westgate Ave, West Palm Beach, FL

Case No: C-2023-04120013

PCN: 00-43-43-30-03-030-0530

Zoned: CG

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.

Only uses identified with a "P" are allowed in the zoning district, subject to the Supplementary Use Standards and the other applicable requirements of this Code.

More specifically, Parking/storing/keeping vehicles, boats, trailers and similar items on a vacant lot in the CG/USA Zoning District is not a permitted Use.
Code: Unified Land Development Code - 4.A.7.C.6
Unified Land Development Code - 4.B.5.A Industrial Use Table
Issued: 05/18/2023 | Status: CEH |
|----------|---|--------------------|

cc: Code Enforcement

Agenda No.: 061

Complexity Level: -

Status: Active

Respondent: Stanley, Billy J

CEO: Elizabeth A Gonzalez

12439 Tangerine Blvd, West Palm Beach, FL 33412-2041

Situs Address: 12439 Tangerine Blvd, West Palm Beach, FL

Case No: C-2023-07030015

PCN: 00-41-42-34-00-000-1120

Zoned: AR

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: 07/19/2023 | 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 west driveway expansion with turnout and culvert has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/19/2023 | 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, the east driveway with turnout and culvert has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/19/2023 | Status: CEH |

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

Violations:

1 **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, _____.

Code: PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 05/24/2023 **Status:** CEH

Agenda No.: 064 **Complexity Level:** 1 **Status:** Removed
Respondent: Avila, Albert; D'Ippolito, Margaret **CEO:** Dennis A Hamburger
7758 Springfield Lake Dr, Lake Worth, FL 33467-7893
Situs Address: 7758 Springfield Lake Dr, Lake Worth, FL **Case No:** C-2023-07280018
PCN: 00-42-45-09-23-000-1090 **Zoned:** RTS

Violations:

1 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.

Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 08/01/2023 **Status:** CLS

Agenda No.: 065 **Complexity Level:** 1 **Status:** Removed
Respondent: Chery, Jessica **CEO:** Dennis A Hamburger
5717 Kimberton Way, Lake Worth, FL 33463-6693
Situs Address: 5717 Kimberton Way, Lake Worth, FL **Case No:** C-2023-08010021
PCN: 00-42-44-34-04-011-0030 **Zoned:** RS

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: 08/03/2023 **Status:** CLS

2 **Details:** Every door, window and other outside opening utilized or intended for ventilation purposes serving any structure containing habitable rooms, shall have approved, tightly fitting screens of not less than 16 mesh per inch.

Code: Palm Beach County Property Maintenance Code - Section 14-43 (a) (1)
Issued: 08/03/2023 **Status:** CLS

Agenda No.: 066 **Complexity Level:** 1 **Status:** Removed
Respondent: Culberson, Roland E; Culberson, Linda G **CEO:** Dennis A Hamburger
6884 Florida Dr, Lake Worth, FL 33462-3781
Situs Address: 6884 Florida Dr, Lake Worth, FL **Case No:** C-2023-07110011
PCN: 00-43-45-06-01-005-0070 **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, an accessory building 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
DECEMBER 06, 2023 9:00 AM**

Issued: 07/20/2023

Status: CEH

Agenda No.: 069

Complexity Level: 3

Status: Postponed

Respondent: 112 South Place LLC

CEO: Dwayne E Johnson

50 SE 4th Ave, Delray Beach, FL 33483

Situs Address: 11305 S State Road 7, Boynton Beach, FL 33473

Case No: C-2022-10140003

PCN: 00-42-43-27-05-061-0011

Zoned: AGR-PUD

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, permit # AP-2017-006721-0000 for Agricultural Improvement Building 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 # AP-2017-006721-0000 for Agricultural Improvement Building has not been completed.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
- Issued:** 11/28/2022 **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/outdoor storage of inoperable motor vehicles, recreational vehicles, campers, automotive parts, tires, boats, trash, debris, metal, plastic containers, construction debris, garbage or similar items on property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
- Issued:** 11/28/2022 **Status:** CEH
- 4** **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, property being used as a campground to park, store campers/recreational vehicles which is a prohibited use of property.
- Code:** Unified Land Development Code - 4.A.7.C
Unified Land Development Code - 4.A.7.C.6
Unified Land Development Code - 4.B.3.C.2.c.
- Issued:** 11/28/2022 **Status:** CEH
- 5** **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, storage container(s) installed on property Flood Plain Development approval.
- Code:** Unified Land Development Code - 18.A.4.B & 18.A.4.C
- Issued:** 11/28/2022 **Status:** CEH

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

6 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, shed has been installed on property without Flood Plain Development approval.

Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 11/28/2022 **Status:** CEH

7 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, shade structure(s) installed on property without Flood Plain Development approval.

Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 11/28/2022 **Status:** CEH

cc: 112 South Place Llc
112 South Place Llc

Agenda No.: 070 **Complexity Level:** - **Status:** Postponed
Respondent: Bolling, Scott J **CEO:** Dwayne E Johnson
PO BOX 480729, Delray Beach, FL 33448-0729
Situs Address: 9717 Happy Hollow Rd, Delray Beach, FL **Case No:** C-2023-02240030
PCN: 00-42-46-18-04-001-0000 **Zoned:** AGR-PUD

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, structures have been erected on the property without a valid building permit. Please 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
Apply online for permits: <https://www.pbcgov.org/epzb>
Email: PZB-BLD-PermitAssist@pbcgov.org
Office: 2300 N. Jog Road - W.P.B, FL 33411

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2023 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 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, permits for the fence on your property (#B-2021-023275-0000), as indicated in Building Permit records has become inactive or expired and requires reactivation or a Certificate of Completion (COC) in application from the County Building Department.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 09/01/2022 **Status:** CEH

cc: Torres, Javier

Agenda No.: 078 **Complexity Level:** 1 **Status:** Active
Respondent: Homme, Lourdy Petit **CEO:** Ray F Leighton
 1381 SW Paar Dr, Port Saint Lucie, FL 34953-6165
Situs Address: 736 Dogwood Rd, West Palm Beach, FL **Case No:** C-2023-03200037
PCN: 00-42-43-25-08-021-0070 **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, window(s) 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:** 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, enclosing the garage without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/21/2023 **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, installing a paver brick parking pad without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/21/2023 **Status:** SIT
- 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: 03/21/2023 **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. More specifically, a PVC 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:** 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, a shed 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:** SIT

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

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/17/2023 **Status:** SIT

cc: Code Enforcement

Agenda No.: 082 **Complexity Level:** - **Status:** Active
Respondent: MORRIS, BITHIAH; LEBLANC, LINDA; Bithiah Morris and Serve: Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Unde or Against the Estate of Linda Leblanc and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (5929 Cayman Circle West, West Palm Beach, FL 33407 and 00-42-43-01-05-018-0260).

Situs Address: 5929 Cayman Cir W, West Palm Beach, FL **Type:** Repeat
PCN: 00-42-43-01-05-018-0260 **Case No:** C-2023-10100034
Zoned: RM

Violations:

- 1** **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 white vehicles 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: 10/13/2023 **Status:** SIT
- 2** **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: 10/13/2023 **Status:** SIT

cc: Code Enforcement

Agenda No.: 083 **Complexity Level:** - **Status:** Removed
Respondent: ANGELESCU, VICTORIA S **CEO:** Nedssa Merise
8744 Uranus Ter, Lake Park, FL 33403-1685

Situs Address: 8744 Uranus Ter, West Palm Beach, FL **Case No:** C-2023-07200013
PCN: 00-43-42-19-04-000-0151 **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.
- Please cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 07/21/2023 **Status:** CLS

cc: Code Enforcement

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

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, 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: 06/15/2023

Status: CLS

9 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.

Post the numerical address on the premises.

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

Issued: 06/15/2023

Status: CLS

Agenda No.: 088

Complexity Level: -

Status: Removed

Respondent: FORIERE, ROBERTO; FORIERE, GRETA
PO BOX 8922, Jupiter, FL 33468-8922

CEO: Nedssa Merise

Situs Address: 8783 Lyndall Ln, West Palm Beach, FL

Case No: C-2023-06280031

PCN: 00-43-42-19-00-000-3104

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.

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 plastic, buckets, wheelbarrow, metal post, trash or any items storage on the property.

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

Issued: 07/05/2023

Status: CLS

2 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: 07/05/2023

Status: CLS

cc: Code Enforcement

Agenda No.: 089

Complexity Level: -

Status: Removed

Respondent: JONES, CARLTON C
5422 Marcia Pl, West Palm Beach, FL 33407-1669

CEO: Nedssa Merise

Situs Address: 5422 Marcia Pl, West Palm Beach, FL 33407

Case No: C-2023-05310007

PCN: 00-42-43-02-01-005-0020

Zoned: RM

Violations:

1 Details: More specifically, paint the boards over the windows, white or the color of the house.

Code: Palm Beach County Property Maintenance Code - PBCPMC 14-31 (c) 2

Issued: 05/31/2023

Status: CEH

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

5674 Gramercy Dr, West Palm Beach, FL 33407-1624

Situs Address: 5764 Gramercy Dr, West Palm Beach, FL

Case No: C-2023-06140018

PCN: 00-42-43-02-01-008-0030

Zoned: RM

Violations:

- | | |
|----------|--|
| 1 | <p>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.</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 tires, yard debris, buckets or any items storage on the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/15/2023 Status: SIT</p> |
| 3 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, addition/structure behind the property has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the addition/structure behind the property or remove the addition/structure behind the property.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/15/2023 Status: SIT</p> |
| 4 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence (PVC, Metal and concrete columns) has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the fence (PVC, Metal and concrete columns) or remove the fence (PVC, Metal and concrete columns).</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/15/2023 Status: SIT</p> |
| 5 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, window replacement has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the window replacement or remove the window replacement.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/15/2023 Status: SIT</p> |
| 6 | <p>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.</p> <p>Paint all areas where the paint is peeling, flaking and/or chipped. More specifically, paint the area near the door</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 06/15/2023 Status: CLS</p> |

cc: Code Enforcement
Saintilus, Emmanuel
Saintilus, Nirva L

Agenda No.: 095

Complexity Level: -

Status: Active

Respondent: St LOUIS, Jean L; St LOUIS, Junette B
5484 Eadie Pl, West Palm Beach, FL 33407-1677

CEO: Nedssa Merise

Situs Address: 5484 Eadie Pl, West Palm Beach, FL

Case No: C-2023-04060036

PCN: 00-42-43-02-01-001-0152

Zoned: RM

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

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: 01/06/2023 **Status:** SIT

cc: Code Enforcement

Agenda No.: 097 **Complexity Level:** 1 **Status:** Active
Respondent: Acosta, Yasmany; Sears, Jennie M **CEO:** Joanna Mirodias
 13016 Us Highway 441, Canal Point, FL 33438-9515
Situs Address: 13016 US Highway 441 N, Canal Point, FL **Case No:** C-2023-06010001
PCN: 00-37-41-27-01-062-0131 **Zoned:** AP

- 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: 06/23/2023 **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. More specifically, but not limited to, all pallets, construction materials, aluminum siding, tools, auto parts, appliances, barrels, buckets and other similar items shall be removed or properly stored.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/23/2023 **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, the accessory structures/storage containers have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/23/2023 **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, the fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/23/2023 **Status:** SIT

Agenda No.: 098 **Complexity Level:** 1 **Status:** Active
Respondent: Alpizar, Hector **CEO:** Joanna Mirodias
 1608 SE Avenue G, Lot 28, Belle Glade, FL 33430-4569
Situs Address: Old Conners Hwy, FL **Case No:** C-2023-07180007
PCN: 00-37-41-33-03-039-0010 **Zoned:** CG

- Violations:**
- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/18/2023 **Status:** CLS
 - 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, Contractor 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, Contractor Storage Yard.
Code: Unified Land Development Code - 4.A.7.C
 Unified Land Development Code - 4.A.7.C.6
Issued: 07/18/2023 **Status:** SIT

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

- Issued:** 08/02/2023 **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, M-2022-045684-0000 (Mechanical Equipment) needs a Certificate of Completion.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 08/02/2023 **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 # B-2020-019664-0000 (sign wall supported) has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 08/02/2023 **Status:** SIT
- 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-2020-019664-0000 needs a Certificate of Completion.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 08/02/2023 **Status:** SIT
- 5** **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-2013-008786-0000 (sign wall supported) has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 08/02/2023 **Status:** SIT
- 6** **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-2013-008786-0000 (sign wall supported) needs a Certificate of Completion.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 08/02/2023 **Status:** SIT
- 7** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2013-008786-0001 (General Electrical) has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 08/02/2023 **Status:** CLS
- 8** **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-2013-008786-0001 (General Electrical) needs a Certificate of Completion.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 08/02/2023 **Status:** CLS
- 9** **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-2008-000552-0000 (Interior Improvement) has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 08/02/2023 **Status:** SIT

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

Violations:

- 1 **Details:** All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
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. 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, structural posts supporting the back patios of the 2nd story balconies and 1st floor patios for 5395 10th Fairway, Building 6, Units 1, 2, 3 & 4, Delray Beach, Florida are in disrepair and not being maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Palm Beach County Property Maintenance Code - Section 14-33 (d)
Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 10/21/2022 **Status:** CEH

- 2 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 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, bottom section of the wall in front of unit #4 is in disrepair.for 5395 10th Fairway, Building 6, Units 4, Delray Beach, Florida.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 10/21/2022 **Status:** CEH

cc: Townhomes Of Boca Delray Condominium Association, Inc.

Agenda No.: 110 **Complexity Level:** 1 **Status:** Active
Respondent: Alvarez, William J; Nunez, Israel G **CEO:** Steve R Newell
5432 Adams Rd, Delray Beach, FL 33484-8127
Situs Address: 15056 Jackson Rd, Delray Beach, FL **Case No:** C-2023-03090012
PCN: 00-42-46-23-02-000-2560 **Zoned:** RS

Violations:

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/22/2023 **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, an addition to the rear house has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/22/2023 **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. Specifically, security lights have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/22/2023 **Status:** CLS

cc: Code Enforcement

Agenda No.: 111 **Complexity Level:** - **Status:** Removed
Respondent: Alvarez, William; Castillo, Myrna **CEO:** Steve R Newell
5432 Adams Rd, Delray Beach, FL 33484-8127
Situs Address: 5432 Adams Rd, Delray Beach, FL **Case No:** C-2023-03220011
PCN: 00-42-46-23-02-000-2580 **Zoned:** RS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 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. Specifically, a brick paver driveway has been erected or installed without a valid building permit.

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

cc: Code Enforcement

Agenda No.: 112 **Complexity Level:** - **Status:** Active
Respondent: Rengifo Zevallos, David Cesar; Ayala Moreno, Sara **CEO:** Steve R Newell
 Ivonne; Rengifo, Walter
 11070 Model Cir E, Boca Raton, FL 33428-3976
Situs Address: 11070 Model Cir E, Boca Raton, FL **Case No:** C-2023-08160013
PCN: 00-41-47-26-11-000-0530 **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, covered porch has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/23/2023 **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. Specifically, pvc fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/23/2023 **Status:** CEH

Agenda No.: 113 **Complexity Level:** - **Status:** Active
Respondent: Redondo, Bruno; De Sa, Aliana Souza **CEO:** Steve R Newell
 11209 Model Cir W, Boca Raton, FL 33428-3985
Situs Address: 11209 Model Cir W, Boca Raton, FL **Case No:** C-2023-08160012
PCN: 00-41-47-26-11-000-0080 **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, a wood fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/23/2023 **Status:** CEH

2 **Details:** All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. Specifically the wood posts are is disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (d)
Issued: 08/23/2023 **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. Specifically, a storage unit has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/23/2023 **Status:** CEH

Agenda No.: 114 **Complexity Level:** - **Status:** Removed
Respondent: Edwards, Anthony; Edwards, Yvonne **CEO:** Steve R Newell
 22640 Sea Bass Dr, Boca Raton, FL 33428-4621
Situs Address: 22640 Sea Bass Dr, Boca Raton, FL **Case No:** C-2023-05080017
PCN: 00-41-47-27-04-002-0260 **Zoned:** RT

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

Violations: 1 **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. Specifically, the painted driveway apron between the street and the sidewalk.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 05/10/2023 **Status:** CLS

Agenda No.: 115 **Complexity Level:** - **Status:** Removed
Respondent: Jimenez, Ana D; Malpica, Magaly; Jimenez, Lazarao **CEO:** Steve R Newell
22340 Benidorm Dr, Boca Raton, FL 33428-6171
Situs Address: 22340 Benidorm Dr, Boca Raton, FL **Case No:** C-2023-06060010
PCN: 00-42-47-30-29-000-0150 **Zoned:** RH

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 screen enclosure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/29/2023 **Status:** CLS

cc: Malpica, Magaly

Agenda No.: 116 **Complexity Level:** - **Status:** Active
Respondent: Williams, Alanna E; Williams, Eric B **CEO:** Steve R Newell
18333 181st Cir S, Boca Raton, FL 33498-1631
Situs Address: 18333 181st Cir S, Boca Raton, FL **Case No:** C-2023-06290011
PCN: 00-41-47-01-10-013-0010 **Zoned:** RS

Violations: 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a mini split has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/30/2023 **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 screen enclosed Tiki Hut has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/30/2023 **Status:** CEH

cc: Code Enforcement

Agenda No.: 117 **Complexity Level:** 1 **Status:** Removed
Respondent: Astudillo Rodriguez, Matias G; Cortese Astudillo, Brianna **CEO:** Debbie N Plaud
N
9053 Artist Pl, Lake Worth, FL 33467-4707
Situs Address: 9053 Artist Pl, Lake Worth, FL **Case No:** C-2023-01250019
PCN: 00-42-44-30-01-009-0090 **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 fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/03/2023 **Status:** CLS

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

- 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. Specifically, permit #B-2016-018963-0000 has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 07/31/2023 **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. Specifically, permit #B-2016-018963-0000.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 07/31/2023 **Status:** CEH
- 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. Specifically, permit #B-2016-018962-0000 has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 07/31/2023 **Status:** CEH
- 5 **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, permit #B-2016-018962-0000.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 07/31/2023 **Status:** CEH

cc: Boca Wharfside, Llc
Boca Wharfside, Llc
Boca Wharfside, Llc

Agenda No.: 124	Complexity Level: 1	Status: Active
Respondent: Frolov, Aleksandr; Kirochkina, Olga 8276 Boca Rio Dr, Boca Raton, FL 33433-8317		CEO: Patrick L Prentice
Situs Address: 8276 Boca Rio Dr, Boca Raton, FL		Case No: C-2023-07210006
PCN: 00-42-47-29-10-000-1810		Zoned: RS
Violations:	<ul style="list-style-type: none"> 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 #E-2022-035543-0000 has become inactive or expired. Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 Issued: 07/24/2023 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. Specifically, permit #E-2022-035543-0000. Code: PBC Amendments to FBC 7th Edition (2020) - 111.5 Issued: 07/24/2023 Status: CEH 	

cc: Aleksandr Frolov, Olga Kirochkina

Agenda No.: 125	Complexity Level: 1	Status: Active
Respondent: Kadosh, David 13 Hashleem St, Migdal Heank, Israel		CEO: Patrick L Prentice
Situs Address: 8902 SW 8th St, Boca Raton, FL		Case No: C-2023-03060024
PCN: 00-42-47-29-03-034-0131		Zoned: RM

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

4	<p>Issued: 08/29/2023 Status: CEH</p> <p>Details: All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and shall be ordered by the building official to be abated by the owner, through repair and rehabilitation or by demolition and removal, in accordance with this code. The extent of repairs shall be determined by the building official.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 116.1</p> <p>Issued: 08/29/2023 Status: CEH</p>
5	<p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 08/29/2023 Status: CEH</p>
6	<p>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.</p> <p>Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.</p> <p>Issued: 08/29/2023 Status: CEH</p>
7	<p>Details: 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>Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.</p> <p>Issued: 08/29/2023 Status: CEH</p>

cc: Miller, George & Suggs, Pllc
The Rita McKeegan Revocable Trust Under Agreement Dated May 14, 2012

Agenda No.: 128	Complexity Level: -	Status: Removed
Respondent: Silva, Diego; Silva, Jenny 22412 Ensenada Way, Boca Raton, FL 33433-4627		CEO: Patrick L Prentice
Situs Address: 22412 Ensenada Way, Boca Raton, FL		Case No: C-2023-04060012
PCN: 00-42-47-29-04-004-0070		Zoned: RS
Violations:	<p>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 large concrete slab has been erected or installed on the northeast corner of the residence without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 04/11/2023 Status: CLS</p> <p>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 concrete slab has been erected or installed on the Southeast corner of the residence without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 04/11/2023 Status: CLS</p> <p>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 concrete walkway has been erected or installed along the northwest side of the residence without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 04/11/2023 Status: CLS</p>	

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

- 6 Details:** Roadside swales shall conform to applicable PBC Standards and shall be designed and constructed such that:
- 1) The flowline gradient is at least 0.30 percent, but not greater than 2.5 percent unless approved erosion protection is provided;
 - 2) The flowline gradient is equal to or slightly exceeds the longitudinal gradient of adjacent pavement;
 - 3) The water surface elevation of swale flow resulting from peak runoff based on the three-year rainfall event shall not exceed the adjacent edge of pavement at any point along the swale run. However, at least one storm sewer inlet or other acceptable discharge facility shall be provided for every 600 linear feet of swale, and no single swale run shall exceed 400 feet to an inlet; and,
 - 4) The soil adjacent to each inlet is protected from local scour by installation of a four-foot-wide perimeter apron of sod or concrete.
- >>>More specifically, aggregate has replaced grass in the swale / right-of-way. Restore the right-of-way to it's approved condition (grass).
- Code:** Unified Land Development Code - Article 11.E.4.E.2.b
Issued: 01/31/2023 **Status:** CLS
- 7 Details:** The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leak proof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.
- 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.
- >>>More specifically, GARBAGE CANS are being stored without screening from view. Store garbage containers so that they are screened from view from streets or public right-of-way.
- Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 01/31/2023 **Status:** CLS

Agenda No.: 132 **Complexity Level:** - **Status:** Active
Respondent: DOAN, HUONG T; NGUYEN, DIANA HOA; NGUYEN, JENNIFER HANH **CEO:** Ronald Ramos
 14815 Boxwood Dr, Palm Beach Gardens, FL 33418-7950
Situs Address: 14815 Boxwood Dr, Palm Beach Gardens, FL **Case No:** C-2023-04060062
PCN: 00-41-41-20-01-004-0100 **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, a WIRE/WOOD FENCE AND ALL GATE(S) , INCLUDING THOSE TRAVERSING THE EASEMENT (LOCATED ALONG THE SOUTHERN BOUNDARY) have been erected or installed without a valid building permit. Obtain required building permits for the WIRE/WOOD FENCE AND ALL GATE(S) , INCLUDING THOSE TRAVERSING THE EASEMENT (LOCATED ALONG THE SOUTHERN BOUNDARY) or remove the WIRE/WOOD FENCE AND ALL GATE(S) , INCLUDING THOSE TRAVERSING THE EASEMENT (LOCATED ALONG THE SOUTHERN BOUNDARY) .
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/24/2023 **Status:** SIT
- 3 Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
- >>>More specifically, the WOOD/WIRE FENCE (ALONG THE ROADWAY) is in disrepair. Repair/maintain all accessory structures in disrepair.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/24/2023 **Status:** SIT

Agenda No.: 133 **Complexity Level:** - **Status:** Active
Respondent: RUSSO, DENNIS F **CEO:** Ronald Ramos
 2324 Holly Ln, Palm Beach Gardens, FL 33410-1315
Situs Address: 9165 High Point Dr, West Palm Beach, FL **Case No:** C-2023-08040015
PCN: 00-43-42-17-02-001-0070 **Zoned:** RH

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

Violations: **2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Specifically: A 6ft privacy fence has been erected or installed without a valid building permit.

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

Agenda No.: 143 **Complexity Level:** - **Status:** Removed
Respondent: Rodriguez, Manuel A **CEO:** David T Snell
3194 Collin Dr, West Palm Beach, FL 33406-5042
Situs Address: 5209 Cannon Way, West Palm Beach, FL 33415 **Case No:** C-2022-10070004
PCN: 00-42-44-02-19-001-0290 **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 brick paver driveway has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/11/2022 **Status:** CLS

Agenda No.: 144 **Complexity Level:** 1 **Status:** Active
Respondent: Valenziano, Salvatore; Valenziano, Marcie E **CEO:** David T Snell
328 E Shadyside Cir, West Palm Beach, FL 33415-2527
Situs Address: 328 E Shadyside Cir, West Palm Beach, FL 33415 **Case No:** C-2023-07120026
PCN: 00-42-44-02-09-000-0050 **Zoned:** RS

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.

Specifically: The premises is utilized to store multiple inoperable vehicles which is a violation of this Section and Code.

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

2 **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: The grass, weeds and low-growing vegetation are not maintained as prescribed in this Section.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 07/14/2023 **Status:** CEH

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

Specifically: Vehicle parked on this "Unimproved surface of the Urban Suburban Tier.

Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 07/14/2023 **Status:** CEH

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

Specifically: All accessory structures, including detached fence, shall be maintained structurally sound and in good repair.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 07/14/2023 **Status:** CEH

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

- 5** **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
- Specifically: The roof of the primary structure has a blue tarp from the center of the roof to extending towards the rear of the primary structure which is an indication of a roof needing replaced or repair.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 07/14/2023 **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.
- 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: 07/14/2023 **Status:** CEH
- 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.
- Specifically: A shed has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/14/2023 **Status:** CEH

Agenda No.: 145 **Complexity Level:** 1 **Status:** Removed
Respondent: Angel, Arnuel **CEO:** Christina G Stodd
 6295 Fairgreen Rd, West Palm Beach, FL 33417-5403
Situs Address: 6295 Fair Green Rd, West Palm Beach, FL **Case No:** C-2023-06210031
PCN: 00-42-43-27-21-012-0010 **Zoned:** RS

- Violations:**
- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a paver driveway extension has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/22/2023 **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 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: 06/22/2023 **Status:** CLS

Agenda No.: 146 **Complexity Level:** 1 **Status:** Removed
Respondent: Jean Louis, Girol; Jean Louis, Junelson; Jean Louis, Mavota **CEO:** Christina G Stodd
 175 W 28th St, Riviera Beach, FL 33404-4406
Situs Address: Vilma Ln, FL **Case No:** C-2023-04060067
PCN: 00-42-43-25-00-000-3360 **Zoned:** RH

- Violations:**
- 3** **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 is in disrepair.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/10/2023 **Status:** CLS

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

- 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: 06/02/2023 **Status:** CEH
 - 2 **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: 06/02/2023 **Status:** CEH

cc: Code Enforcement
Joseph, Jamesey

Agenda No.: 154 **Complexity Level:** 2 **Status:** Postponed
Respondent: Palomino Properties Llc **CEO:** Charles Zahn
 5800 Peppertree Cir W, Davie, FL 33314-6918
Situs Address: 8087 Palomino Dr, Lake Worth, FL **Case No:** C-2023-06070031
PCN: 00-42-43-27-05-024-0151 **Zoned:** AR

- 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 storage yard is prohibited in the zoning district.

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, Contractor storage yard is prohibited in the zoning district.
Code: Unified Land Development Code - 4.A.7.C.6
Issued: 06/13/2023 **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: 06/13/2023 **Status:** CEH

Agenda No.: 155 **Complexity Level:** - **Status:** Active
Respondent: TROSPER, NANCY **CEO:** Ronald Ramos
 2867 Banyan Ln, Lake Park, FL 33403-1306
Situs Address: 2867 Banyan Ln, West Palm Beach, FL **Case No:** C-2023-04050015
PCN: 00-43-42-17-02-007-0190 **Zoned:** RH

- 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.

>>>More specifically, 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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/19/2023 **Status:** SIT
 - 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.

>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, there is a utility trailer parked in the front yard. >Remove utility trailer from the front setback or other area between the structure and street. Park utility trailer in the side or rear yard. >Park the utility trailer in the side or rear yard and screen the utility trailer from surrounding properties 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.b
Unified Land Development Code - 6.D.1.A.1.c

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

3	Issued: 04/19/2023	Status: SIT
	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.	
	>>>More specifically, there is a utility trailer parked on an unimproved surface. Please park vehicles on an improved surface or remove the vehicle(s).	
	Code: Unified Land Development Code - 6.D.1.A.4.a.2.b	
	Issued: 04/19/2023	Status: SIT
4	Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.	
	>>>More specifically, please discontinue parking any vehicles that do not meet the above criteria.	
	Code: Unified Land Development Code - 6.A.1.B.2.a	
	Issued: 04/19/2023	Status: CLS

Agenda No.: 156	Complexity Level: -	Status: Active																		
Respondent: Luevanos, Gabriel Cordova 4535 Jill Pl, Lake Worth, FL 33463-4448		CEO: Jen L Batchelor																		
Situs Address: 8810 Apache Blvd, Loxahatchee, FL		Type: Irreparable																		
PCN: 00-41-42-19-00-000-1350		Case No: C-2023-10260015																		
		Zoned: AR																		
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">1</td> <td style="width: 15%;">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.</td> </tr> <tr> <td></td> <td>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, indoor/outdoor entertainment in the Agricultural Residential district.</td> </tr> <tr> <td></td> <td>Code: Unified Land Development Code - 4.A.7.C.6</td> </tr> <tr> <td></td> <td>Issued: 10/26/2023</td> </tr> <tr> <td></td> <td style="text-align: right;">Status: SIT</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Details: Operating, playing or using any loud speaker, loud speaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land shall be prohibited.</td> </tr> <tr> <td></td> <td>Code: Unified Land Development Code - 5.E.4.B.1.c.</td> </tr> <tr> <td></td> <td>Issued: 10/26/2023</td> </tr> <tr> <td></td> <td style="text-align: right;">Status: SIT</td> </tr> </table>		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, indoor/outdoor entertainment in the Agricultural Residential district.		Code: Unified Land Development Code - 4.A.7.C.6		Issued: 10/26/2023		Status: SIT	2	Details: Operating, playing or using any loud speaker, loud speaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land shall be prohibited.		Code: Unified Land Development Code - 5.E.4.B.1.c.		Issued: 10/26/2023		Status: SIT
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.																			
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	Issued: 10/26/2023																			
	Status: SIT																			
2	Details: Operating, playing or using any loud speaker, loud speaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land shall be prohibited.																			
	Code: Unified Land Development Code - 5.E.4.B.1.c.																			
	Issued: 10/26/2023																			
	Status: SIT																			
cc: Pbso																				

Agenda No.: 157	Complexity Level: -	Status: Active
Respondent: Breckenridge Condominium Association, Inc. 4455 Military Trl, Ste 200, Jupiter, FL 33458		CEO: Christina G Stodd
Situs Address: 5149 Breckenridge Pl, West Palm Beach, FL 33417		Case No: C-2022-06030005
PCN: 00-42-43-26-22-000-		
RE: Case added to Dec 6, 2023, CEH to amend SMO dated October 5, 2022 due to remove PCN from the settlement agreement.		
cc: The Breckenridge Condominium Association, Inc		

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. "