



**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

**Special Magistrate: Richard Gendler
Contested**

**Special Magistrate: William Toohey
Non-Contested**

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

Agenda No.: 001	Complexity Level: -	Status: Active
Respondent: Ayala, Benjamin Jr; Rodriguez, Edmeliz 18523 43rd Rd N, Loxahatchee, FL 33470-2329		CEO: Jen L Batchelor
Situs Address: 18523 43rd Rd N, Loxahatchee, FL		Case No: C-2023-04190020
PCN: 00-40-43-10-00-000-7250		Zoned: AR

Violations:	<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 roofed accessory building to the northeast corner 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: 04/20/2023 Status: CEH</p>
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Agenda No.: 002	Complexity Level: -	Status: Removed
Respondent: Luevanos, Gabriel Cordova 4535 Jill Pl, Lake Worth, FL 33463-4448		CEO: Jen L Batchelor Type: Irreparable
Situs Address: 8810 Apache Blvd, Loxahatchee, FL		Case No: C-2023-10260015
PCN: 00-41-42-19-00-000-1350		Zoned: AR

Violations:	<p>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.</p> <p>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.</p> <p>Code: Unified Land Development Code - 4.A.7.C.6 Issued: 10/26/2023 Status: SMO</p> <p>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.</p> <p>Code: Unified Land Development Code - 5.E.4.B.1.c. Issued: 10/26/2023 Status: SMO</p>
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cc: Pbso

Agenda No.: 003	Complexity Level: -	Status: Active
Respondent: Miami Palms LLC		CEO: Jen L Batchelor

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

484 Tilford V, Deerfield Beach, FL 33442-2147

Situs Address: 13572 40th Ln N, West Palm Beach, FL
PCN: 00-41-43-09-00-000-7410

Case No: C-2023-01250002
Zoned: AR

Violations:

1 **Details:** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, for permit #B-2014-021939-0000, Accessory Dwelling.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.1
Issued: 01/25/2023 **Status:** CEH

cc: Miami Palms Llc

Agenda No.: 004

Complexity Level: -

Status: Active

Respondent: Woodward, Daniel; Usma, Jorge
15820 Sunward St, Wellington, FL 33414-8380

CEO: Jen L Batchelor

Situs Address: 13528 Orange Grove Blvd, West Palm Beach, FL
PCN: 00-41-43-09-00-000-3520

Case No: C-2023-07270020
Zoned: AR

Violations:

1 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 07/28/2023 **Status:** CLS

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.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 07/28/2023 **Status:** CLS

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.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 07/28/2023 **Status:** CLS

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shipping container to the southeast of the property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/28/2023 **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 wooden privacy fence to the east of the home has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/28/2023 **Status:** SIT

cc: Code Enforcement
Woodward, Daniel

Agenda No.: 005

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
PCN: 00-42-44-12-00-000-7290

Case No: C-2023-05080034
Zoned: UC

Violations:

1 **Details:** Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (2)

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SPECIAL MAGISTRATE HEARING AGENDA
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	Issued: 06/28/2023	Status: CEH
2	Details: Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a nuisance.	
	Code: Palm Beach County Property Maintenance Code - Section 14-45 (f)	
	Issued: 06/28/2023	Status: CEH

cc: 1951 1997 South Military Trail Llc
Pbso

Agenda No.: 006	Complexity Level: 1	Status: Removed																		
Respondent: Abrahams, Leroy Anthony; Abrahams, Dorothy Louise 2202 Pepper Rd, West Palm Beach, FL 33415-7008		CEO: Maggie Bernal																		
Situs Address: 2202 Pepper Rd, West Palm Beach, FL		Case No.: C-2023-07170020																		
PCN: 00-42-44-14-01-011-0060		Zoned: RM																		
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">1</td> <td style="width: 75%;">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.</td> <td style="width: 20%;"></td> </tr> <tr> <td></td> <td>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</td> <td></td> </tr> <tr> <td></td> <td>Issued: 07/20/2023</td> <td>Status: CLS</td> </tr> <tr> <td style="text-align: center;">3</td> <td colspan="2">Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</td> </tr> <tr> <td></td> <td colspan="2">Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)</td> </tr> <tr> <td></td> <td>Issued: 07/20/2023</td> <td>Status: CLS</td> </tr> </table>		1	Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.			Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)			Issued: 07/20/2023	Status: CLS	3	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.			Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)			Issued: 07/20/2023	Status: CLS
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	Issued: 07/20/2023	Status: CLS																		
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	Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)																			
	Issued: 07/20/2023	Status: CLS																		

Agenda No.: 007	Complexity Level: 1	Status: Active																											
Respondent: Acosta, Pedro J 5637 Basil Dr, West Palm Beach, FL 33415-7013		CEO: Maggie Bernal																											
Situs Address: 5637 Basil Dr, West Palm Beach, FL		Case No.: C-2023-06270044																											
PCN: 00-42-44-14-01-006-0100		Zoned: RM																											
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">4</td> <td style="width: 75%;">Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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(s) has been erected or installed without a valid building permit.</td> <td style="width: 20%;"></td> </tr> <tr> <td></td> <td>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td> <td></td> </tr> <tr> <td></td> <td>Issued: 07/17/2023</td> <td>Status: CEH</td> </tr> <tr> <td style="text-align: center;">5</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: Spit A/C unit(s) has been erected or installed without a valid building permit.</td> </tr> <tr> <td></td> <td colspan="2">Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td> </tr> <tr> <td></td> <td>Issued: 07/17/2023</td> <td>Status: CEH</td> </tr> <tr> <td style="text-align: center;">6</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: C/L Fence has been erected or installed without a valid building permit.</td> </tr> <tr> <td></td> <td colspan="2">Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td> </tr> <tr> <td></td> <td>Issued: 07/17/2023</td> <td>Status: CEH</td> </tr> </table>		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: Shed(s) has been erected or installed without a valid building permit.			Code: PBC Amendments to FBC 7th Edition (2020) - 105.1			Issued: 07/17/2023	Status: CEH	5	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically: Spit A/C unit(s) has been erected or installed without a valid building permit.			Code: PBC Amendments to FBC 7th Edition (2020) - 105.1			Issued: 07/17/2023	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: C/L Fence has been erected or installed without a valid building permit.			Code: PBC Amendments to FBC 7th Edition (2020) - 105.1			Issued: 07/17/2023	Status: CEH
4	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically: Shed(s) has been erected or installed without a valid building permit.																												
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	Issued: 07/17/2023	Status: CEH																											
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	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1																												
	Issued: 07/17/2023	Status: CEH																											

Agenda No.: 008	Complexity Level: -	Status: Active									
Respondent: Alfonso, Miriam; Padron, Jesus 5661 Basil Dr, West Palm Beach, FL 33415-7013		CEO: Maggie Bernal									
Situs Address: 5661 Basil Dr, West Palm Beach, FL		Case No.: C-2023-06290030									
PCN: 00-42-44-14-01-006-0080		Zoned: RM									
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">1</td> <td style="width: 75%;">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.</td> <td style="width: 20%;"></td> </tr> <tr> <td></td> <td>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</td> <td></td> </tr> <tr> <td></td> <td>Issued: 08/21/2023</td> <td>Status: CEH</td> </tr> </table>		1	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/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: 08/21/2023	Status: CEH
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: 08/21/2023	Status: CEH									

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

- 2 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. All glazing materials shall be maintained free from cracks and holes. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Palm Beach County Property Maintenance Code - Section 14-33 (m) (1)
Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 08/21/2023 **Status:** CEH
- 3 **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: Dispatching Service
Code: Unified Land Development Code - 4.A.7.C.6
Issued: 08/21/2023 **Status:** CEH
- 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
More specifically: Ridged Roof Porch Structures(s) (East end and West end) of main structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/21/2023 **Status:** CEH

Agenda No.: 009 **Complexity Level:** 1 **Status:** Removed
Respondent: Aristizabal, Diego F **CEO:** Maggie Bernal
 18659 Shauna Manor Dr, Boca Raton, FL 33496-2136
Situs Address: 4915 Canton Rd, Lake Worth, FL **Case No:** C-2023-03070016
PCN: 00-42-44-25-05-000-0220 **Zoned:** RM

- Violations:**
- 3 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 03/08/2023 **Status:** CLS
 - 7 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
More specifically: New window(s) 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

Agenda No.: 010 **Complexity Level:** 1 **Status:** Active
Respondent: Flores Ospina, Jose R **CEO:** Maggie Bernal
 4796 Cambridge St, Lake Worth, FL 33463-2272
Situs Address: 4796 Cambridge St, Lake Worth, FL **Case No:** C-2023-07070019
PCN: 00-42-44-24-10-000-1880 **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: Roof repair has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/13/2023 **Status:** CEH
 - 2 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 07/13/2023 **Status:** CLS

Agenda No.: 011 **Complexity Level:** 1 **Status:** Active
Respondent: Gonzalez, Eliseo B; San Miguel, Mariela A **CEO:** Maggie Bernal

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

4666 Purdy Ln, West Palm Beach, FL 33415-7452

Situs Address: 4666 Purdy Ln, West Palm Beach, FL
PCN: 00-42-44-13-00-000-3370

Case No: C-2023-06210021
Zoned: RM

Violations:

- | | |
|----------|---|
| 1 | <p>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</p> <p>Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 06/26/2023 Status: CLS</p> |
| 2 | <p>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: Parking/storing of a commercial vehicle(s) in a residential zoning district is prohibited</p> <p>Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 06/26/2023 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: Fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/26/2023 Status: CEH</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: Shed has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/26/2023 Status: CEH</p> |

Agenda No.: 012

Complexity Level: 1

Status: Active

Respondent: Varela, Heriberto F; Varela, Beatriz R
5561 Calico Rd, West Palm Beach, FL 33415-6351

CEO: Maggie Bernal

Situs Address: 5561 Calico Rd, West Palm Beach, FL

Case No: C-2023-05090013

PCN: 00-42-44-11-01-004-0280

Zoned: RM

Violations:

- | | |
|----------|--|
| 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: Driveway has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/21/2023 Status: CEH</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 has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/21/2023 Status: CEH</p> |

Agenda No.: 013

Complexity Level: -

Status: Removed

Respondent: Alfonso, Jaqueline
4359 Brandywine Dr, Boca Raton, FL 33487-2279

CEO: Steve G Bisch

Situs Address: 4359 Brandywine Dr, Boca Raton, FL

Case No: C-2023-08150031

PCN: 00-42-46-36-05-019-0140

Zoned: RS

Violations:

- | | |
|----------|---|
| 1 | <p>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 at this property is in disrepair. Missing boards, Sections separating and leaning</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 08/17/2023 Status: CLS</p> |
|----------|---|

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
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- 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 # E-2016-003505-0000 Electrical L/V Commercial System has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 06/23/2023 **Status:** CEH
- 7** **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-2016-003505-0000 Electrical L/V Commercial System has expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 06/23/2023 **Status:** CEH
- 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-2017-026748-0000 Accessory Structure - Miscellaneous Valet Stand has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 06/23/2023 **Status:** CEH
- 9** **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-2017-026748-0000 Accessory Structure - Miscellaneous Valet Stand.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 06/23/2023 **Status:** CEH
- 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 #E-2019-038495-0000 Electrical Fire Alarm has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 06/23/2023 **Status:** CEH
- 11** **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-2019-038495-0000 Electrical Fire Alarm has expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 06/23/2023 **Status:** CEH
- 13** **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-2018-029089-0000 Sign - Wall Supported Deka Lash has expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 06/23/2023 **Status:** CEH
- 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-2016-003502-0000 Electrical L/V Commercial System has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 06/23/2023 **Status:** CEH

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- 15** **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-2016-003502-0000 Electrical L/V Commercial System has expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 06/23/2023 **Status:** CEH
- 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-2020-009090-0000 Y Sign - Wall Supported "Versona" has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 06/23/2023 **Status:** CEH
- 17** **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-2020-009090-0000 Y Sign - Wall Supported "Versona" has expired
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 06/23/2023 **Status:** CEH
- 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-2021-013868-0000 Sign - Wall Supported "Techy" has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 06/23/2023 **Status:** CEH
- 19** **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-2021-013868-0000 Sign - Wall Supported "Techy" has expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 06/23/2023 **Status:** CEH
- 21** **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-2021-043597-0000 Sign - Wall Supported Dos Amigos has expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 06/23/2023 **Status:** CEH
- 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 # B-2020-009092-0000 Y Sign - Wall Supported "Versona" has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 06/23/2023 **Status:** CEH
- 23** **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-2020-009092-0000 Y Sign - Wall Supported "Versona" has expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 06/23/2023 **Status:** CEH

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- 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 # B-2017-016113-0000 Interior Improvement - Non Residential has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 06/23/2023 **Status:** CEH
- 27 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-2017-016113-0000 Interior Improvement - Non Residential has expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 06/23/2023 **Status:** CEH
- 28 Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2017-007686-0000 Sign - Wall Supported "Verizon" has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 06/23/2023 **Status:** CEH
- 29 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, 2017-007686-0000 Sign - Wall Supported "Verizon" has expired
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 06/23/2023 **Status:** CEH
- 30 Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2017-007746-0000 Sign - Wall Supported "Verizon" has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 06/23/2023 **Status:** CEH
- 31 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-2017-007746-0000 Sign - Wall Supported "Verizon" has expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 06/23/2023 **Status:** CEH
- 32 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-2020-009639-0000 HVAC - Eqpmt C/O -Comm/Common Multi-Res has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 06/23/2023 **Status:** CEH
- 33 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-2020-009639-0000 HVAC - Eqpmt C/O -Comm/Common Multi-Res has expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 06/23/2023 **Status:** CEH

**CODE ENFORCEMENT
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- 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, sign for Ocean One Restaurant has been erected or installed without a valid building permit. Permit PR-2021-002565-0000 Sign Face Change is void.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/23/2023 **Status:** CEH
- 35 Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically there are trellis type entry features that appear to have truss boards in disrepair with rotting and broken wood.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/23/2023 **Status:** CEH

cc: Krg/Atlantic Delray Beach, Llc

Agenda No.: 016 **Complexity Level:** - **Status:** Active
Respondent: SAXONY CONDOMINIUM ASSOCIATION, INC **CEO:** Steve G Bisch
1200 Park Central Blvd, Pompano Beach, FL 33064
Situs Address: 55 Saxony B, Delray Beach, FL **Case No:** C-2023-06150005
PCN: 00-42-46-22-09-002-0550 **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, It appears that a couple of metal studs and a couple of pieces of electrical conduit have been placed since the fire as they are in new condition and there do not appear to be any permits on file for these activities.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/16/2023 **Status:** CEH
- 2 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 significant fire damage to the interior of the unit has not been repaired and there are no building permits on file for the restoration project.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 06/16/2023 **Status:** CEH

cc: Saxony Condominium Association, Inc

Agenda No.: 017 **Complexity Level:** - **Status:** Active
Respondent: Vh 1 Realty Corp **CEO:** Steve G Bisch
1700 Banks Rd, Ste 50C, Margate, FL 33063
Situs Address: 11851 Anchorage Way, Boca Raton, FL 33428 **Case No:** C-2023-07250021
PCN: 00-41-47-36-03-000-7470 **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 wood and vinyl fence and gates have been erected or installed without a valid building permit. it appears the only permitted fencing on this property was chain link fencing which appears to have been removed.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
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, the shed behind the home has been substantially altered or replaced as the roofline is different in appearance from the shed permitted under permit number B-1992-026205-0000 which was a metal garden shed 10 x 14
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/31/2023 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
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- 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, screen room on the south side of the dwelling has been enclosed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/31/2023 **Status:** CEH

cc: Heiderick, Gisele

Agenda No.: 018 **Complexity Level:** - **Status:** Removed
Respondent: Y&M Invest Re Llc **CEO:** Steve G Bisch
 220 NW 12th St, Boca Raton, FL 33432-2664
Situs Address: 23045 Atlantic Cir, Boca Raton, FL **Case No:** C-2023-06130006
PCN: 00-41-47-36-03-000-6920 **Zoned:** AR

- Violations:**
- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/15/2023 **Status:** CLS
- 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.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 06/15/2023 **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, fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/15/2023 **Status:** CLS

cc: Code Enforcement

Agenda No.: 019 **Complexity Level:** - **Status:** Removed
Respondent: Works, Audley **CEO:** Brian Burdett
 13570 Orange Blvd, West Palm Beach, FL 33412-2160
Situs Address: 13570 Orange Blvd, West Palm Beach, FL **Case No:** C-2023-06090005
PCN: 00-41-42-33-00-000-3660 **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: several semi-tractor trailers stored on property.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 06/29/2023 **Status:** CLS
- 2** **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, Storing of commercial vehicles in a residential zone.
Code: Unified Land Development Code - 4.A.7.C.6
Issued: 06/29/2023 **Status:** CLS
- 3** **Details:** Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. More Specifically, Commercial vehicles (semi-trucks, commercial trucks) and trailers are being parked on property .
Code: Unified Land Development Code - 4.A.7.C
Issued: 06/29/2023 **Status:** CLS

cc: Code Enforcement

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

Agenda No.: 020 **Complexity Level: -** **Status:** Postponed
Respondent: WORTHY FAMILY FARMS LLC **CEO:** Brian Burdett
1760 N Jog Rd, Ste 150, West Palm Beach, FL 33411
Situs Address: 85th Rd N, Loxahatchee Groves, FL **Case No:** C-2023-04100017
PCN: 00-41-42-21-00-000-4040 **Zoned:** AR

Violations:

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

Agenda No.: 021 **Complexity Level: -** **Status:** Active
Respondent: REDSHAW, JULIANA CHAVARRIAGA; DAVIDSON, JESSE **CEO:** Richard F Cataldo
22775 Neptune Rd, Boca Raton, FL 33428-5760
Situs Address: 22775 Neptune Rd, Boca Raton, FL **Case No:** C-2023-09280016
PCN: 00-41-47-25-09-000-1960 **Zoned:** RS

Violations:

3	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 09/29/2023 Status: CEH
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Agenda No.: 022 **Complexity Level: -** **Status:** Removed
Respondent: GOLD COAST FUNDING LLC **CEO:** Richard F Cataldo
1632 SE 4th St, Deerfield Beach, FL 33441-4910
Situs Address: 10581 228th Ln S, Boca Raton, FL **Case No:** C-2023-09270026
PCN: 00-41-47-25-11-001-0430 **Zoned:** RS

Violations:

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: 09/28/2023 Status: CLS
2	Details: All exterior walls shall be free from holes, breaks, lose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, the paint is peeling from exterior walls. Code: Palm Beach County Property Maintenance Code - Section 14-33 (f) Issued: 09/28/2023 Status: CLS

cc: Gold Coast Funding Llc
Gold Coast Funding Llc

Agenda No.: 023 **Complexity Level: -** **Status:** Active
Respondent: Pack, Robert **CEO:** Richard F Cataldo
7404 San Sebastian Dr, Boca Raton, FL 33433-1021
Situs Address: 7404 San Sebastian Dr, Boca Raton, FL **Case No:** C-2023-06090003
PCN: 00-42-47-21-05-000-0130 **Zoned:** AR

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

Violations: **4** **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:

- a. The barrier must be at least four (4) feet high on the outside.
- b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
- c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 06/15/2023 **Status:** CEH

cc: Code Enforcement

Agenda No.: 024 **Complexity Level:** 1 **Status:** Active
Respondent: ALFONSO, ROBERT; ALFONSO, MADELAINE **CEO:** Frank A Davis
1308 E Libby Dr, West Palm Beach, FL 33406-4918
Situs Address: 1308 E Libby Dr, West Palm Beach, FL **Case No:** C-2023-06130023
PCN: 00-43-44-07-16-001-0120 **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, Driveway Addition: Concrete with Pavers in Turnout and 2nd Paver Driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/14/2023 **Status:** REO

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, Rear Porch Addition has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/14/2023 **Status:** CEH

Agenda No.: 025 **Complexity Level:** 1 **Status:** Active
Respondent: ALONSO, ROLANDO ROSALES **CEO:** Frank A Davis
3032 French Ave, Lake Worth Beach, FL 33461-3719
Situs Address: 3032 French Ave, Lake Worth, FL **Case No:** C-2023-07190017
PCN: 00-43-44-20-04-007-0090 **Zoned:** RM

Violations: **1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Addition/ Alteration (New Windows, Door & Carport Enclosure) 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

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, Rear Addition 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:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, a Trailer

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Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 07/19/2023 **Status:** CLS

Agenda No.: 026 **Complexity Level:** 1 **Status:** Removed
Respondent: BLAIR, JOSEPHINE M **CEO:** Frank A Davis
1306 Willow Rd, West Palm Beach, FL 33406-5066
Situs Address: 1306 Willow Rd, West Palm Beach, FL **Case No:** C-2023-07050023
PCN: 00-43-44-07-03-002-0151 **Zoned:** RM

- Violations:**
- 2** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 07/05/2023 **Status:** CLS
 - 3** **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, E-2019-32153 (REPLACE JAWS IN METER)
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 07/05/2023 **Status:** CLS

cc: Blair, Dennis P
Code Enforcement

Agenda No.: 027 **Complexity Level:** 1 **Status:** Removed
Respondent: FALCON, LUIS **CEO:** Frank A Davis
4225 Chukker Dr, West Palm Beach, FL 33406-4805
Situs Address: 4225 Chukker Dr, West Palm Beach, FL **Case No:** C-2023-05300028
PCN: 00-42-44-12-15-001-0040 **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, 6' Wood/ PVC Gate/Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/31/2023 **Status:** CLS

cc: Code Enforcement

Agenda No.: 028 **Complexity Level:** 1 **Status:** Active
Respondent: HAZEL, NEVIN N; HAZEL, SHERRY **CEO:** Frank A Davis
1280 Judy Ln, West Palm Beach, FL 33406-5069
Situs Address: 1280 Judy Ln, West Palm Beach, FL **Case No:** C-2023-06290024
PCN: 00-43-44-07-03-002-0021 **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, Carport has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/03/2023 **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, Security Cameras has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/03/2023 **Status:** CEH
 - 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Canopy in Rear has been erected or installed without a valid building permit.

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Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/03/2023 **Status:** CEH

Agenda No.: 029 **Complexity Level:** 1 **Status:** Active
Respondent: O'BRYAN, BILLY R **CEO:** Frank A Davis
2497 Ranch House Rd, West Palm Beach, FL 33406-3153
Situs Address: 2497 Ranch House Rd, West Palm Beach, FL **Case No:** C-2023-03080036
PCN: 00-43-44-05-12-000-0011 **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-2020-46574 (Reroof)
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 03/27/2023 **Status:** CEH

cc: Code Enforcement
Obryan, Billy R

Agenda No.: 030 **Complexity Level:** 1 **Status:** Active
Respondent: PEREZ, ANTONIO P **CEO:** Frank A Davis
2926 Ohio St, West Palm Beach, FL 33406-3123
Situs Address: 2926 Ohio St, West Palm Beach, FL **Case No:** C-2023-02280038
PCN: 00-43-44-05-08-005-0230 **Zoned:** RS

Violations: 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Inground Pool has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2023 **Status:** CEH

Agenda No.: 031 **Complexity Level:** 1 **Status:** Active
Respondent: Nagesar, Abhed Anand **CEO:** Darrin L Emmons
16394 E Cornwall Dr, Loxahatchee, FL 33470-4008
Situs Address: 16394 E Cornwall Dr, Loxahatchee, FL **Case No:** C-2023-09280014
PCN: 00-40-43-24-00-000-7620 **Zoned:** AR

Violations: 1 **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. More specifically, the grass and weeds are approximately 2 feet and taller on this property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 09/28/2023 **Status:** SIT

2 **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. More specifically, no address was seen on this residential property. The numbers on the mailbox are mostly worn off and need replaced/repaired.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 09/28/2023 **Status:** SIT

Agenda No.: 032 **Complexity Level:** 1 **Status:** Removed
Respondent: Dirk De Roock and Joan D. De Roock, as Co-Trustees of **CEO:** Jose Feliciano
The De Roock Living Trust, December 6, 1996
18231 S 2nd St, Fountain Valley, CA 92708-4420
Situs Address: 4820 Maine St, Lake Worth, FL **Case No:** C-2023-08100006
PCN: 00-42-44-25-00-000-5340 **Zoned:** RM

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
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Violations:

- | | |
|----------|---|
| 1 | <p>Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More Specifically; roof of dwelling structure facing 4820 Maine St is leaking into dwelling units #3 and #4.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
 Issued: 08/15/2023 Status: CLS</p> |
| 2 | <p>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: ceilings of apartment dwelling units #3 and #4 have collapsed in living room areas from roof leaks at dwelling structure of 4820 Maine St.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
 Issued: 08/15/2023 Status: CLS</p> |
| 3 | <p>Details: All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. More Specifically; kitchen faucet is broken and leaking at Apt #3 kitchen sink of dwelling unit facing 4820 Maine St.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
 Issued: 08/15/2023 Status: CLS</p> |
| 4 | <p>Details: All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. More Specifically; cooking stove burners are in disrepair at Apt #3 kitchen of dwelling unit facing 4820 Maine St.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)
 Issued: 08/15/2023 Status: CLS</p> |

Agenda No.: 033	Complexity Level: 1	Status: Removed
Respondent: Leon, Nancy; Leon, Noel F		CEO: Jose Feliciano
4308 Foss Rd, Lake Worth Beach, FL 33461-4410		
Situs Address: 4308 Foss Rd, Lake Worth, FL		Case No: C-2023-07120038
PCN: 00-43-44-30-09-000-0401		Zoned: RM

Violations:

- | | |
|----------|---|
| 1 | <p>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; Commercial Flatbed Tow Truck being parked at property that does not meet code.</p> <p>Code: Unified Land Development Code - 6.A.1.B.2.a
 Issued: 07/13/2023 Status: CLS</p> |
| 2 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, membrane roofed covered carport structure has been erected or installed without a valid building permit to the dwelling structure at North yard area.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 07/13/2023 Status: CLS</p> |

cc: Pino'S Towing Of Fl Inc

Agenda No.: 034	Complexity Level: 1	Status: Active
Respondent: Morales, Ariel R		CEO: Jose Feliciano
3195 Florida Mango Rd, Lake Worth Beach, FL 33461-2507		
Situs Address: 3195 S Florida Mango Rd, Lake Worth, FL		Case No: C-2023-07280022
PCN: 00-43-44-20-01-008-0060		Zoned: RH

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, wooden plywood and metal fences have been erected or installed without a valid building permit at property front.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> |
|----------|--|

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
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- 3** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2021-000398 has become inactive or expired.
- The final inspection shall be made after all work required by the building permit is completed. More Specifically, # E-2021-000398 has not had a final inspection.
- 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 # E-2021-000398 has not been completed.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 110.3.10
PBC Amendments to FBC 7th Edition (2020) - 111.5
- Issued:** 08/18/2023 **Status:** CEH
- 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, paverbrick driveway and turnouts have been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 08/18/2023 **Status:** CEH
- 5** **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.
- More Specifically; Surveillance camera erected at County Right-of-Way Swale/Sidewalk area at property front.
- Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030
- Issued:** 08/18/2023 **Status:** CEH
- 6** **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit.
- "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, 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. More Specifically; Fairview Ave Right-of-Way (ROW) area has been appropriated for personal use without required approvals or permits from the Land Development Division.
- Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030
- Issued:** 08/18/2023 **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, accessory structure roof has been erected or installed without a valid building permit at property rear.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 08/18/2023 **Status:** CEH
- 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, accessory structure has been erected or installed without a valid building permit at property rear facing Springfield St.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 08/18/2023 **Status:** CEH

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM

Agenda No.: 043 **Complexity Level:** 1 **Status:** Active
Respondent: Goldstein, Janet **CEO:** John Gannotti
9892 Robins Nest Rd, Boca Raton, FL 33496-2143
Situs Address: 4077 Community Dr, West Palm Beach, FL **Case No.:** C-2023-09110011
PCN: 00-42-43-13-01-003-0290 **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 installation of an additional mobile home has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/12/2023 **Status:** CLS

 - 2** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2022-019039-0002 0 E General Electrical 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, # E-2022-019039-0002

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 09/12/2023 **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-2022-019039-0000 Mobile Home Addition 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, # B-2022-019039-0000 Mobile Home Addition

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 09/12/2023 **Status:** CEH

cc: Goldstein, Janet

Agenda No.: 044 **Complexity Level:** 1 **Status:** Active
Respondent: Paz Fuentes, Edis M; Villatoro, Antonio C **CEO:** John Gannotti
528 Pilgrim Rd, West Palm Beach, FL 33405-3260
Situs Address: 4895 Orlando Ave, West Palm Beach, FL **Case No.:** C-2023-08280023
PCN: 00-42-43-24-03-001-0070 **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, a white 6 ft metal fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/29/2023 **Status:** CEH

cc: Paz Fuentes, Edis M
Villatoro, Antonio C

Agenda No.: 045 **Complexity Level:** 1 **Status:** Active
Respondent: WINDSOR G CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

148 Windsor G, West Palm Beach, FL 33417

Situs Address: Windsor G, West Palm Beach, FL

Case No: C-2023-09260015

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

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

Issued: 09/26/2023

Status: CEH

cc: Windsor G Condominium Association, Inc.

Agenda No.: 046

Complexity Level: 1

Status: Active

Respondent: WINDSOR K CONDOMINIUM ASSOCIATION, INC.

CEO: John Gannotti

237 Windsor K, West Palm Beach, FL 33417

Situs Address: Windsor K, West Palm Beach, FL

Case No: C-2023-09050025

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

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

Issued: 09/05/2023

Status: CEH

cc: Windsor K Condominium Association, Inc.

Windsor K Condominium Association, Inc.

Agenda No.: 047

Complexity Level: 1

Status: Active

Respondent: 5245 COUGARS PROWL LLC

CEO: Dennis A Hamburger

1035 S State Road 7, Ste 215, Wellington, FL 33414-6137

Situs Address: 5245 Cougars Prowl, Lake Worth, FL

Case No: C-2023-07050007

PCN: 00-41-44-35-01-000-1140

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, structure for the horse gym has been erected or installed without a valid building permit.

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

Issued: 07/07/2023

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 # AP-2022-008885-000 (Ag improvement process) has become inactive or expired.

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

Issued: 07/07/2023

Status: CEH

Agenda No.: 048

Complexity Level: 1

Status: Active

Respondent: Czaszwicz, Raymond A; Santoro, Ernest

CEO: Dennis A Hamburger

6884 Lantern Key Dr, Lake Worth, FL 33463-7466

Situs Address: 6884 Lantern Key Dr, Lake Worth, FL

Case No: C-2023-08180012

PCN: 00-42-45-01-16-000-0870

Zoned: PUD

Violations:

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

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

Issued: 08/22/2023

Status: CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

- 3** **Details:** Access, Maintenance, and Roof Overhang Easement
The Subdivision Plan, plat, and subsequent surveys submitted with an application for a Building Permit, shall indicate an Access, Maintenance, and Roof Overhang Easement along the ZLL for each ZLL lot for the purpose of allowing access for emergency purposes of exiting the home and for the maintenance of the portion of the home with a zero setback and to accommodate any overhang of the roof eave and gutter. Should a fence or wall traverse or be located within the easement, written permission from the POA will be required prior to the issuance of a permit by PBC. A gate for access and maintenance purposes will be required. Access for the owner of the lot abutting the easement and the easement beneficiaries shall be provided after advanced notification and during reasonable hours except for emergency purposes as provided for above.
No construction, landscaping, mechanical equipment, fence, or wall shall prevent perpetual access to said easement by the owner of the lot abutting the easement or the easement beneficiaries.
Code: Unified Land Development Code - 3.D.2.B.3.e roof overhang easement
Issued: 08/22/2023 **Status:** CLS

Agenda No.: 049 **Complexity Level:** 1 **Status:** Active
Respondent: Jewell, Charles R; Jewell, Lynn M **CEO:** Dennis A Hamburger
3120 Buccaneer Rd, Lake Worth, FL 33462-3735
Situs Address: 3120 Buccaneer Rd, Lake Worth, FL **Case No:** C-2023-07100001
PCN: 00-43-45-06-01-020-0060 **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.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 07/10/2023 **Status:** CEH

 - 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.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 07/10/2023 **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, two canopies have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/10/2023 **Status:** CEH

 - 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway has been extended or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/10/2023 **Status:** CEH

Agenda No.: 050 **Complexity Level:** 1 **Status:** Active
Respondent: Pierre, Miracle; Pierre, Thelma Emelda **CEO:** Dennis A Hamburger
5481 Huddle Hill Rd E, Lake Worth, FL 33463-1559
Situs Address: 5481 Huddle Hill Rd, Lake Worth, FL **Case No:** C-2023-08020033
PCN: 00-42-44-35-03-000-6240 **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, the enclosed garage has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/04/2023 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
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Agenda No.: 051 **Complexity Level:** 1 **Status:** Removed
Respondent: SWAY 2014-1 BORROWER LLC **CEO:** Dennis A Hamburger
1201 Hays St, Tallahassee, FL 32301-2525
Situs Address: 541 Seagrape Rd, Lake Worth, FL **Case No:** C-2023-03290006
PCN: 00-43-45-09-10-011-0080 **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, 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: 03/30/2023 **Status:** CLS

cc: Invitation Homes

Agenda No.: 052 **Complexity Level:** 3 **Status:** Removed
Respondent: 13863 S Military LLC **CEO:** Dwayne E Johnson
3523 Lone Pine Rd, Delray Beach, FL 33445-7655
Situs Address: 13863 S Military Trl, Delray Beach, FL 33484 **Case No:** C-2022-09300023
PCN: 00-42-46-11-05-000-0370 **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.

All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

More specifically, parking area has been altered without a valid building permit. Parking area in need of maintenance.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 10/11/2022 **Status:** CLS

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

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.

More specifically, shade structures, west of the detached bathrooms ,have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 10/11/2022 **Status:** CLS

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

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
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- 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.
- 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.
- More specifically, point of purchase sign has been altered without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Unified Land Development Code - 18.A.4.B & 18.A.4.C
- Issued:** 10/11/2022 **Status:** CLS
- 8** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, shade trees are in disrepair and in need of maintenance.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)
- Issued:** 10/11/2022 **Status:** CLS
- 11** **Details:** Any sign not permanently attached to a wall or the ground or any other approved supporting structure, or a sign designed to be transported, such as signs transported by wheels, mobile billboards, "A-frame" or sandwich type, sidewalk or curb signs, blank copy signs, and unanchored signs is prohibited. More specifically, mobile signs on property.
- Code:** Unified Land Development Code - 8.C.4
- Issued:** 10/11/2022 **Status:** CLS

Agenda No.: 053 **Complexity Level:** 1 **Status:** Postponed
Respondent: Francois, Michel Jean; Jean Francois, Marie M **CEO:** Ray F Leighton
 1257 Marine Dr, West Palm Beach, FL 33409-6241
Situs Address: 1257 Marine Dr, West Palm Beach, FL 33409 **Case No:** C-2023-08250007
PCN: 00-43-43-30-00-000-5020 **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, a addition to the house has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 08/25/2023 **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, a shed has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 08/25/2023 **Status:** CEH
- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a paver brick driveway has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 08/25/2023 **Status:** CEH

Agenda No.: 054 **Complexity Level:** 1 **Status:** Active
Respondent: Montano, Jennifer **CEO:** Ray F Leighton

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
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2317 Wabasso Dr, West Palm Beach, FL 33409-6166

Situs Address: 2317 Wabasso Dr, West Palm Beach, FL

Case No: C-2023-06280020

PCN: 00-42-43-25-09-033-0130

Zoned: RM

Violations:

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed on the west side has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/28/2023 **Status:** SIT

Agenda No.: 055

Complexity Level: 2

Status: Active

Respondent: Unico Development Corporation

CEO: Ray F Leighton

4846 Cherry Rd, West Palm Beach, FL 33417

Situs Address: 2938 Shawnee Ave, West Palm Beach, FL

Case No: C-2023-07120017

PCN: 00-43-43-30-05-000-0026

Zoned: CG

Violations:

- 1** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots one-half acre or less: 18 inches on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)
Issued: 08/07/2023 **Status:** SIT
- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/07/2023 **Status:** SIT
- 3** **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, operating a salvage or junk yard in a CG zoning district .

a. Definition
An establishment used primarily for the collecting, storage, and sale of scrap metal or discard material; or for the collecting, dismantling, storage, and salvaging of machinery or vehicles not in running condition; or for the sale of parts thereof.
Code: Unified Land Development Code - 4.A.7.C.6
Unified Land Development Code - 4.B.5. C.14
Unified Land Development Code - 4.B.5.A
Issued: 08/07/2023 **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, permit # B-2000-045466-0000 for a fence has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 08/07/2023 **Status:** SIT
- 5** **Details:** The final inspection shall be made after all work required by the building permit is completed. More Specifically, B# 2000-045466-0000 for a fence .
Code: PBC Amendments to FBC 7th Edition (2020) - 110.3.10
Issued: 08/07/2023 **Status:** SIT

cc: Unico Development Corporation

Agenda No.: 056

Complexity Level: 2

Status: Active

Respondent: Unico Development Corporation

CEO: Ray F Leighton

4846 Cherry Rd, West Palm Beach, FL 33417

Situs Address: Shawnee Ave, FL

Case No: C-2023-07120018

PCN: 00-43-43-30-03-007-0210

Zoned: CG

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
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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, operating a salvage or junk yard in a CG zoning district.

a. **Definition**
An establishment used primarily for the collecting, storage, and sale of scrap metal or discard material; or for the collecting, dismantling, storage, and salvaging of machinery or vehicles not in running condition; or for the sale of parts thereof.

b. **Approval Process**
Architectural salvage may be allowed subject to DRO approval in the following zoning districts:
1) IL or IG;
2) MUPD with an IND FLU designation; or,
3) IND/L or IND/G Pod of a PIPD.

Code: Unified Land Development Code - 4.A.7.C.6
Unified Land Development Code - 4.B.5.A.
Unified Land Development Code - 4.B.5.C.14
Issued: 08/07/2023 **Status:** SIT
- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/07/2023 **Status:** SIT
- 3** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots one-half acre or less: 18 inches on the entire lot.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)
Issued: 08/07/2023 **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, a fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/07/2023 **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 shipping container and box truck containers has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/07/2023 **Status:** SIT

cc: Unico Development Corporation

Agenda No.: 057	Complexity Level: 2	Status: Active
Respondent: Unico Development Corporation		CEO: Ray F Leighton
	4846 Cherry Rd, West Palm Beach, FL 33417	
Situs Address: 2932 Shawnee Ave, FL		Case No: C-2023-07120019
PCN: 00-43-43-30-05-000-0025		Zoned: CG

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, operating a salvage or junk yard in a CG zoning district. .

a. **Definition**
An establishment used primarily for the collecting, storage, and sale of scrap metal or discard material; or for the collecting, dismantling, storage, and salvaging of machinery or vehicles not in running condition; or for the sale of parts thereof.

Code: Unified Land Development Code - 4.A.7.C.6
Unified Land Development Code - 4.B.5.A.
Unified Land Development Code - 4.B.5.C.14.
Issued: 08/07/2023 **Status:** SIT
- 2** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots one-half acre or less: 18 inches on the entire lot.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
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3	Issued: 08/07/2023	Status: SIT
	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Container box has been erected or installed without a valid building permit.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	
	Issued: 08/07/2023	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: 08/07/2023	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 fence has been erected or installed without a valid building permit.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	
	Issued: 08/07/2023	Status: SIT

cc: Unico Development Corporation

Agenda No.: 058	Complexity Level: -	Status: Removed
Respondent: Hernandez, Rosa N 5814 Ithaca Cir E, Lake Worth, FL 33463-6751		CEO: Timothy M Madu
Situs Address: 5814 Ithaca Cir E, Lake Worth, FL		Case No.: C-2023-06300006
PCN: 00-42-44-35-02-000-7210		Zoned: RS
Violations:	<p>1 Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.</p> <p style="text-align: center;">More specifically, please repair roof; remove tarp from the roof.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (g) Issued: 07/18/2023 Status: CLS</p>	

Agenda No.: 059	Complexity Level: 1	Status: Removed
Respondent: Joseph, Desius 131 Hibiscus Tree Dr, Lake Worth, FL 33462-5113		CEO: Timothy M Madu
Situs Address: 131 Hibiscus Tree Dr, Lake Worth, FL 33462		Case No.: C-2022-08090013
PCN: 00-43-45-09-10-004-0270		Zoned: RM
Violations:	<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.</p> <p style="text-align: center;">More specifically, the shed on 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: 06/02/2023 Status: CLS</p> <p>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.</p> <p style="text-align: center;">More specifically, the fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/02/2023 Status: CLS</p>	

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
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Agenda No.: 060 **Complexity Level:** - **Status:** Active
Respondent: Kissinger, Jeffrey E **CEO:** Timothy M Madu
122 Barberton Rd, Lake Worth, FL 33467-3808
Situs Address: 122 Barberton Rd, Lake Worth, FL **Case No:** C-2023-08170004
PCN: 00-42-44-28-02-000-0910 **Zoned:** RS

- Violations:**
- 1 **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.

More specifically, the commercial vehicles parked on the property.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 08/17/2023 **Status:** CEH
 - 3 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

More specifically, remove hurricane shutters from windows to make it easily openable.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 08/17/2023 **Status:** CEH

Agenda No.: 061 **Complexity Level:** 1 **Status:** Removed
Respondent: Roman, Vladlen **CEO:** Timothy M Madu
120 Canton Rd, Lake Worth, FL 33467-3812
Situs Address: 120 Canton Rd, Lake Worth, FL **Case No:** C-2023-02010035
PCN: 00-42-44-28-02-000-0881 **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, the fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/01/2023 **Status:** CEH

Agenda No.: 062 **Complexity Level:** 1 **Status:** Active
Respondent: Watt, Claudette R **CEO:** Timothy M Madu
7434 Thatcher Ave, Lake Worth, FL 33462-5244
Situs Address: 7434 Thatcher Ave, Lake Worth, FL **Case No:** C-2023-06020014
PCN: 00-43-45-09-20-000-1000 **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, the addition to the house (east of the kitchen) has been constructed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/14/2023 **Status:** CEH

Agenda No.: 063 **Complexity Level:** - **Status:** Removed
Respondent: C.A.B. FAMILY TRUST **CEO:** Nedssa Merise
18670 127th Dr N, Jupiter, FL 33478-3730
Situs Address: 8932 Lyndall Ln, West Palm Beach, FL **Case No:** C-2023-06270034
PCN: 00-43-42-19-00-000-3130 **Zoned:** CG

- Violations:**
- 1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.

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: 06/28/2023 **Status:** CLS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

- 2 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, open storage including but not limited to yard debris, cans, bottles, tree branches, trash and any items storage in public view.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/28/2023 **Status:** CLS
- 3 Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
- Repair/maintain all accessory structures in disrepair. More specifically disrepair fence.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/28/2023 **Status:** CLS
- 4 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.
- Paint all areas where the paint is peeling, flaking and/or chipped. More specifically, pressure and or paint the property areas.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 06/28/2023 **Status:** CLS
- 5 Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
- Please park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicle parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn.
- Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 06/28/2023 **Status:** CEH
- 6 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: 06/28/2023 **Status:** CLS

cc: Code Enforcement

Agenda No.: 064 **Complexity Level:** - **Status:** Removed
Respondent: COLLIE, LINDA **CEO:** Nedssa Merise
 1873 Ascott Rd, North Palm Beach, FL 33408-2204
Situs Address: 8699 Crater Ter, West Palm Beach, FL **Case No:** C-2023-08030014
PCN: 00-43-42-19-04-000-0291 **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: 08/04/2023 **Status:** CLS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

Situs Address: 8716 Pluto Ter, West Palm Beach, FL
PCN: 00-43-42-19-04-000-0331

Case No: C-2023-08030018
Zoned: RM

Violations: **3** **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

More specifically, Where there is buildup, pressure wash the property and/or paint it.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 08/04/2023 **Status:** CLS

cc: Code Enforcement

Agenda No.: 067 **Complexity Level:** - **Status:** Removed
Respondent: GIBSON, ALLAN; LEE GIBSON, VALERIE **CEO:** Nedssa Merise
8697 Pluto Ter, Lake Park, FL 33403-1682

Situs Address: 8697 Pluto Ter, West Palm Beach, FL
PCN: 00-43-42-19-04-000-0392

Case No: C-2023-08030015
Zoned: RM

Violations: **2** **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.

Remove all unlicensed/unregistered vehicles or obtain licenses/registrations for such vehicles. One vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is operable and completely screened from view from adjacent roads and lots.

Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 08/04/2023 **Status:** CLS

cc: Code Enforcement

Agenda No.: 068 **Complexity Level:** - **Status:** Removed
Respondent: GUERRA, ALAN J **CEO:** Nedssa Merise
312 Clark Ln, Jupiter, FL 33477-5077

Situs Address: 8868 Lyndall Ln, West Palm Beach, FL
PCN: 00-43-42-19-00-000-3109

Case No: C-2023-06280021
Zoned: RM

Violations: **7** **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) from the public right-of-way: swale, public view, sidewalks, and streets to be removed after pickup no later than the same day collection is scheduled to occur.

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: 06/29/2023 **Status:** CLS

cc: Code Enforcement

Agenda No.: 069 **Complexity Level:** - **Status:** Active
Respondent: KENCO LTD **CEO:** Nedssa Merise
3676 Collin Dr, Ste 10, West Palm Beach, FL 33406-4727

Situs Address: 8682 Pluto Ter, West Palm Beach, FL
PCN: 00-43-42-19-04-000-0311

Case No: C-2023-09050029
Zoned: RM

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

Violations:

- | | |
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| 1 | <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>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 style="text-align: center;">Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.</p> <p>Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.</p> <p>Issued: 09/07/2023 Status: SIT</p> |
| 2 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, FENCE has been erected or installed without a valid building permit.</p> <p style="text-align: center;">Obtain required building permits for the fence or remove the fence.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 09/07/2023 Status: SIT</p> |

cc: Code Enforcement

Agenda No.: 070	Complexity Level: -	Status: Active
Respondent: KNIGHT, JULIAN C 8743 Satalite Ter, Lake Park, FL 33403-1680		CEO: Nedssa Merise
Situs Address: 8743 Satalite Ter, West Palm Beach, FL		Case No.: C-2023-08030021
PCN: 00-43-42-19-04-000-0461		Zoned: RM

Violations:

- | | |
|----------|--|
| 2 | <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>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 style="text-align: center;">Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.</p> <p>Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.</p> <p>Issued: 08/04/2023 Status: CLS</p> |
| 3 | <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 style="text-align: center;">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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 08/04/2023 Status: SIT</p> |

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.

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

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

Issued: 08/04/2023

Status: SIT

cc: Code Enforcement

Agenda No.: 071

Complexity Level: -

Status: Active

Respondent: LAMOTHE, LUDERS Jr; LAMOTHE, IRMA
8698 Pluto Ter, Lake Park, FL 33403-1681

CEO: Nedssa Merise

Situs Address: 8698 Pluto Ter, West Palm Beach, FL

Case No: C-2023-08030019

PCN: 00-43-42-19-04-000-0322

Zoned: RM

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.

Remove all unlicensed/unregistered vehicles or obtain licenses/registrations for such vehicles. One vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is operable and completely screened from view from adjacent roads and lots.

Code: Unified Land Development Code - 6.D.1.A.4.a.2.a

Issued: 08/04/2023

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.

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: 08/04/2023

Status: SIT

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

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

Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.

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

Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.

Issued: 08/04/2023

Status: SIT

4 **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.

Supply or maintain at least one easily openable window in every habitable space. More specifically, please open the window awnings if the house is not vacant.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)

Palm Beach County Property Maintenance Code - Section 14-43 (a)

Issued: 08/04/2023

Status: SIT

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 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, fence (Wood and chain-link) has been erected or installed without a valid building permit.

Obtain required building permits for the fence (Wood and chain-link) or remove the fence (Wood and chain-link).

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/04/2023 **Status:** SIT

6 Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.

Please cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height. More specifically, grass must be cut at the back of the property too.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 08/04/2023 **Status:** SIT

Agenda No.: 072 **Complexity Level:** - **Status:** Removed
Respondent: LEVINSON, DYLAN LOUIS; LEVINSON, STEPHEN **CEO:** Nedssa Merise
CHARLES
8715 Satalite Ter, West Palm Beach, FL 33403-1680
Situs Address: 8715 Satalite Ter, West Palm Beach, FL **Case No:** C-2023-08030020
PCN: 00-43-42-19-04-000-0482 **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.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/04/2023 **Status:** CLS

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

Please park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to 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: 08/04/2023 **Status:** CLS

4 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) from the public right-of-way: swale, public view, sidewalks, and streets to be removed after pickup no later than the same day collection is scheduled to occur.

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: 08/04/2023 **Status:** CLS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 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, window installation has been erected or installed without a valid building permit.

Obtain required building permits for the window installation or remove the window installation.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/04/2023 **Status:** CLS

cc: Code Enforcement

Agenda No.: 073 **Complexity Level:** - **Status:** Removed
Respondent: MARICHA REALTY GROUP LLC **CEO:** Nedssa Merise
1401 Village Blvd, Apt 137, West Palm Beach, FL 33409-2`
Situs Address: 8698 Uranus Ter, West Palm Beach, FL **Case No:** C-2023-07200014
PCN: 00-43-42-19-04-000-0122 **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 equipment's, materials, buckets, containers, tree branches, plastic, containers and or any items storage in public view.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/21/2023 **Status:** CLS

5 **Details:** Domesticated livestock shall be allowed accessory to a single family residential use subject to the following standards:
Shall only be located in the Rural and Exurban Tiers and when not within a PUD.
More specifically: Domesticated livestock (i.e., chicken) shall be allowed only when accessory to a single family dwelling that is located within the Rural and Exurban Tiers. The above-cited parcel is not within the Rural or Exurban Tier.

Remove all livestock (i.e., chicken) from the premises.

Code: Unified Land Development Code - 5.B.1.A.21.a
Issued: 07/21/2023 **Status:** CLS

cc: Code Enforcement
Maricha Realty Group Llc

Agenda No.: 074 **Complexity Level:** - **Status:** Active
Respondent: MOGENE, DANISE **CEO:** Nedssa Merise
4872 Caribbean Blvd, West Palm Beach, FL 33407-1724
Situs Address: 4872 Caribbean Blvd, West Palm Beach, FL **Case No:** C-2023-02220019
PCN: 00-42-43-01-03-022-0060 **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 buckets, containers, trash, materials, equipment's, tires, wood plank and all item storage in public view.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/28/2023 **Status:** SIT

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 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, fence (wood) has been erected or installed without a valid building permit.
- Obtain required building permits for the fence (wood) or remove the fence (wood).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2023 **Status:** SIT
- 6** **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: 02/28/2023 **Status:** SIT
- 7** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Addition/structure has been erected or installed without a valid building permit.
- Obtain required building permits for the Addition/structure or remove the Addition/structure.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2023 **Status:** SIT

cc: Code Enforcement

Agenda No.: 075 **Complexity Level:** - **Status:** Active
Respondent: POITIER, CARL; POITIER, EMMA L **CEO:** Nedssa Merise
 5056 Marcia Pl, West Palm Beach, FL 33407-1661
Situs Address: 5056 Marcia Pl, West Palm Beach, FL **Case No:** C-2023-07070026
PCN: 00-42-43-02-02-004-0110 **Zoned:** RM

- Violations:**
- 1** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Park the trailer in the side or rear yard and screen the trailer from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Code:** Unified Land Development Code - 6.D.1.A.1.c
Issued: 07/11/2023 **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.
- Remove trailer from the front setback or other area between the structure and street. Park trailer in the side or rear yard.
- Code:** Unified Land Development Code - 6.D.1.A.1.b
Issued: 07/11/2023 **Status:** SIT
- 3** **Details:** Every habitable space shall have at least one (1) openable window that can be easily opened. The total openable area of the window in every room shall be equal to at least forty-five (45) percent of the minimum glazed area required in subsection 14-42(a). More specifically Remove the board up from the window and repair the window (permit may be needed)
- Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically Remove the board up from the window and repair the window (permit may be needed)

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Palm Beach County Property Maintenance Code - Section 14-43 (a)
Issued: 07/11/2023 **Status:** CLS

4 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: 07/11/2023 **Status:** CLS

Agenda No.: 076 **Complexity Level:** - **Status:** Active
Respondent: RAGSDALE, JASON D; RAGSDALE, KATHLEEN **CEO:** Nedssa Merise
8699 Satalite Ter, Lake Park, FL 33403-1680
Situs Address: 8699 Satalite Ter, West Palm Beach, FL **Case No:** C-2023-08030024
PCN: 00-43-42-19-04-000-0491 **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: 08/08/2023 **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: 08/08/2023 **Status:** CLS

3 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

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: 08/08/2023 **Status:** SIT

cc: Code Enforcement

Agenda No.: 077 **Complexity Level:** - **Status:** Active
Respondent: SFR X11 MIAMI OWNER 1 LP **CEO:** Nedssa Merise
1200 S PINE ISLAND Rd, PLANTATION, FL 33324
Situs Address: 5427 Eadie Pl, West Palm Beach, FL 33407 **Case No:** C-2023-09070008
PCN: 00-42-43-02-01-010-0060 **Zoned:** RM

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 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/Alteration has been erected or installed without a valid building permit.

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, Addition/Alteration.

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, Addition/Alteration.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 111.1
PBC Amendments to FBC 7th Edition (2020) - 111.5

Issued: 09/07/2023 **Status:** SIT
- 2 Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

Repair/maintain all accessory structures in disrepair. More specifically, repair the wood fence on the property.

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

Issued: 09/07/2023 **Status:** SIT
- 3 Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.

Maintain windows, doors and frames in sound condition, good repair and weather-tight. Maintain windows, doors and frames in sound condition, good repair and weather-tight. Repair and or replace all broken windows. Repair with existing frame if value of work is above \$1000.00 a permit is required.

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

Issued: 09/07/2023 **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, Re-roofing has been erected or installed without a valid building permit.

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, Re-roofing.

Obtain a Certificate of Completion for permit # Re-roofing.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 111.5

Issued: 09/07/2023 **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, General Electrical has been erected or installed without a valid building permit.

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, General Electrical.

Obtain a Certificate of Completion for permit # General Electrical.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 111.5

Issued: 09/07/2023 **Status:** SIT

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

- 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, illegal bathroom has been erected or installed without a valid building permit.
- Obtain required building permits for the illegal bathroom or remove the illegal bathroom.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/07/2023 **Status:** SIT
- 7** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Alteration-Residential has been erected or installed without a valid building 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. More specifically, Alteration-Residential
- 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, Alteration-Residential.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 111.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 09/07/2023 **Status:** SIT
- 8** **Details:** All exterior premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior premises which such occupant occupies or controls in a clean and sanitary condition.
- Maintain all exterior property and premises in a clean, safe and sanitary condition.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (a)
Issued: 09/07/2023 **Status:** CLS

cc: Sfr X11 Miami Owner 1 Lp

Agenda No.: 078	Complexity Level: -	Status: Active
Respondent: TOUSSAINT, JEAN J 5845 N Haverhill Rd, West Palm Beach, FL 33407-1717		CEO: Nedssa Merise
Situs Address: 5845 N Haverhill Rd, West Palm Beach, FL		Case No: C-2023-08240021
PCN: 00-42-43-02-04-011-0182		Zoned: RM

Violations:

1	<p>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 08/29/2023 Status: SIT</p>
2	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.</p> <p style="padding-left: 40px;">Obtain required building permits for the fence or remove the fence.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/29/2023 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, sheds/structures has been erected or installed without a valid building permit.</p> <p style="padding-left: 40px;">Obtain required building permits for the sheds/structures or remove the sheds/structures.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p>

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

4	<p>Issued: 08/29/2023 Status: SIT</p> <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, roofing/structure has been erected or installed without a valid building permit.</p> <p style="text-align: center;">Obtain required building permits for the roofing/structure or remove the roofing/structure.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 08/29/2023 Status: SIT</p>
5	<p>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.</p> <p style="text-align: center;">Post the numerical address on the premises.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)</p> <p>Issued: 08/29/2023 Status: CLS</p>

cc: Code Enforcement

Agenda No.: 079 **Complexity Level:** 1 **Status:** Active
Respondent: BEULAH MISSIONARY BAPTIST CHURCH OF STREA **CEO:** Joanna Mirodias
 LINE/ PAHOKEE INC.
 605 Farm Pl, Pahokee, FL 33476
Situs Address: 804 Joe Louis Ave, Pahokee, FL **Case No:** C-2023-05230023
PCN: 00-37-42-20-02-000-0640 **Zoned:** RH

Violations:	<p>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.</p> <p>Code: Unified Land Development Code - 6.D.1.A.4.a.2.a</p> <p>Issued: 05/23/2023 Status: CLS</p> <p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 05/23/2023 Status: SIT</p> <p>3 Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, the soffit is in disrepair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)</p> <p>Issued: 05/23/2023 Status: SIT</p> <p>4 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #B-1993-000935-0000 (B93004768) (Church) has become inactive or expired.</p> <p>No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, permit #B-1993-000935-0000 (B93004768) (Church).</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 PBC Amendments to FBC 7th Edition (2020) - 111.1</p> <p>Issued: 05/23/2023 Status: SIT</p>
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**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 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 #P-2022-039709-0000 (Plumbing - Water Connection) 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 #P-2022-039709-0000 (Plumbing - Water Connection).
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 05/23/2023 **Status:** SIT

cc: Beulah Missionary Baptist Church Of Stream Line/ Pahokee Inc.

Agenda No.: 080 **Complexity Level:** 1 **Status:** Active
Respondent: BEULAH MISSIONARY BAPTIST CHURCH; BEULAH MISSIONARY BAPTIST CHURCH OF STREAM LINE/ PAHOKEE INC.
605 Farm Pl, Pahokee, FL 33476 **CEO:** Joanna Mirodias
Situs Address: 798 Joe Louis Ave, Pahokee, FL **Case No:** C-2023-05230024
PCN: 00-37-42-20-02-000-0660 **Zoned:** RH

Violations:

- 1** **Details:** Parking shall be prohibited on all vacant properties in residential districts.
Code: Unified Land Development Code - 6.D.1.A.4.a.3
Issued: 05/24/2023 **Status:** CLS
- 2** **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 05/24/2023 **Status:** CLS
- 3** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/24/2023 **Status:** SIT
- 4** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots one-half acre or less: 18 inches on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)
Issued: 05/24/2023 **Status:** SIT

cc: Beulah Missionary Baptist Church; Beulah Missionary Baptist Church Of Stream Line/ Pahokee Inc.
Beulah Missionary Baptist Church; Beulah Missionary Baptist Church Of Stream Line/ Pahokee Inc.

Agenda No.: 081 **Complexity Level:** 1 **Status:** Active
Respondent: Chavez, Vidal **CEO:** Joanna Mirodias
37221 Florida Ave, Canal Point, FL 33438-5018
Situs Address: 37221 Florida Ave, Canal Point, FL **Case No:** C-2023-07070022
PCN: 00-37-41-33-03-016-0110 **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.
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) (1)Table 14-32 (c)
Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 07/07/2023 **Status:** CLS
- 2** **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, the roof and soffit are in disrepair.

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

	Code: Palm Beach County Property Maintenance Code - Section 14-33 (g) Issued: 07/07/2023 Status: SIT
3	Details: Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2) Issued: 07/07/2023 Status: SIT
4	Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, the exterior door is boarded and glass is missing from the window. Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) Issued: 07/07/2023 Status: SIT
5	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. Code: Palm Beach County Property Maintenance Code - Section 14-33 (b) Issued: 07/07/2023 Status: SIT

cc: Chavez, Vidal
Code Enforcement

Agenda No.: 082	Complexity Level: 1	Status: Active
Respondent: HOME DEPOT U.S.A., INC. 1201 Hays St, Tallahassee, FL 32301-2525		CEO: Joanna Mirodias
Situs Address: 220 S State Road 7, West Palm Beach, FL		Case No: C-2023-06210011
PCN: 00-42-44-06-11-000-0018		Zoned: MUPD

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: 06/27/2023 Status: CLS
2	Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #B-2018-012923-0000 (Reroofing - SFD/Duplex) 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 #B-2018-012923-0000 (Reroofing - SFD/Duplex). Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 PBC Amendments to FBC 7th Edition (2020) - 111.5 Issued: 06/27/2023 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 #M-2015-022128-0000 (HVAC - Eqpmt C/O - Comm/Common Multi-Res) 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 #M-2015-022128-0000 (HVAC - Eqpmt C/O - Comm/Common Multi-Res). Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 PBC Amendments to FBC 7th Edition (2020) - 111.5 Issued: 06/27/2023 Status: SIT

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

- 4** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #E-2011-021570-0000 (Electrical Temp Event or Power Pole) 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 #E-2011-021570-0000 (Electrical Temp Event or Power Pole).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
- Issued:** 06/27/2023 **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 #E-2011-003008-0000 (Electrical Temp Event or Power Pole) 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 #E-2011-003008-0000 (Electrical Temp Event or Power Pole).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
- Issued:** 06/27/2023 **Status:** SIT
- 6** **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, the clothing drop box on site is not on the site plan.
- Code:** Unified Land Development Code - 2.A.6.B.4
- Issued:** 06/27/2023 **Status:** CLS
- 7** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the clothing drop box has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 06/27/2023 **Status:** CLS
- 8** **Details:** Merchandise must be mobile and stored indoors overnight daily. Merchandise must be accessory to a principal use located on the same property. Merchandise shall not be located in any required setback, parking space, loading space, loading area, vehicular use area, fire lane, landscape buffer, or required sidewalk, ADA accessibility route, or drainage easements.
- Code:** Unified Land Development Code - 5.B.1.A.4
- Issued:** 06/27/2023 **Status:** SIT
- 9** **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R-2017-0001.
- More specifically, USE LIMITATIONS Condition 4 of Resolution #R-2017-0001 states "storage or placement of any material, pallets, refuse, equipment or debris shall not be permitted in the rear of the facility".
- USE LIMITATIONS Condition 5 of Resolution #R-2017-0001 states "all areas or receptacles for the storage and disposal of trash, garbage, recyclable material or vegetation, such as dumpsters and trash compactors, shall not be located within fifteen (15) feet of the east property line and shall be confined to the areas designated on the site plan".
- USE LIMITATIONS Condition 7 of Resolution #R-2017-0001 states "outdoor retail business activities shall not be allowed on site, excluding deliveries only".
- USE LIMITATIONS Condition 9 of Resolution #R-2017-0001 states "no outdoor retail business activities shall be permitted on the site unless permitted by Special permits. No permanent outdoor display shall be permitted on site".
- Code:** Unified Land Development Code - 2.A.11

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

	Issued: 06/27/2023		Status: SIT
10	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 sprinkler head is in disrepair.	Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)	
	Issued: 06/27/2023		Status: CLS
11	Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited.	Code: Unified Land Development Code - 8.C.1	
	Issued: 06/27/2023		Status: CLS

cc: Home Depot U.S.A., Inc.
Home Depot U.S.A., Inc.

Agenda No.: 083	Complexity Level: 1	Status: Removed
Respondent: Maxson, Janice S; Rodriguez, Dana G PO BOX 275, Canal Point, FL 33438-0275		CEO: Joanna Mirodias
Situs Address: 13062 US Highway 441 N, Canal Point, FL		Case No: C-2023-09190012
PCN: 00-37-41-27-01-062-0080		Zoned: AP

Violations:	<p>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 roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, the fire damaged SFD. Code: Palm Beach County Property Maintenance Code - Section 14-33 (d) Palm Beach County Property Maintenance Code - Section 14-33 (f) Palm Beach County Property Maintenance Code - Section 14-33 (g) Issued: 09/19/2023 Status: CLS</p> <p>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: 09/19/2023 Status: CLS</p> <p>3 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. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 09/19/2023 Status: CLS</p> <p>4 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #B-2005-029298-0000 (Reroofing - SFD/Duplex) 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 #B-2005-029298-0000 (Reroofing - SFD/Duplex). Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 PBC Amendments to FBC 7th Edition (2020) - 111.5 Issued: 09/19/2023 Status: CLS</p>
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cc: Maxson, Janice S
Rodriguez, Dana G

Agenda No.: 084	Complexity Level: 1	Status: Active
Respondent: McLeary, Clovis Ansel 352 Canal St, Belle Glade, FL 33430-5108		CEO: Joanna Mirodias
Situs Address: 352 Canal St, Belle Glade, FL		Case No: C-2023-07110006
PCN: 00-37-44-07-01-003-0280		Zoned: RH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

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: 07/11/2023 **Status:** SIT
- 2 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 07/11/2023 **Status:** CLS
- 3 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 07/11/2023 **Status:** CLS
- 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/11/2023 **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, the rear addition/enclosed porch has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/11/2023 **Status:** SIT

Agenda No.: 085

Complexity Level: 1

Status: Active

Respondent: OKEECHOBEE LAND COMPANY
691 E Main St, Pahokee, FL 33476-1403

CEO: Joanna Mirodias

Situs Address: 38715 Morgan Rd, Pahokee, FL 33476

Case No.: C-2023-04030001

PCN: 00-37-42-29-00-000-7061

Zoned: AP

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 shed 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:** SIT
- 2 **Details:** All glazing materials shall be maintained free from cracks and holes.
Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (1)
Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 06/07/2023 **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 windows and doors in the two buildings (dormitory and mess hall) were enclosed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/07/2023 **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: 06/07/2023 **Status:** SIT

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
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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.

Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 06/07/2023 **Status:** SIT

Agenda No.: 086 **Complexity Level:** 1 **Status:** Active
Respondent: Rosado, Carlos **CEO:** Joanna Mirodias
 1930 Sherwood Forest Blvd, West Palm Beach, FL
 33415-6340
Situs Address: 1930 Sherwood Forest Blvd, West Palm Beach, FL **Case No:** C-2023-08220021
PCN: 00-42-44-11-06-025-0150 **Zoned:** RM

- 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. More Specifically, Repair and Maintenance, Light. 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, Repair and Maintenance, Light.
Code: Unified Land Development Code - 4.A.7.C
 Unified Land Development Code - 4.A.7.C.6
Issued: 09/06/2023 **Status:** SIT
 - 2 Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, the roof is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 09/06/2023 **Status:** SIT

Agenda No.: 087 **Complexity Level:** 1 **Status:** Postponed
Respondent: Bellak, Danielle Janine **CEO:** Adam F Moulton
 6775 Massachusetts Dr, Lake Worth, FL 33462-3835
Situs Address: 6775 Massachusetts Dr, Lake Worth, FL **Case No:** C-2023-04190008
PCN: 00-43-45-05-01-018-0290 **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, trailer parked in front of garage.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 07/11/2023 **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 shipping container/shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/11/2023 **Status:** CEH
 - 4 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, trailer parked on side of home where shipping container is located.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 07/11/2023 **Status:** CEH
 - 5 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/11/2023 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

Agenda No.: 088 **Complexity Level:** 1 **Status:** Active
Respondent: Charles, Linda; Rene, Fucien **CEO:** Adam F Moulton
5937 Ellis Hollow Rd W, Lake Worth, FL 33463-1515
Situs Address: 5937 Ellis Hollow Rd W, Lake Worth, FL **Case No:** C-2023-01260029
PCN: 00-42-44-34-32-000-1340 **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 large structure behind the house has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/31/2023 **Status:** SIT

Agenda No.: 089 **Complexity Level:** 1 **Status:** Active
Respondent: Pierrette, Marie Michelle; Dor, Robinson **CEO:** Adam F Moulton
5504 Priscilla Ln, Lake Worth, FL 33463-6785
Situs Address: 5504 Priscilla Ln, Lake Worth, FL **Case No:** C-2023-09210012
PCN: 00-42-44-35-08-000-1950 **Zoned:** RS

Violations:

- 1 **Details:** Domesticated livestock shall be allowed accessory to a single family residential use subject to the following standards:
Shall only be located in the Rural and Exurban Tiers and when not within a PUD.
More specifically: Domesticated livestock (i.e., Chickens/Rooster/Fowl) shall be allowed only when accessory to a single family dwelling that is located within the Rural and Exurban Tiers. The above-cited parcel is not within the Rural or Exurban Tier.
Code: Unified Land Development Code - 5.B.1.A.21.a
Issued: 09/22/2023 **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 canopy membrane structure attached to rear of home has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/22/2023 **Status:** SIT
- 3 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, silver 4 door car parked on grass.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 09/22/2023 **Status:** SIT

Agenda No.: 090 **Complexity Level:** 1 **Status:** Removed
Respondent: Gonzalez, Gamaliel; Gonzalez Garcia, Ma de los Angeles **CEO:** Adam F Moulton
3100 Tropical Trl, Lake Worth, FL 33462-3740
Situs Address: 3100 Tropical Trl, Lake Worth, FL **Case No:** C-2023-03240019
PCN: 00-43-45-06-01-012-0050 **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 large structure in southeast side of yard with same roof and color of home has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/28/2023 **Status:** CLS

Agenda No.: 091 **Complexity Level:** 1 **Status:** Postponed
Respondent: Mark Baker Living Trust u/a/d December 18,2009 **CEO:** Adam F Moulton
10719 100th St S, Boynton Beach, FL 33472
Situs Address: 10611 100th St S, Boynton Beach, FL **Case No:** C-2023-08140001
PCN: 00-41-45-24-05-002-0000 **Zoned:** AGR-PUD

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

Violations:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a large metal building has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/24/2023 **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 fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/24/2023 **Status:** CEH

Agenda No.: 092 **Complexity Level:** - **Status:** Removed
Respondent: DM HOMEVESTORS LLC **CEO:** Steve R Newell
 21546 Little Bear Ln, Boca Raton, FL 33428-2660
Situs Address: 10528 228th Ln S, Boca Raton, FL **Case No:** C-2023-09140002
PCN: 00-41-47-25-11-001-0010 **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 fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/18/2023 **Status:** CLS

- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, driveway has been extended with pavers without valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/18/2023 **Status:** CLS

- 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a canopy has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/18/2023 **Status:** CLS

cc: Dm Homevestors Llc

Agenda No.: 093 **Complexity Level:** - **Status:** Active
Respondent: PHAN, HONG THI **CEO:** Steve R Newell
 10787 N Branch Rd, Boca Raton, FL 33428-5717
Situs Address: 10787 N Branch Rd, Boca Raton, FL **Case No:** C-2023-09200014
PCN: 00-41-47-25-02-000-2750 **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. Specifically, a shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/22/2023 **Status:** CEH

Agenda No.: 094 **Complexity Level:** 1 **Status:** Active
Respondent: Dameus, Yvrose; Paul, Wilford **CEO:** Debbie N Plaud

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

7415 Willow Spring Cir N, Lake Worth, FL 33436-9410

Situs Address: 7415 Willow Spring Cir N, Boynton Beach, FL **Case No:** C-2023-01300015
PCN: 00-42-45-12-11-000-0710 **Zoned:** RS

- Violations:**
- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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: 04/03/2023 **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 driveway has been extended/altered without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/03/2023 **Status:** CEH

Agenda No.: 095 **Complexity Level:** 1 **Status:** Removed
Respondent: Jimenez, Juan **CEO:** Debbie N Plaud
5177 3rd Rd, Lake Worth, FL 33467-5627

Situs Address: 5177 3rd Rd, Lake Worth, FL **Case No:** C-2023-01180013
PCN: 00-42-43-27-05-032-0630 **Zoned:** AR

- Violations:**
- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence with columns and automatic gate has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/17/2023 **Status:** CLS

Agenda No.: 096 **Complexity Level:** 1 **Status:** Removed
Respondent: Miller, Michele N **CEO:** Debbie N Plaud
3945 Ocala Rd, Lake Worth, FL 33462-2234

Situs Address: 3945 Ocala Rd, Lake Worth, FL **Case No:** C-2023-08310017
PCN: 00-43-45-06-04-020-0180 **Zoned:** RM

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

More specifically, fence is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 10/03/2023 **Status:** CEH
 - 3** **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

More specifically, shutters installed over windows, which do not allow them to function as intended.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 10/03/2023 **Status:** CEH

Agenda No.: 097 **Complexity Level:** 1 **Status:** Active
Respondent: Zambrano, Joy I **CEO:** Debbie N Plaud
5454 River Plantation Rd, Lake Worth, FL 33463-6775

Situs Address: 5454 River Plantation Rd, Lake Worth, FL **Case No:** C-2023-01300040
PCN: 00-42-44-35-06-000-0660 **Zoned:** RS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

Violations:

- 1** **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
- a. The barrier must be at least four (4) feet high on the outside.
 - b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
 - c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 06/09/2023 **Status:** CEH

Agenda No.: 098 **Complexity Level:** 1 **Status:** Active
Respondent: ELIGIO LLC **CEO:** Omar J Sheppard
 800 W Cypress Creek Rd, Ste 270, Fort Lauderdale, FL 333
Situs Address: 221 3rd St, West Palm Beach, FL **Case No:** C-2023-06230007
PCN: 00-42-43-34-02-001-0170 **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, windows has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/10/2023 **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 new roof has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/10/2023 **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, stucco and lath has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/10/2023 **Status:** CLS

cc: Eligio Llc
Eligio Llc
Eligio Llc

Agenda No.: 099 **Complexity Level:** 1 **Status:** Active
Respondent: 12085 BRANFORD STREET PROJECT **CEO:** David T Snell
 9803 San Fernando Rd, Pacoima, CA 91331-2604
Situs Address: 5044 Forest Hill Blvd, Bldg, West Palm Beach, FL **Case No:** C-2023-07280024
PCN: 00-42-44-11-38-002-0020 **Zoned:** MUPD

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 for the open storage of discarded furniture, trash and other items considered trash and debris with is a violation of this Section and Code.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/02/2023 **Status:** CEH

cc: 12085 Branford Street Project

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM

Agenda No.: 100 **Complexity Level:** 1 **Status:** Active
Respondent: Valdes, Aurora; Delgado, Ruben **CEO:** David T Snell
1522 Julie Tonia Dr, West Palm Beach, FL 33415-5515

Situs Address: 1522 Julie Tonia Dr, West Palm Beach, FL **Case No:** C-2023-05180026
PCN: 00-42-44-11-04-000-0960 **Zoned:** RS

Violations:

2	<p>Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p style="text-align: center;">Specifically: The premises is utilized to park a vehicle on the "Unimproved" surface in the Urban Suburban Tier.</p> <p>Code: Unified Land Development Code - 6.D.1.A.4.a.2.b Issued: 05/26/2023 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.</p> <p style="text-align: center;">Specifically: An aluminum awning has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 05/26/2023 Status: CEH</p>

cc: Commissioners

Agenda No.: 101 **Complexity Level:** 1 **Status:** Active
Respondent: Saintard, Frantz; Etienne, Jesula A **CEO:** David T Snell
1915 Iris Rd, West Palm Beach, FL 33415-6333

Situs Address: 1915 Iris Rd, West Palm Beach, FL **Case No:** C-2023-04240016
PCN: 00-42-44-11-01-005-0420 **Zoned:** RM

Violations:

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.</p> <p style="text-align: center;">Specifically: Door(s) has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/28/2023 Status: CEH</p>
5	<p>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.</p> <p style="text-align: center;">Specifically: ermit # E-2021-004771-0000 Solar-Photovoltaic has become inactive or expired.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 Issued: 04/28/2023 Status: CEH</p>

Agenda No.: 102 **Complexity Level:** 1 **Status:** Active
Respondent: Gutierrez, Daniela **CEO:** David T Snell
6216 Calle Del Fur, Lot 174, West Palm Beach, FL 33415

Situs Address: 6216 Calle Del Fur, Lot 174, FL **Case No:** C-2023-03140024
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.</p> <p style="text-align: center;">Specifically: An addition has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/20/2023 Status: CEH</p>
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Agenda No.: 103 **Complexity Level:** 1 **Status:** Active
Respondent: Pinkerton, James P **CEO:** David T Snell

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

2224 Pepper Rd, West Palm Beach, FL 33415-7008

Situs Address: 2224 Pepper Rd, West Palm Beach, FL

Case No: C-2023-07050014

PCN: 00-42-44-14-01-011-0080

Zoned: RM

Violations:

- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Specifically: The premises are utilized to openly store an assortment of trash and debris including discarded tires large plastic containers, ladder(s), shutters, and other unknown items stored in the front setback((
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/10/2023 **Status:** CEH
- 3** **Details:** All accessory structures, including detached garages, walls, and swimming pools shall be maintained structurally sound and in good repair.
- Specifically: All fences, shall be maintained structurally sound and in good repair.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 07/10/2023 **Status:** CEH
- 4** **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces, and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.
- Specifically: The driveway is not 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: 07/10/2023 **Status:** CEH

Agenda No.: 104

Complexity Level: 1

Status: Active

Respondent: Unknown Trustee Arellee Revocable Trust, Agreement dated May 10, 2012.
PO BOX 441, Loxahatchee, FL 33470-0441

CEO: Christina G Stodd

Situs Address: 5155 Clouse Rd, West Palm Beach, FL

Case No: C-2023-05310017

PCN: 00-42-43-26-00-000-1060

Zoned: RH

Violations:

- 4** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2015-002974-0000 for Mechanical Equipment/for AC duct work, has become inactive or expired.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 06/01/2023 **Status:** SIT
- 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. More specifically, M-2015-002974-0000 for Mechanical Equipment/for AC duct work has become expired and needs a certificate of completion.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 06/01/2023 **Status:** SIT

cc: Arellee Rovocable Trust

Agenda No.: 105

Complexity Level: 1

Status: Active

Respondent: BAF Assets LLC
1201 Hays St, Tallahassee, FL 32301

CEO: Christina G Stodd

Situs Address: 1323 Fernlea Dr, West Palm Beach, FL

Case No: C-2023-06050021

PCN: 00-42-43-27-01-005-0190

Zoned: RS

Violations:

- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6 ft wood privacy fence has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/05/2023 **Status:** SIT

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

cc: Baf Assets Llc
Baf Assets Llc

Agenda No.: 106 **Complexity Level:** 1 **Status:** Active
Respondent: Mike Sam Dyer, as Trustee of the Linn Than Dyer Trust, **CEO:** Christina G Stodd
dated April 9, 2019.
2000 Palm Beach Lakes Blvd, Ste 300, West Palm Beach, F
33409-6504
Situs Address: 1659 N Haverhill Rd, West Palm Beach, FL **Case No:** C-2023-05310020
PCN: 00-42-43-26-03-000-0010 **Zoned:** RH

Violations:

1	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the 6 ft wood privacy fence to the east of the property is in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 06/05/2023 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 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: 06/05/2023 Status: SIT
3	Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. More specifically, trim the grass near the fence and in front of the building and in the fenced in backyard areas of the property. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c) Issued: 06/05/2023 Status: SIT

cc: Linn Than Dyer Trust
Linn Than Dyer Trust

Agenda No.: 107 **Complexity Level:** 1 **Status:** Active
Respondent: Roque, Lazaro Rodriguez; Martinez, Lazaro Rodriguez **CEO:** Christina G Stodd
12571 Orange Grove Blvd, Royal Palm Beach, FL 33411-85
Situs Address: 12571 Orange Grove Blvd, West Palm Beach, FL 33411 **Case No:** C-2023-07120016
PCN: 00-41-43-10-00-000-4180 **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 cement block and wire fence in the front yard with two pairs of metal gates, one pair on east side and one pair is on the west side has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/18/2023 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 storage container has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/18/2023 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 #B2021-0174444-0000 for 4 ft and 6 ft metal fence and gates has become inactive or expired. Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 Issued: 07/18/2023 Status: SIT

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

- 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, metal framed canvas carport structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/18/2023 **Status:** SIT
- 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. More specifically, permit #B2021-0174444-0000 for 4 ft and 6 ft metal fence and gates needs a certificate of completion.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 07/18/2023 **Status:** SIT

Agenda No.: 108 **Complexity Level:** 1 **Status:** Active
Respondent: Mike Sam Dyer, as Trustee of the Linn Than Dyer Trust, **CEO:** Christina G Stodd
 dated April 9, 2019.
 2000 Palm Beach Lakes Blvd, Ste 300, West Palm Beach, F
 33409-6504
Situs Address: 1665 N Haverhill Rd, West Palm Beach, FL **Case No:** C-2023-06050012
PCN: 00-42-43-26-03-000-0030 **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, a roofed porch structure to the west backyard area has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/05/2023 **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 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: 06/05/2023 **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 white fence in front of the property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/05/2023 **Status:** SIT
- 4 Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. More specifically, trim the grass near the fence and in front of the building and in the fenced in backyard areas of the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 06/05/2023 **Status:** SIT

cc: Code Enforcement
Linn Than Dyer Trust
Linn Than Dyer Trust

Agenda No.: 109 **Complexity Level:** 1 **Status:** Active
Respondent: The Breckenridge Condominium Association, Inc **CEO:** Christina G Stodd
 4455 Military Trl, Ste 200, Jupiter, FL 33458
Situs Address: 5149 Breckenridge Pl, West Palm Beach, FL **Case No:** C-2023-06070012
PCN: 00-42-43-26-22-000- **Zoned:** RH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

Violations: 1 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More specifically, several pot holes observed in the Breckenridge driveways and parking lots.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 06/08/2023 **Status:** SIT

cc: The Breckenridge Condominium Association, Inc.

Agenda No.: 110 **Complexity Level:** 1 **Status:** Postponed
Respondent: BARBOSA, BRADS **CEO:** RI Thomas
4512 Blue Pine Cir, Lake Worth, FL 33463-7234
Situs Address: 4512 Blue Pine Cir, Lake Worth, FL **Case No.:** C-2023-02090026
PCN: 00-42-45-01-04-000-0560 **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 shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/10/2023 **Status:** 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 fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/10/2023 **Status:** CEH

Agenda No.: 111 **Complexity Level:** 1 **Status:** Postponed
Respondent: CHARLEZ, ANTONIO Jr; CHARLEZ, GUADALUPE **CEO:** RI Thomas
5243 1st Rd, Lake Worth, FL 33467-5605
Situs Address: 5243 1st Rd, Lake Worth, FL **Case No.:** C-2023-04190003
PCN: 00-42-43-27-05-032-8460 **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: 05/02/2023 **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, brick paving 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

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

Agenda No.: 112 **Complexity Level:** 1 **Status:** Postponed
Respondent: Truong, Kyle **CEO:** RI Thomas
2509 Sun Up Ln, Lake Worth, FL 33462-2543
Situs Address: 2509 Sunup Ln, Lake Worth, FL **Case No.:** C-2023-08100021
PCN: 00-43-45-05-06-001-0250 **Zoned:** RS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

Violations:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a gazebo has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/16/2023 **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, trellises have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/16/2023 **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, brick paving has been installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/16/2023 **Status:** CEH

Agenda No.: 113 **Complexity Level:** 1 **Status:** Postponed
Respondent: QUISENBERRY 2022 TRUST William McManus, Trust of **CEO:** RI Thomas
the Quisenberry 2022 Revocable Trust
170 Chilean Ave, Apt 2C, Palm Beach, FL 33480-4401

Situs Address: 6650 Rigger Rd, Lake Worth, FL 33462 **Case No:** C-2023-05010009
PCN: 00-43-45-06-02-042-0090 **Zoned:** RS

Violations:

- 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 fence 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:** CEH
- 8 **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: 06/29/2023 **Status:** CEH
- 9 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

More specifically, exterior walls are in disrepair. (Rotting Wood)
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 06/29/2023 **Status:** CEH
- 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 # B2008 007491 (Alterations-Residential) has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 06/29/2023 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

Agenda No.: 114 **Complexity Level:** 1 **Status:** Active
Respondent: Moody, Amber Lynn **CEO:** Charles Zahn
1523 Kudza Rd, West Palm Beach, FL 33415-5520
Situs Address: 1523 Kudza Rd, West Palm Beach, FL **Case No:** C-2023-08010004
PCN: 00-42-44-11-04-000-0250 **Zoned:** RS

- Violations:**
- 1 Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Specifically, yard needs to be mowed.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 08/10/2023 **Status:** CEH
 - 2 Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Specifically, wood fence in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 08/10/2023 **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, roofed structure(s) have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/10/2023 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/10/2023 **Status:** CEH
 - 5 Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. Specifically, window is boarded.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 08/10/2023 **Status:** CEH

cc: Moody, Amber Lynn

Agenda No.: 115 **Complexity Level:** 1 **Status:** Active
Respondent: Pacifica West Palm Llc **CEO:** Charles Zahn
155 Office Plaza Dr, Fl 1ST, Tallahassee, FL 32301
Situs Address: 1188 Lake Victoria Dr, Unit E Building 50, West Palm Beach, FL **Case No:** C-2023-09050020
PCN: 00-42-43-29-26-050-0050 **Zoned:** RS

- Violations:**
- 1 Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.
Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixtures shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot and cold running water.
All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
Specifically, bathroom fixtures, plumbing, drywall, tiles, tube/shower have been removed and are not functioning as intended.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Palm Beach County Property Maintenance Code - Section 14-45 (d) (1)
Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)
Issued: 09/12/2023 **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, bathroom remodel without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/12/2023 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

3 Details: All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. Specifically, evaporator coil in the A/C unit is clogged and not performing the intended function.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)
Issued: 09/12/2023 **Status:** CEH

cc: Pacifica West Palm Llc

Agenda No.: 116 **Complexity Level:** 3 **Status:** Postponed
Respondent: Worthy Family Farm LLC **CEO:** Brian Burdett
1760 N Jog Rd, Ste 150, West Palm Beach, FL 33411
Situs Address: 13845 85th Rd N, West Palm Beach, FL 33412 **Case No:** C-2020-10070040
PCN: 00-41-42-21-00-000-3890
RE: Request to contest the Imposition of fine/lien.
cc: Cbr Law Group, Llp

Agenda No.: 117 **Complexity Level:** - **Status:** Active
Respondent: ELLESON, GEORGE **CEO:** Nedssa Merise
5810 Rae Ave, West Palm Beach, FL 33407-1660 **Type:** Repeat
Situs Address: 5810 Rae Ave, West Palm Beach, FL **Case No:** C-2023-11150019
PCN: 00-42-43-02-01-009-0010 **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: 11/16/2023 **Status:** SIT

Agenda No.: 118 **Complexity Level:** - **Status:** Active
Respondent: Checo, Michael; Checo, Lisa **CEO:** Richard F Cataldo
6655 Hollandaire Dr W, Boca Raton, FL 33433-7512
Situs Address: 6655 Hollandaire Dr W, Boca Raton, FL **Case No:** C-2023-10020001
PCN: 00-42-47-22-04-001-0350 **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 wood fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/02/2023 **Status:** CEH

Agenda No.: 119 **Complexity Level:** 1 **Status:** Active
Respondent: SALISBURY B CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti
38 Salisbury B, West Palm Beach, FL 33417
Situs Address: Salisbury B, West Palm Beach, FL 33417 **Case No:** C-2022-09140006
PCN:
RE: Case added to Jan 10, 2024 to Challenge the imposition of fine lien
cc: Salisbury B Condominium Association, Inc.

Agenda No.: 120 **Complexity Level:** 3 **Status:** Active
Respondent: Vargas, Yandi R; aka Vargas, Yandy Rafael **CEO:** Charles Zahn
6614 Katherine Rd, West Palm Beach, FL 33413-3435
Situs Address: 6614 Katherine Rd, West Palm Beach, FL 33413 **Case No:** C-2022-12070016
PCN: 00-42-44-03-02-000-0450
RE: Case added to Jan 10, 2024 CEH to Chall Imp of Fine
cc: Nason Yeager

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

Agenda No.: 121 **Complexity Level:** 1 **Status:** Active
Respondent: Wayne Marcinkoski, as Trustee of the Wayne Marcinkoski **CEO:** Debbie N Plaud
Revocable Trust dated December 29, 2016.
9644 87th Pl S, Boynton Beach, FL 33472-4302
Situs Address: 9644 87th Pl S, Boynton Beach, FL **Case No:** C-2023-07140017
PCN: 00-42-43-27-05-045-1040 **Zoned:** AGR

- Violations:**
- 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. 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.
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: 07/14/2023 **Status:** CEH
 - 2 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a chain link fence with gate 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
 - 3 Details:** Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article. Specifically, obtain floodplain approval for chain link fence.
Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
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.

More specifically, but not limited to, fence in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 07/14/2023 **Status:** CLS

cc: Code Enforcement
Wayne Marcinkoski, As Trustee Of The

Agenda No.: 122 **Complexity Level:** 2 **Status:** Active
Respondent: Harrison, Dylan J; Harrison, Elexa **CEO:** Michelle I Malkin-Daniels
18320 Loxahatchee River Rd, Jupiter, FL 33458-3465 **Type:** Repeat
Situs Address: 18320 Loxahatchee River Rd, Jupiter, FL **Case No:** C-2023-11270006
PCN: 00-42-40-35-00-004-0011 **Zoned:** RS

- 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, obtain a new permit or re-activate permit B-2018-017842-0000 (Fence-Residential) Immediately.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 11/27/2023 **Status:** CEH

cc: Evans Law

Agenda No.: 123 **Complexity Level:** 1 **Status:** Active
Respondent: Holtzclaw, Steven T; Holtzclaw, Bonnie **CEO:** Charles Zahn

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

7949 Oakmont Dr, Lake Worth, FL 33467-1217

Situs Address: 7949 Oakmont Dr, Lake Worth, FL

Case No: C-2023-08070004

PCN: 00-42-44-20-01-000-0230

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, open storage of 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: 08/11/2023 **Status:** CEH
- 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.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 08/11/2023 **Status:** CEH

Agenda No.: 124

Complexity Level: 1

Status: Removed

Respondent: Joseph, Jamesey

CEO: Charles Zahn

303 Forest Estates Dr, West Palm Beach, FL 33415-2421

Situs Address: 303 Forest Estates Dr, West Palm Beach, FL

Case No: C-2023-05310003

PCN: 00-42-44-02-05-000-0030

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.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 06/02/2023 **Status:** CLS
- 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:** CLS

cc: Code Enforcement
Joseph, Jamesey

Agenda No.: 125

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.: 126

Complexity Level: 1

Status: Postponed

Respondent: ESTEFONT, JEAN A

CEO: RI Thomas

5945 Triphammer Rd, Lake Worth, FL 33463-1528

Situs Address: 5945 Triphammer Rd, Lake Worth, FL 33463

Case No: C-2023-07140018

PCN: 00-42-44-34-36-000-3700

Zoned: RS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 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, an additional room has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 08/25/2023 **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, a driveway has been extended without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 08/25/2023 **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, brick paving has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 08/25/2023 **Status:** CEH
- 4 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 08/25/2023 **Status:** CEH

Agenda No.: 127 **Complexity Level:** 3 **Status:** Postponed
Respondent: Lennar Homes LLC **CEO:** Steve G Bisch
 801 US Highway 1, North Palm Beach, FL 33408 **Type:** Irreparable
Situs Address: DELRAY TRAILS AT VILLA DELRAY PUD. **Case No.:** C-2023-12040012
PCN: **Zoned:** PUD

Violations:

- 1 **Details:** The operation of any machinery, demolition equipment, construction equipment, excavating equipment, power tool, equipment of semi-mechanical device, or undertaking construction work which generates excessive noise at the property line of inhabited residential land between the hours of 10:00 PM and 7:00 AM. Construction work other than minor repairs by a homeowner and work permitted to an owner builder shall be prohibited on Sunday. This restriction shall not prohibit the use of pumps or machinery which, because of their nature and purpose, are required to be in operation 24 hours a day. More specifically prohibited Sunday construction activity was observed to be taking place in the DELRAY TRAILS AT VILLA DELRAY PUD subdivision. This is being cited as irreparable as the activity has taken place.
Code: Unified Land Development Code - 5.E.4.B.1.e
Issued: 12/04/2023 **Status:** CEH

cc: Lennar Homes, Llc

Agenda No.: 128 **Complexity Level:** - **Status:** Active
Respondent: Breckenridge Condominium Association, Inc. **CEO:** Christina G Stodd
 4455 Military Trl, Ste 200, Jupiter, FL 33458
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 Jan CEH to challenge the Imposition of Fine
 cc: The Breckenridge Condominium Association, Inc

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 10, 2024 9:00 AM**

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. "