

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 15, 2023 9:00 AM

	Issued: 02/07/2020		Status: MCEH
2	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/07/2020 Status: MCEH		
4	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, an accessory structure has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 6th Edition (2017) - 105.1 Issued: 02/07/2020 Status: MCEH		

Agenda No.: 004	Complexity Level: -	Status: Active									
Respondent: Wiita, Dalton Turner 16860 Murcott Blvd, Loxahatchee, FL 33470-2759		CEO: Brian Burdett									
Situs Address: 16860 Murcott Blvd, Loxahatchee, FL 33470		Case No: C-2021-10120017									
PCN: 00-40-42-13-00-000-7740		Zoned: AR									
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td colspan="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 accessory structure (pole barn) has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/19/2021 Status: MCEH </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">2</td> <td colspan="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 accessory structure, located at the N.E. side of the property has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/19/2021 Status: MCEH </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">3</td> <td colspan="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 fence with gate has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/19/2021 Status: MCEH </td> </tr> </table>		1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, an accessory structure (pole barn) has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/19/2021 Status: MCEH		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 accessory structure, located at the N.E. side of the property has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/19/2021 Status: MCEH		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 fence with gate has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/19/2021 Status: MCEH	
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Agenda No.: 005	Complexity Level: -	Status: Active			
Respondent: M&A CAPITAL INVESTMENT INC 6901 Okeechobee Blvd, Royal Palm Beach, FL 33411-2511		CEO: Jose Feliciano			
Situs Address: 4226 42nd Ave S, Lake Worth, FL 33461		Case No: C-2021-11090039			
PCN: 00-42-44-25-00-000-1160		Zoned: RM			
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td colspan="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, dwelling structure has been demolished without a valid building permit. The final inspection shall be made after all work required by the building permit is completed. More Specifically, Final inspection and sign-off is required for demolition permit.. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10 Issued: 11/09/2021 Status: MCEH </td> </tr> </table>		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, dwelling structure has been demolished without a valid building permit. The final inspection shall be made after all work required by the building permit is completed. More Specifically, Final inspection and sign-off is required for demolition permit.. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10 Issued: 11/09/2021 Status: MCEH	
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- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 10/22/2019 **Status:** MCEH
- 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 # M-2010-010541-0000 Hood -Commercial Coo... , is inactive. Resolve through Building Division.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 10/22/2019 **Status:** MCEH
- 8 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #B-2007-036418-0000 B08000982 Sign - Wall Supporte..., has become inactive or expired. Resolve through Building Division.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 10/22/2019 **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-2007-032454-0000 B07027200 Sign - Wall Supporte... , has become inactive or expired. Resolve through the Building Division.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 10/22/2019 **Status:** CLS
- 10 **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-1998-021748-0000 B98016746 Fence - Commercial , has become inactive or expired. Resolve through the Building Division.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 10/22/2019 **Status:** CLS
- 11 **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. Replacement of vegetation shall comply with the following:
1. Trees shall be in accordance with Table 7.E.3.C, Vegetation Credit and Replacement, and subject to the Tree Removal and Replacement Permit pursuant to Art. 7.B.5.
 2. Shrubs shall be in accordance with the original size as required under each type of Buffer consistent with Art.7 Landscaping or Conditions of Approval.
 3. A wall or fence shall be in accordance with the original height, and the same construction material as required under each type of Buffer consistent with Art.7, Landscaping or Conditions of Approval, and subject to a Permit approval process.
 4. A hedge shall be in accordance with the original height as required under each type of Buffer consistent with Art. 7, Landscaping or Conditions of Approval, where applicable.
 5. Ground Treatment shall be in accordance with Art. 7.D.7, Ground Treatment or Conditions of Approval, where applicable
- Code:** Unified Land Development Code - 7.F.3. B.
Issued: 10/22/2019 **Status:** CEH

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- 12 Details:** The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. More specifically, landscaping shall be perpetually maintained as reflected on the approved site plan for control # 1992-41.
Code: Unified Land Development Code - 2.A.6.B.4
Issued: 10/22/2019 **Status:** CEH
- 13 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a storage unit has been placed on the site without permits having been obtained for same.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 10/22/2019 **Status:** CEH
- 14 Details:** The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. More specifically, dumpster is not being maintained in the location specified on the approved Site Plan for Control # 1992-41.
Code: Unified Land Development Code - 2.A.6.B.4
Issued: 10/22/2019 **Status:** CLS
- 15 Details:** Screening - Containers shall be screened from view by a solid opaque enclosure. The open end of the enclosure shall have an opaque gate which provides a minimum of ten feet of clearance when open for service. All exposed exterior sides of the enclosure, other than the open end, shall be landscaped with one 36-inch-high shrub planted 24 inches on center. If improvements are proposed for previously approved containers, screening shall be provided to the greatest extent possible. More specifically, Assure that the dumpster meets and is maintained in accordance with the screening requirement stated herein.
Code: Unified Land Development Code - 5.B.1.A.8.d.
Issued: 10/22/2019 **Status:** CEH

cc: Benfield, Veronique

Agenda No.: 007 **Complexity Level:** - **Status:** Active
Respondent: Rosewood Condo Association, Inc. **CEO:** Elizabeth A Gonzalez
9825 Marina Blvd, Ste 100, Boca Raton, FL 33428
Situs Address: 9893 Three Lakes Cir, FL **Case No:** C-2018-12130028
PCN: **Zoned:**

Violations:

- 1 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, concrete work and beams for balcony's on several condo units. has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 01/23/2019 **Status:** MCEH
- 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, watering of grass on condo property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 01/23/2019 **Status:** MCEH

cc: Rosewood Condo Association, Inc.

Agenda No.: 008 **Complexity Level:** - **Status:** Active
Respondent: RUSSELL, Douglas Kelley; RUSSELL, Tammy Anne **CEO:** Ozmer M Kosal
17544 Brian Way, Jupiter, FL 33478-5253
Situs Address: 17544 Brian Way, Jupiter, FL 33478 **Case No:** C-2020-06250041
PCN: 00-41-41-04-00-000-1160 **Zoned:** AR

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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, the storage container has been erected or installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 06/26/2020 **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, the fence has been erected or installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 06/26/2020 **Status:** MCEH

Agenda No.: 009 **Complexity Level:** 2 **Status:** Active
Respondent: MHC Palm Beach Colony LLC **CEO:** Ray F Leighton
1200 S Pine Island Rd, Plantation, FL 33324
Situs Address: 2789 Riviera Blvd, West Palm Beach, FL 33409 **Case No:** C-2021-07160019
PCN: 00-43-43-29-03-000-0010 **Zoned:** RM

Violations:

- 1 **Details:** Fire Department access roads- Unobstructed width of at least 20 ft. Fire department access roads shall have an unobstructed width of not less than 20 ft.
Code: National Fire Protection Association 1 - 18.2.3.5.1.1- Access Roads
Issued: 08/05/2021 **Status:** MCEH
- 2 **Details:** Fire lane signage- general requirements. - Where required by the AHJ, approved signs, approved roadway surface markings, or other notices shall be provided and maintained to identify fire department access roads or to prohibit the obstruction thereof or both.
Code: National Fire Protection Association 1 - 18.2.3.6.1- Fire Lane Signage
Issued: 08/05/2021 **Status:** MCEH
- 3 **Details:** Fire lane signage- specific requirements. Fire lanes shall be marked with signs that are readily visible to the street with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT" or similar wording. Such signs shall be 12in by 18in. with a white background and red letters and shall be a maximum of seven feet in height from the roadway to the bottom part of the sign. The signs shall be within sight of the traffic flow and be a maximum of 60 feet apart.
Code: National Fire Protection Association 1 - 18.2.3.6.3- Fire Lane Signage-Specific
Issued: 08/05/2021 **Status:** MCEH

cc: Mhc Palm Beach Colony Llc
Mhc Palm Beach Colony Llc
Shutts & Bowen Llp

Agenda No.: 010 **Complexity Level:** - **Status:** Active
Respondent: Valerie, John M **CEO:** Ray F Leighton
4751 126th Dr N, Royal Palm Beach, FL 33411-8942
Situs Address: 4751 126th Dr N, West Palm Beach, FL 33411 **Case No:** C-2019-12300044
PCN: 00-41-43-10-00-000-3980 **Zoned:** AR

Violations:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 12/31/2019 **Status:** MCEH

cc: Valerie, John

Agenda No.: 011 **Complexity Level:** - **Status:** Active
Respondent: Iglesia De Adoracion Familiar Inc **CEO:** Michelle I Malkin-Daniels
12265 Indiantown Rd, Jupiter, FL 33478-4633

CODE ENFORCEMENT
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Situs Address: Indiantown Rd, FL 33478
PCN: 00-41-40-34-00-000-5900

Case No: C-2019-06030031
Zoned: AR

Violations:

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| 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>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
 Issued: 06/06/2019 Status: MCEH</p> |
| 2 | <p>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, Fill Dirt on site without a permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 110.9
 Issued: 06/06/2019 Status: MCEH</p> |

cc: Iglesia De Adoracion Familiar Inc

Agenda No.: 012

Complexity Level: -

Status: Active

Respondent: FLYNN, THERESA ANN
637 W JASMINE Dr, Lake Park, FL 33403

CEO: Nedssa Merise

Situs Address: 4346 72nd Ln N, Lot 655, FL 33404

Case No: C-2021-03180012

PCN:

Zoned:

Violations:

- | | |
|----------|--|
| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 03/22/2021 Status: MCEH</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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
 Issued: 03/22/2021 Status: MCEH</p> |
| 3 | <p>Details: Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
 Every habitable space shall have at least one (1) openable window that can be easily opened. The total openable area of the window in every room shall be equal to at least forty-five (45) percent of the minimum glazed area required in subsection 14-42(a). More specifically, please open the window awnings if the house is not vacant.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
 Palm Beach County Property Maintenance Code - Section 14-43 (a)
 Issued: 03/22/2021 Status: MCEH</p> |

Agenda No.: 013

Complexity Level: -

Status: Active

Respondent: GEKYUME LLC
9541 Equus Cir, Boynton Beach, FL 33472-4333

CEO: Nedssa Merise

Situs Address: 5835 N Haverhill Rd, West Palm Beach, FL 33407

Case No: C-2021-08090017

PCN: 00-42-43-02-04-011-0181

Zoned: RM

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Violations:

- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway has been extended and brick pavers have been installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 11/10/2020 **Status:** MCEH

- 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: 11/10/2020 **Status:** MCEH

cc: Mango Holding Llc
Mango Holdings Llc

Agenda No.: 016 **Complexity Level:** - **Status:** Active
Respondent: Lefkovits, Jack; Lefkovits, Sarah **CEO:** Christina G Stodd
1219 57th St, Apt 1, Brooklyn, NY 11219-4524
Situs Address: 214 Greenbrier A, West Palm Beach, FL 33417 **Case No:** C-2019-05090004
PCN: 00-42-43-23-30-001-2140 **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. More specifically, the unit has been renovated, including but not limited to, the addition of a tankless water heater and conversion of rear porch window wall system to a traditionally enclosed room/living area.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 09/23/2019 **Status:** MCEH

cc: Lefkovits, Jack And Sarah
Lefkovits, Jack And Sarah

Agenda No.: 017 **Complexity Level:** - **Status:** Active
Respondent: Navamuel, Marina **CEO:** Christina G Stodd
11351 40th St N, West Palm Beach, FL 33411-9101
Situs Address: 11351 40th St N, West Palm Beach, FL 33411 **Case No:** C-2020-10010024
PCN: 00-41-43-11-00-000-6150 **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 white shed structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 10/26/2020 **Status:** MCEH

- 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 gray wooden shed structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 10/26/2020 **Status:** MCEH

- 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 chain-link fence with an metal gate has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 15, 2023 9:00 AM

	Issued: 10/26/2020	Status: MCEH
4	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a white shed/storage structure has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 6th Edition (2017) - 105.1 Issued: 10/26/2020	
		Status: MCEH

Agenda No.: 018	Complexity Level: -	Status: Active						
Respondent: Persaud, Brahmnden M; Persaud, Odilia 388 Wayman Cir, West Palm Beach, FL 33413-2313		CEO: Charles Zahn						
Situs Address: 388 Wayman Cir, West Palm Beach, FL 33413		Case No: C-2021-09220015						
PCN: 00-42-43-27-05-013-0174		Zoned: AR						
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">1</td> <td> 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 #B03027532 Accessory Bldg-Res-No Electric, has become inactive or expired. The final inspection shall be made after all work required by the building permit is completed. More Specifically, permit #B03027532 Accessory Bldg-Res-No Electric. Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10 Issued: 09/24/2021 </td> <td style="text-align: right;">Status: MCEH</td> </tr> <tr> <td style="text-align: center;">2</td> <td> Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, roofed structure 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, no final inspection for the roofed structure. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10 Issued: 09/24/2021 </td> <td style="text-align: right;">Status: MCEH</td> </tr> </table>		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 #B03027532 Accessory Bldg-Res-No Electric, has become inactive or expired. The final inspection shall be made after all work required by the building permit is completed. More Specifically, permit #B03027532 Accessory Bldg-Res-No Electric. Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10 Issued: 09/24/2021	Status: MCEH	2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, roofed structure 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, no final inspection for the roofed structure. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10 Issued: 09/24/2021	Status: MCEH
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 #B03027532 Accessory Bldg-Res-No Electric, has become inactive or expired. The final inspection shall be made after all work required by the building permit is completed. More Specifically, permit #B03027532 Accessory Bldg-Res-No Electric. Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10 Issued: 09/24/2021	Status: MCEH						
2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, roofed structure 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, no final inspection for the roofed structure. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10 Issued: 09/24/2021	Status: MCEH						

Agenda No.: 019	Complexity Level: -	Status: Active						
Respondent: Simeon, Lyonel; Simeon, Yanick 12276 59th St N, Royal Palm Beach, FL 33411-8550		CEO: Ray F Leighton						
Situs Address: 12276 59th St N, West Palm Beach, FL 33411		Case No: C-2020-01060010						
PCN: 00-41-43-03-00-000-1290		Zoned: AR						
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">2</td> <td> Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a garage / shed has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 6th Edition (2017) - 105.1 Issued: 01/09/2020 </td> <td style="text-align: right;">Status: CLS</td> </tr> <tr> <td style="text-align: center;">3</td> <td> Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shipping container has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 6th Edition (2017) - 105.1 Issued: 01/09/2020 </td> <td style="text-align: right;">Status: MCEH</td> </tr> </table>		2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a garage / shed has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 6th Edition (2017) - 105.1 Issued: 01/09/2020	Status: CLS	3	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shipping container has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 6th Edition (2017) - 105.1 Issued: 01/09/2020	Status: MCEH
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 garage / shed has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 6th Edition (2017) - 105.1 Issued: 01/09/2020	Status: CLS						
3	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shipping container has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 6th Edition (2017) - 105.1 Issued: 01/09/2020	Status: MCEH						

Agenda No.: 020	Complexity Level: -	Status: Active
Respondent: 1951 - 1997 SOUTH MILITARY TRAIL, L.L.C. 1941 S MILITARY Trl, West Palm Beach, FL 33415		CEO: Paul Pickett

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 15, 2023 9:00 AM

Situs Address: 1969 S Military Trl, West Palm Beach, FL 33415
PCN: 00-42-44-12-00-000-7290

Case No: C-2019-12190017
Zoned: UC

Violations:

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.
- 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.
- 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.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
PBC Amendments to FBC 6th Edition (2017) - 111.1
PBC Amendments to FBC 6th Edition (2017) - 111.5
PBC Amendments to FBC 6th Edition (2017) - 116.1
- Issued:** 12/19/2019 **Status:** MCEH

cc: 1951 - 1997 South Military Trail, L.L.C.
Building Division

Agenda No.: 021

Complexity Level: -

Status: Active

Respondent: 1951 1997 South Military Trail LLC
1941 S Military Trl, West Palm Beach, FL 33415

CEO: Paul Pickett

Situs Address: 1969 S Military Trl, West Palm Beach, FL 33415
PCN: 00-42-44-12-00-000-7290

Case No: C-2018-04300036
Zoned: UC

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-2000-035601 Alterations has become inactive or expired.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** MCEH
- 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 # E-1999-040498 for Low Voltage Alarm has become inactive or expired.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** CEH
- 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-1987-000575 for Interior Partition has become inactive or expired.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** CLS

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
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- 11 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-1994-030650 for a Wall Sign has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** CLS
- 12 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-1994-030650 for a Sign Electric has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** CLS
- 13 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-1992-024747 for Interior Demo has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** CLS
- 14 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-1992-024747 for Electric has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** CLS
- 15 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 # M-1993-021522 for a Fuel Tank has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** CLS
- 16 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-1984-036725 for a Wall Sign has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** CLS
- 17 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-1986-019123 for a Wall Sign has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** CLS

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- 18 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-1986-018295 for a Wall Sign has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** CEH
- 19 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-1987-029207 for Remodel has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** CLS
- 20 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-1991-026265 for Tenant Improvement has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** CEH
- 21 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 # M-2009-009503 for HVAC has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** MCEH
- 22 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-1996-024116 for Electrical has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** CEH
- 23 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-1986-002677 for a Sign has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** CLS
- 24 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 # M-1986-002350 For Gas LP has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** CLS

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- 25** **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-1999-010184 for a Sign has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** CLS
- 26** **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-1999-010184 for Sign Electrical has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** MCEH
- 27** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, electric in the ceiling has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/08/2018 **Status:** MCEH
- 28** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 electric in the bars has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/08/2018 **Status:** MCEH
- 29** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 electric in the DJ booth has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/08/2018 **Status:** MCEH
- 30** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, electric in the front part of unit 14 has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/08/2018 **Status:** MCEH
- 31** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 electric for the ceiling fan has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/08/2018 **Status:** MCEH

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- 32** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 electric in the ceiling has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/08/2018 **Status:** MCEH
- 33** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 cameras has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/08/2018 **Status:** MCEH
- 34** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 panel box behind the DJ booth has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/08/2018 **Status:** MCEH
- 35** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 front entrance has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/08/2018 **Status:** MCEH
- 36** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 check-in booth has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/08/2018 **Status:** MCEH
- 37** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 bars has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/08/2018 **Status:** MCEH
- 38** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 DJ booth has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/08/2018 **Status:** MCEH
- 39** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 addition to unit 14 A has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

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- Issued:** 05/08/2018 **Status:** MCEH
- 40 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 office has been erected or installed without a valid building permit. In La Isla Del Encanto 1969 S Military Trail.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/08/2018 **Status:** MCEH
- 41 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, changing the kitchen without a valid building permit. In La Isla Del Encanto 1969 S Military Trail.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/08/2018 **Status:** MCEH
- 42 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 raised platform has been erected or installed without a valid building permit. In La Isla Del Encanto 1969 S Military Trail.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/08/2018 **Status:** MCEH
- 43 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 plumbing in the kitchen has been erected or installed without a valid building permit. In La Isla Del Encanto 1969 S Military Trail.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/08/2018 **Status:** MCEH
- 44 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, plumbing in the bars has been erected or installed without a valid building permit. In La Isla Del Encanto 1969 S Military Trail.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/08/2018 **Status:** MCEH
- 45 Details:** The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. More specifically, outdoor seating at El Molino not on the site plan.
Code: Unified Land Development Code - 2.A.6.B.4
Issued: 05/08/2018 **Status:** MCEH
- 46 Details:** General retail sales from a mobile vehicle or a portable trailer without a fixed or permanent location.
Code: Unified Land Development Code - 4.B.11.C.3
Issued: 05/08/2018 **Status:** MCEH
- 47 Details:** All operations, equipment, merchandise and related activities shall be contained within the mobile vehicle or portable trailer.
Code: Unified Land Development Code - 4.B.11.C.3.f.1)
Issued: 05/08/2018 **Status:** MCEH
- 48 Details:** Window signs not exceeding 20 percent coverage of each glass window or glass door to which the sign is attached. Any sign either hung within two feet of a window or attached to a display located within two feet of a window is considered a window sign.
Code: Unified Land Development Code - 8.B.4
Issued: 05/08/2018 **Status:** MCEH

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- 8 Details:** Approval Process CG and TDD or PDD with CH FLU
 A Cocktail Lounge located in the CG Zoning District, or in a TDD or PDD with a CH FLU designation, may be subject to the following: [Ord. 2017-029]
 1) Permitted by Right when located outside the Separation Requirements; or [Ord. 2017-029]
 2) the BCC may allow the use within the distances established in the Separation Requirements, subject to Class A Conditional Use approval. [Ord. 2017-029]
- More specifically, Kanela's Lounge requires a Class A Conditional Use approval from the BCC.
Code: Unified Land Development Code - 4.C.6.b
Issued: 05/20/2021 **Status:** SMO
- 9 Details:** Separation Requirements
- A Cocktail Lounge, which includes outdoor areas, shall not be located within 250 feet of a parcel of land with a residential FLU designation or use and shall be separated a minimum of 750 feet from another Cocktail Lounge. The Zoning Director may ask for a signed/sealed survey certifying that another lounge does not exist within 750 feet off the subject lounge, a residential district is more than 250 feet from the subject lounge, or the subject lounge is more than 500 feet from a school as required by the State of Florida, F.S. § 562.45, as amended. Measurement shall be taken from the structure to the property line of a residential use or FLU designation. [Ord. 2017-029]
- Code:** Unified Land Development Code - 4.C.6.f
Issued: 05/20/2021 **Status:** MCEH
- 10 Details:** Proximity to Residential
- Any non-residential use shall be subject to the hours of operations indicated in Table 5.E.5.A, Hours of Operation, when located within 250 feet of a parcel of land with a residential FLU designation or use, unless stated otherwise. Mixed uses located in the following zoning districts shall not be considered residential uses for the purposes of hours of operation: Neighborhood General (NG), Neighborhood Commercial (NC), and Urban General (UG) Sub-areas of the WCRAO and UC, UI, MXP, and TMD. [Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-018]
- Table 5.E.5.A Hours of Operation
- Non-Residential Use Classification Hours (1)
 Commercial 6:00 a.m. to 11:00 p.m.
 Recreation 6:00 a.m. to 11:00 p.m.
 Institutional, Public, and Civic 6:00 a.m. to 11:00 p.m.
 Industrial with Outdoor Activities 7:00 a.m. to 7:00 p.m. (Monday through Saturday)
 Industrial without Outdoor Activities 6:00 a.m. to 11:00 p.m. (Monday through Saturday)
 Transportation 7:00 a.m. to 11:00 p.m.
 Temporary 6:00 a.m. to 11:00 p.m.
 Accessory Non-Residential Uses to Residential Uses 7:00 a.m. to 7:00 p.m.
 [Ord. 2017-007] [Ord. 2018-018]
- More specifically, Kanela's lack of separation requirements determines that the business must close at 11:00 p.m.
Code: Unified Land Development Code - 5.E.5.A
Issued: 05/20/2021 **Status:** MCEH
- 11 Details:** Any door in a required means of egress from an area having an occupant load of 100 or more persons shall be permitted to be provided with a latch or lock only if the latch or lock is panic hardware or fire exit hardware complying with 7.2.1.7, unless otherwise permitted by one of the following:
1. This requirement shall not apply to delayed-egress electrical locking systems as permitted in 13.2.2.2.5
2. This requirement shall not apply to sensor release of electrical locking systems as permitted in 13.2.2.2.6
- More specifically, Kanela's Lounge must have NFPA approved panic hardware.
Code: National Fire Protection Association 1 - 13.2.2.2.3
Issued: 05/20/2021 **Status:** MCEH
- 12 Details:** Exits, other than the main exterior doors that obviously and clearly are identifiable as exits, shall be marked by an approved sign that is readily visible from any direction of exit access.
- More specifically, Kanela's lounge is deficient in exit signs by the office.
Code: National Fire Protection Association 1 - 7.10.1.2.2
Issued: 05/20/2021 **Status:** MCEH

