



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Special Magistrate:** William Toohey  
**Contested**

**Special Magistrate:** Thomas H Dougherty  
**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:** Seth M. Keyser and Jessica Keyser, Trustees of Keyser **CEO:** Jen L Batchelor  
Family Revocable Trust dated April 24, 2020  
18392 50th St N, Loxahatchee, FL 33470-2344  
**Situs Address:** 18392 50th St N, Loxahatchee, FL **Case No:** C-2023-07120001  
**PCN:** 00-40-43-10-00-000-1100 **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, all interior and exterior wood and wire fencing and gates have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/27/2023 **Status:** CLS
- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a large shed/accessory structure in the northwest corner of the property has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/27/2023 **Status:** SIT
- 4** **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, all interior and exterior wood and wire fencing, gates and accessory structures used for Agricultural Exemption for a bona fide farm.  
**Code:** Unified Land Development Code - 18.A.4.B & 18.A.4.C  
**Issued:** 07/27/2023 **Status:** CLS

**Agenda No.:** 002 **Complexity Level:** - **Status:** Removed  
**Respondent:** Seth M. Keyser and Jessica Keyser, Trustees of Keyser **CEO:** Jen L Batchelor  
Family Revocable Trust dated April 24, 2020  
18392 50th St N, Loxahatchee, FL 33470-2344  
**Situs Address:** 49th St N, Loxahatchee,, FL **Case No:** C-2023-07140034

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**PCN:** 00-40-43-10-00-000-1150

**Zoned:** AR

**Violations:**

- 1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. More specifically, 2 RV's parked on the property being lived in.  
**Code:** Unified Land Development Code - 6.D.1.A.1.d  
**Issued:** 07/27/2023 **Status:** CLS
- 2 **Details:** A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district. More specifically, two RV's parked on the property.  
**Code:** Unified Land Development Code - 6.D.1.A.1  
**Issued:** 07/27/2023 **Status:** CLS
- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, all interior and exterior wood and wire fencing and gates have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/27/2023 **Status:** CLS
- 4 **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, all interior and exterior wood and wire fencing, gates and accessory structures used for Agricultural Exemption for a bona fide farm.  
**Code:** Unified Land Development Code - 18.A.4.B & 18.A.4.C  
**Issued:** 07/27/2023 **Status:** CLS

**Agenda No.:** 003

**Complexity Level:** -

**Status:** Active

**Respondent:** Simz, Inc.

**CEO:** Jen L Batchelor

9174 Silver Glen Way, Lake Worth, FL 33467

**Situs Address:** 13128 68th St N, West Palm Beach, FL

**Case No:** C-2023-08010005

**PCN:** 00-41-42-33-00-000-1140

**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, all perimeter fencing, gates and entry columns have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/14/2023 **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, white PVC fencing has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/14/2023 **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 metal carport has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/14/2023 **Status:** SIT

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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, a shed (#1) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/14/2023 **Status:** SIT
  
- 7 **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically, but not limited to, a semi truck and other commercial vehicles and equipment parked or being stored on this property.  
**Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 09/14/2023 **Status:** SIT
  
- 8 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a large shed (#2) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/14/2023 **Status:** SIT
  
- 9 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed (#3) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/14/2023 **Status:** SIT

cc: Simz, Inc.

<b>Agenda No.:</b> 004	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> 3215 LAUREL RIDGE LLC 8702 Native Dancer Rd N, Palm Beach Gardens, FL 33418		<b>CEO:</b> Maggie Bernal
<b>Situs Address:</b> 4322 Sussex Ave, Lake Worth, FL		<b>Case No:</b> C-2023-11090028
<b>PCN:</b> 00-42-44-13-04-001-0151		<b>Zoned:</b> RM
<b>Violations:</b>	<ul style="list-style-type: none"> <li>1 <b>Details:</b> 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 (Chickens/Roosters) 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. <b>Code:</b> Unified Land Development Code - 5.B.1.A.21.a <b>Issued:</b> 11/15/2023 <span style="float: right;"><b>Status:</b> CEH</span></li>   <li>2 <b>Details:</b> Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.d <b>Issued:</b> 11/15/2023 <span style="float: right;"><b>Status:</b> CEH</span></li>   <li>3 <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically: Chicken Coop has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 11/15/2023 <span style="float: right;"><b>Status:</b> CEH</span></li>   <li>4 <b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) <b>Issued:</b> 11/15/2023 <span style="float: right;"><b>Status:</b> CEH</span></li> </ul>	

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**5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
More Specifically: Carport Conversion has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 11/15/2023 **Status:** CEH

**Agenda No.:** 005 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Dominguez, Cristian **CEO:** Maggie Bernal  
4705 Maine St, Lake Worth Beach, FL 33461-5002

**Situs Address:** 4705 Maine St, Lake Worth, FL **Case No:** C-2023-07110001  
**PCN:** 00-42-44-25-00-000-5540 **Zoned:** RM

**Violations:**

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

**Agenda No.:** 006 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Fakheruddin Mustafa & Bilkis Akther, Co-Trustees of the **CEO:** Maggie Bernal  
Fakheruddin Mustafa and Bilkis Akther Revocable Trust  
2064 E Carrol Cir, West Palm Beach, FL 33415-7310

**Situs Address:** 2064 E Carol Cir, West Palm Beach, FL **Case No:** C-2023-09110042  
**PCN:** 00-42-44-13-11-000-0640 **Zoned:** RM

**Violations:**

- 1** **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:** 10/17/2023 **Status:** CEH
- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 10/17/2023 **Status:** CEH
- 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. Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.  
More specifically: Existing vegetation/shrubs/trees throughout property is overgrown and must be trimmed and maintained  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)  
Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 10/17/2023 **Status:** CEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 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: Shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/17/2023 **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,: Fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/17/2023 **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: Obtain a Certificate of Completion for Detached Efficiency/Apartment 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: Detached Efficiency/Apartment has been erected without permits.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 10/17/2023 **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: Exterior Light fixtures has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/17/2023 **Status:** CEH
- 8** **Details:** All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-36  
**Issued:** 10/17/2023 **Status:** CEH
- 9** **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)  
**Issued:** 10/17/2023 **Status:** CEH
- 10** **Details:** A minimum of thirty (30") inches of clearance shall be provided in front of electrical control panels for access. Floor markings of contrasting colors to the floor shall be installed to designate the required clearance.  
**Code:** Palm Beach County Codes & Ordinances - 11.1.10  
**Issued:** 10/17/2023 **Status:** CEH
- 11** **Details:** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.  
Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle. Every bathroom shall contain at least one receptacle.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)  
Palm Beach County Property Maintenance Code - Section 14-46 (d) (2)  
**Issued:** 10/17/2023 **Status:** CEH
- 12** **Details:** Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (b)  
**Issued:** 10/17/2023 **Status:** CEH

**CODE ENFORCEMENT  
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- 13 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically: Interior and/or exterior renovations/conversions ( conversion to habitable space), without the proper permits is prohibited.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/17/2023 **Status:** CEH
- 14 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically: outdoor sink & faucet has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/17/2023 **Status:** CLS
- 15 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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/C window unit(s) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/17/2023 **Status:** CEH

cc: Bilkis Akther Co-Trustees, Fakheruddin Mustafa

**Agenda No.:** 007 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Trevino, Omar O; Garcia, Melissa; Trevino, Omar O Jr **CEO:** Maggie Bernal  
 4708 Clinton Blvd, Lake Worth, FL 33463-2235  
**Situs Address:** 4640 Carver St, Lake Worth, FL **Case No:** C-2023-11150012  
**PCN:** 00-42-44-24-10-000-7870 **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. More specifically: Existing vegetation/shrubs/trees throughout property is overgrown and must be trimmed and maintained.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)  
Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 11/15/2023 **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/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:** 11/15/2023 **Status:** CEH
- 3 Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:  
1) Hedges shall not exceed four feet in height when located within the required front setback.  
2) Hedges shall not exceed eight feet in height when located on or adjacent to the side, side street, or rear property lines.  
**Code:** Unified Land Development Code - 7.D.4.A.1.a  
**Issued:** 11/15/2023 **Status:** CLS
- 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:** 11/15/2023 **Status:** CLS
- 5 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:** 11/15/2023 **Status:** CLS

**CODE ENFORCEMENT  
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<b>6</b>	<p><b>Details:</b> All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b)</p> <p><b>Issued:</b> 11/15/2023 <span style="float: right;"><b>Status:</b> CLS</span></p>
<b>7</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>More Specifically: Shed has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 11/15/2023 <span style="float: right;"><b>Status:</b> CLS</span></p>
<b>8</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>More Specifically: Exterior Lights has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 11/15/2023 <span style="float: right;"><b>Status:</b> CLS</span></p>

<b>Agenda No.:</b> 008	<b>Complexity Level:</b> 1	<b>Status:</b> Active		
<b>Respondent:</b> Martinez Villanueva, Jerry A; Guardado Fernandez, Mary C 2636 Cedarcrest Rd, West Palm Beach, FL 33415-8213		<b>CEO:</b> Maggie Bernal		
<b>Situs Address:</b> 2636 Cedarcrest Rd, West Palm Beach, FL		<b>Case No:</b> C-2023-10130007		
<b>PCN:</b> 00-42-44-13-12-002-0160		<b>Zoned:</b> RM		
<b>Violations:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;"><b>1</b></td> <td style="padding: 5px;"> <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>More specifically: Accessory Building has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 10/23/2023 <span style="float: right;"><b>Status:</b> CEH</span></p> </td> </tr> </table>		<b>1</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>More specifically: Accessory Building has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 10/23/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>
<b>1</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>More specifically: Accessory Building has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 10/23/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>			

<b>Agenda No.:</b> 009	<b>Complexity Level:</b> 1	<b>Status:</b> Removed						
<b>Respondent:</b> Lane, E D; Lane, Loretta 4847 Carver St, Lake Worth, FL 33463-2217		<b>CEO:</b> Maggie Bernal						
<b>Situs Address:</b> 4847 Carver St, Lake Worth, FL		<b>Case No:</b> C-2023-11170017						
<b>PCN:</b> 00-42-44-24-10-000-9730		<b>Zoned:</b> RM						
<b>Violations:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;"><b>1</b></td> <td style="padding: 5px;"> <p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 12/22/2023 <span style="float: right;"><b>Status:</b> CLS</span></p> </td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>2</b></td> <td style="padding: 5px;"> <p><b>Details:</b> 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.</p> <p>More specifically: Existing vegetation/shrubs/trees throughout property is overgrown and must be trimmed and maintained</p> <p><b>Code:</b> 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)</p> <p><b>Issued:</b> 12/22/2023 <span style="float: right;"><b>Status:</b> CLS</span></p> </td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>3</b></td> <td style="padding: 5px;"> <p><b>Details:</b> It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.a</p> <p><b>Issued:</b> 12/22/2023 <span style="float: right;"><b>Status:</b> CLS</span></p> </td> </tr> </table>		<b>1</b>	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 12/22/2023 <span style="float: right;"><b>Status:</b> CLS</span></p>	<b>2</b>	<p><b>Details:</b> 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.</p> <p>More specifically: Existing vegetation/shrubs/trees throughout property is overgrown and must be trimmed and maintained</p> <p><b>Code:</b> 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)</p> <p><b>Issued:</b> 12/22/2023 <span style="float: right;"><b>Status:</b> CLS</span></p>	<b>3</b>	<p><b>Details:</b> It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.a</p> <p><b>Issued:</b> 12/22/2023 <span style="float: right;"><b>Status:</b> CLS</span></p>
<b>1</b>	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 12/22/2023 <span style="float: right;"><b>Status:</b> CLS</span></p>							
<b>2</b>	<p><b>Details:</b> 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.</p> <p>More specifically: Existing vegetation/shrubs/trees throughout property is overgrown and must be trimmed and maintained</p> <p><b>Code:</b> 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)</p> <p><b>Issued:</b> 12/22/2023 <span style="float: right;"><b>Status:</b> CLS</span></p>							
<b>3</b>	<p><b>Details:</b> It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.a</p> <p><b>Issued:</b> 12/22/2023 <span style="float: right;"><b>Status:</b> CLS</span></p>							

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 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(s) on property have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/22/2023 **Status:** CLS
- 5** **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:** 12/22/2023 **Status:** CLS
- 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically: Shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/22/2023 **Status:** CLS

<b>Agenda No.:</b> 010	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Sanchez, Jennifer 4902 Navarre Rd, Lake Worth, FL 33463-4634		<b>CEO:</b> Maggie Bernal
<b>Situs Address:</b> 4902 Navarre Rd, Lake Worth, FL		<b>Case No:</b> C-2023-11140038
<b>PCN:</b> 00-42-44-25-05-000-0420		<b>Zoned:</b> RM
<b>Violations:</b>	<ul style="list-style-type: none"> <li><b>1</b> <b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris (cut tree stubs/limbs/branches), garbage, trash/debris, furniture, household items and/or similar items. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 11/15/2023 <b>Status:</b> CEH</li> <li><b>2</b> <b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) <b>Issued:</b> 11/15/2023 <b>Status:</b> CEH</li> <li><b>3</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically: Fence has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 11/15/2023 <b>Status:</b> CEH</li> <li><b>4</b> <b>Details:</b> 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 #B2021-019551( Reroofing) has become inactive or expired. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1 <b>Issued:</b> 11/15/2023 <b>Status:</b> CEH</li> </ul>	

**Agenda No.:** 011 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Sanchez, Jennifer **CEO:** Maggie Bernal  
 4902 Navarre Rd, Lake Worth, FL 33463-4634  
**Situs Address:** 4988 Navarre Rd, Lake Worth, FL **Case No:** C-2023-11150004  
**PCN:** 00-42-44-25-05-000-0480 **Zoned:** RM



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.<br/>More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.b</p> <p><b>Issued:</b> 11/15/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>   |
| <b>2</b> | <p><b>Details:</b> 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.<br/>More specifically: Existing vegetation/shrubs/trees throughout property is overgrown and must be trimmed and maintained</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)<br/>Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</p> <p><b>Issued:</b> 11/15/2023 <span style="float: right;"><b>Status:</b> CEH</span></p> |
| <b>3</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.<br/>More Specifically: Side porch has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 11/15/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>  |
| <b>4</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.<br/>More Specifically: shed(s) has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 11/15/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>   |

<b>Agenda No.:</b> 012	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Thuong, Tai		<b>CEO:</b> Maggie Bernal
	4416 Sussex Ave, Lake Worth Beach, FL 33461-1739	
<b>Situs Address:</b> 4416 Sussex Ave, Lake Worth, FL		<b>Case No:</b> C-2023-08230029
<b>PCN:</b> 00-42-44-13-04-001-0061		<b>Zoned:</b> RM

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 09/27/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>   |
| <b>2</b> | <p><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.<br/>More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.b</p> <p><b>Issued:</b> 09/27/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>   |
| <b>3</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.<br/>More Specifically: Fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 09/27/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>               |
| <b>4</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.<br/>More specifically: Back attached porch has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 09/27/2023 <span style="float: right;"><b>Status:</b> CLS</span></p> |

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Agenda No.:** 013                               **Complexity Level:** -                               **Status:** Active  
**Respondent:** ALFONSO, JACQUELINE                               **CEO:** Steve G Bisch  
 4359 Brandywine Dr, Boca Raton, FL 33487-2279  
**Situs Address:** 4359 Brandywine Dr, Boca Raton, FL                               **Case No:** C-2023-12270002  
**PCN:** 00-42-46-36-05-019-0140                               **Zoned:** RS

- Violations:**
- 1**   **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the fence at this property is in disrepair. Missing boards, Sections separating and leaning  
           **Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
           **Issued:** 12/27/2023   **Status:** CEH
  
  - 2**   **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. The grass and weeds on the property are overgrown.  
           **Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)  
           **Issued:** 12/27/2023   **Status:** CEH

**Agenda No.:** 014                               **Complexity Level:** -                               **Status:** Active  
**Respondent:** Campos, Javier Gomez; Gomez, Laura Alejandra                               **CEO:** Steve G Bisch  
 5430 Buchanan Rd, Delray Beach, FL 33484-4218  
**Situs Address:** 5430 Buchanan Rd, Delray Beach, FL                               **Case No:** C-2023-09120022  
**PCN:** 00-42-46-23-03-000-6190                               **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, a brick or tile driveway and parking surface was added at the east edge of the parcel without a valid building permit.  
           **Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
           **Issued:** 09/14/2023   **Status:** CEH
  
  - 4**   **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, an access driveway was added on the east side of the property through the Right of way utilizing tile or brick pavers without the required permit  
           **Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030  
           **Issued:** 09/14/2023   **Status:** CEH
  
  - 5**   **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, The permitted screen porch on the rear of the dwelling has been enclosed and the roof has been expanded without a valid building permit.  
           **Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
           **Issued:** 09/14/2023   **Status:** CEH
  
  - 7**   **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Multiple windows have been replaced including alteration in openings without valid building permit.  
           **Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
           **Issued:** 09/14/2023   **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, an above ground swimming pool with deck surround has been erected or installed in the rear or south portion of the parcel without a valid building permit.  
           **Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
           **Issued:** 09/14/2023   **Status:** CEH

cc: Code Enforcement

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 03, 2024 9:00 AM**

**Agenda No.:** 015    **Complexity Level:** -    **Status:** Removed  
**Respondent:** CARALTA2410 INC    **CEO:** Steve G Bisch  
1680 Michigan Ave, Ste 910, Miami Beach, FL 33139  
**Situs Address:** 214 Valencia I, Delray Beach, FL    **Case No:** C-2023-10190001  
**PCN:** 00-42-46-22-06-009-2140    **Zoned:** RH

**Violations:** 1    **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically screening on door and screen porch are torn or detached.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 11/06/2023    **Status:** CLS

**Agenda No.:** 016    **Complexity Level:** -    **Status:** Active  
**Respondent:** Sighinolfi, Arturo    **CEO:** Steve G Bisch  
5425 Cleveland Rd, Delray Beach, FL 33484-4227  
**Situs Address:** 5425 Cleveland Rd, Delray Beach, FL    **Case No:** C-2023-09250024  
**PCN:** 00-42-46-23-03-000-7920    **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, driveway was expanded with an enlarged pad on the property and a parking pad has been erected or installed in the county right of way without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/16/2023    **Status:** CEH  
2    **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.  
More specifically, a concrete parking pad has been erected or installed in the county right of way without a valid building permit  
**Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030  
**Issued:** 10/16/2023    **Status:** CEH

**Agenda No.:** 017    **Complexity Level:** -    **Status:** Active  
**Respondent:** Diaz, Elsa L    **CEO:** Brian Burdett  
17976 Temple Blvd, Loxahatchee, FL 33470-2951  
**Situs Address:** 17976 Temple Blvd, Loxahatchee, FL    **Case No:** C-2023-06150019  
**PCN:** 00-40-42-26-00-000-3120    **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, what appears to be an aluminum porch cover on the rear of the house has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/16/2023    **Status:** CEH

cc: Code Enforcement

**Agenda No.:** 018    **Complexity Level:** -    **Status:** Active  
**Respondent:** ODDO, SERENA    **CEO:** Brian Burdett  
15921 80th Ln N, Loxahatchee, FL 33470-3136  
**Situs Address:** 15921 80th Ln N, Loxahatchee, FL    **Case No:** C-2023-08040008  
**PCN:** 00-41-42-19-00-000-7850    **Zoned:** AR



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**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, contractor storage yard.

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/ TRINITY ASPHALT PAVING, INCORPORATED .

**Code:** Unified Land Development Code - 4.A.7.C.6  
**Issued:** 08/11/2023 **Status:** CLS

**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, chain link fence permit # B-2017-016839-0000 has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 08/11/2023 **Status:** CLS

cc: Code Enforcement

**Agenda No.:** 020 **Complexity Level:** - **Status:** Active  
**Respondent:** WORTHY FAMILY FARM LLC; Worthy Family Farm LL **CEO:** Brian Burdett  
 N/K/A Worthy Family Farms LLC  
 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

cc: Cbr Law Group, Llp  
 Worthy Family Farm Llc  
 Worthy Family Farm Llc

**Agenda No.:** 021 **Complexity Level:** - **Status:** Postponed  
**Respondent:** RAKI MARINA 1 LLC **CEO:** Richard F Cataldo  
 1100 NE 4th Ave, Fort Lauderdale, FL 33304  
**Situs Address:** 10526 Marina Way, Boca Raton, FL **Case No:** C-2023-08290007  
**PCN:** 00-41-47-25-02-000-1890 **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 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:** 08/30/2023 **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 white vinyl fence has been erected or installed without a valid building permit.

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

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**Issued:** 08/30/2023

**Status:** CEH

cc: Raki Marina 1 Llc  
Raki Marina 1 Llc

**Agenda No.:** 022                      **Complexity Level:** -                      **Status:** Removed  
**Respondent:** Rodopoulos, Gregory G; Rodopoulos, Deirdre                      **CEO:** Richard F Cataldo  
6404 Pine Jog Ave, Boca Raton, FL 33433-3643  
**Situs Address:** 6404 Pine Jog Ave, Boca Raton, FL                      **Case No:** C-2023-09140017  
**PCN:** 00-42-47-22-17-008-0010                      **Zoned:** AR

**Violations:**

- 2**     **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a detached thatch roofed structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/15/2023                      **Status:** CLS

**Agenda No.:** 023                      **Complexity Level:** -                      **Status:** Active  
**Respondent:** SOMERSTEIN, David J                      **CEO:** Richard F Cataldo  
473 Oxford Rd, Cedarhurst, NY 11516-1137  
**Situs Address:** 6336 Bengal Cir, Boynton Beach, FL                      **Case No:** C-2023-12210006  
**PCN:** 00-42-45-27-02-007-0080                      **Zoned:** RS

**Violations:**

- 1**     **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a gazebo at right side of residence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/28/2023                      **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 concrete pad at right side of residence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/28/2023                      **Status:** CEH

cc: Somerstein, David J

**Agenda No.:** 024                      **Complexity Level:** 1                      **Status:** Active  
**Respondent:** RODRIGUEZ, SANTIAGO RICARDO; ALVAREZ, ISME                      **CEO:** Frank A Davis  
MARIA  
4049 Gun Club Rd, West Palm Beach, FL 33406-2953  
**Situs Address:** 4049 Gun Club Rd, West Palm Beach, FL                      **Case No:** C-2023-06200017  
**PCN:** 00-42-44-01-04-000-0620                      **Zoned:** RM

**Violations:**

- 1**     **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically, (2) Dump Trucks.  
**Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 06/21/2023                      **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, Canopies has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1

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<b>5</b>	<p><b>Issued:</b> 06/21/2023 <b>Status:</b> CEH</p> <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Rear Addition has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 06/21/2023 <b>Status:</b> CEH</p>
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cc: Code Enforcement

**Agenda No.:** 025 **Complexity Level:** 1 **Status:** Active  
**Respondent:** ARCE, LAZARO Y; ENRIQUEZ, YAILMA **CEO:** Frank A Davis  
 3588 N Libby Dr, West Palm Beach, FL 33406-4922  
**Situs Address:** 3588 N Libby Dr, West Palm Beach, FL **Case No:** C-2023-05050009  
**PCN:** 00-43-44-07-16-002-0030 **Zoned:** RM

<b>Violations:</b>	<p><b>3</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Paver Driveway Addition has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 05/16/2023 <b>Status:</b> SIT</p> <p><b>4</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6' White Gate / Fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 05/16/2023 <b>Status:</b> SIT</p>
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**Agenda No.:** 026 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** MACHADO, ODALIS BOZA; CARDENAS, ARMANDO **CEO:** Frank A Davis  
 OLIVERA  
 4328 Colt Ln, West Palm Beach, FL 33406-2615  
**Situs Address:** 4328 Colt Ln, West Palm Beach, FL **Case No:** C-2023-09080014  
**PCN:** 00-42-44-01-04-000-1410 **Zoned:** RM

<b>Violations:</b>	<p><b>1</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Rear Porch Addition has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 09/15/2023 <b>Status:</b> CLS</p> <p><b>2</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Canopy has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 09/15/2023 <b>Status:</b> CLS</p> <p><b>3</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Shed has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 09/15/2023 <b>Status:</b> CLS</p>
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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, 4' and 6' Metal fence/ Gate has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/15/2023                                        **Status:** CLS

**cc:** Code Enforcement

**Agenda No.:** 027    **Complexity Level:** 1                                        **Status:** Removed  
**Respondent:** DOMIS, STEVEN; MARINE, TAMI    **CEO:** Frank A Davis  
1239 Sunset Rd, West Palm Beach, FL 33406-4942  
**Situs Address:** 1237 Sunset Rd, West Palm Beach, FL    **Case No:** C-2023-10250006  
**PCN:** 00-43-44-07-08-000-0980    **Zoned:** RM

**Violations:**

**1**    **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, a Box Trailer.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 10/26/2023                                        **Status:** CLS

**3**    **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, Accessory Structure.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 10/26/2023                                        **Status:** CLS

**4**    **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, a Truck.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 10/26/2023                                        **Status:** CLS

**cc:** Code Enforcement

**Agenda No.:** 028    **Complexity Level:** -                                        **Status:** Removed  
**Respondent:** GARCIA, FELIX; GARCIA, MARIA A    **CEO:** Frank A Davis  
2820 Holly Rd, West Palm Beach, FL 33406-4359  
**Situs Address:** 2820 Holly Rd, West Palm Beach, FL    **Case No:** C-2023-09280013  
**PCN:** 00-43-44-05-02-002-0100    **Zoned:** RS

**Violations:**

**2**    **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 Window covered by Shutters.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-43 (a)  
**Issued:** 09/28/2023                                        **Status:** CLS

**3**    **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, Vehicle Parked on Grass.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 09/28/2023                                        **Status:** CLS

**cc:** Code Enforcement

**Agenda No.:** 029    **Complexity Level:** 1                                        **Status:** Active  
**Respondent:** KRAKEN REALTY LLC    **CEO:** Frank A Davis  
615 Avon Rd, West Palm Beach, FL 33401-7803  
**Situs Address:** 2811 Forest Hill Blvd, West Palm Beach, FL    **Case No:** C-2023-09140019  
**PCN:** 00-43-44-08-15-006-0080    **Zoned:** CG

**Violations:**

**1**    **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. More specifically, Moped/ Scooters located in required setback.  
**Code:** Unified Land Development Code - 5.B.1.A.4  
**Issued:** 09/22/2023                                        **Status:** SIT



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cc: Code Enforcement  
Kraken Realty Llc

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**Agenda No.:** 030    **Complexity Level:** 1    **Status:** Active  
**Respondent:** LAMBERT, JOHN H    **CEO:** Frank A Davis  
2739 Flamango Lake Dr, West Palm Beach, FL 33406-4305  
**Situs Address:** 2739 Flamango Lake Dr, West Palm Beach, FL    **Case No.:** C-2023-10060024  
**PCN:** 00-43-44-05-19-000-0130    **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. More specifically, Misc. Items located on front porch.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 10/10/2023    **Status:** CLS
  
  - 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 Windows Covered with Shutters.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-43 (a)  
**Issued:** 10/10/2023    **Status:** CLS
  
  - 4**    **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Concrete Driveway Addition has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/10/2023    **Status:** CLS

cc: Code Enforcement

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**Agenda No.:** 031    **Complexity Level:** 1    **Status:** Active  
**Respondent:** ONES, ASER; ONES, GLADYS    **CEO:** Frank A Davis  
1230 E Shore Dr, West Palm Beach, FL 33406-5127  
**Situs Address:** 1230 E Shore Dr, West Palm Beach, FL    **Case No.:** C-2023-07110029  
**PCN:** 00-43-44-08-13-000-0471    **Zoned:** RS

- Violations:**
- 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, Rear Porch Addition 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:** SIT

cc: Code Enforcement

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**Agenda No.:** 032    **Complexity Level:** 1    **Status:** Active  
**Respondent:** Laclaustra, Michael E; Johnson, Alysha    **CEO:** Darrin L Emmons  
5570 130th Ave N, Royal Palm Beach, FL 33411-8515  
**Situs Address:** 5570 130th Ave N, West Palm Beach, FL    **Case No.:** C-2023-10250008  
**PCN:** 00-41-43-03-00-000-3370    **Zoned:** AR

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
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**Violations:**

- 2** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Residential Alterations permit # B-2007-003637-0000 has become inactive or expired.
- A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, Residential Alterations permit #B-2007-003637-0000 is currently showing inactive.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5
- Issued:** 10/25/2023 **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, Pool permit # B-2004002732-0000 has become inactive or expired.
- A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, Pool permit #B-2004002732-0000 is currently showing as inactive.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5
- Issued:** 10/25/2023 **Status:** SIT
- 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. More specifically but not limited to, there is a Maroon van in the driveway of this residential property that does not have a license plate.
- Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a
- Issued:** 10/25/2023 **Status:** SIT

cc: Code Enforcement

**Agenda No.:** 033

**Complexity Level:** 1

**Status:** Active

**Respondent:** Payne, Saumandie

**CEO:** Darrin L Emmons

3068 Seminole Pratt Whitney Rd, Loxahatchee, FL  
33470-3755

**Situs Address:** 3068 Seminole Pratt Whitney Rd, Loxahatchee, FL

**Case No.:** C-2023-10270013

**PCN:** 00-40-43-13-00-000-7920

**Zoned:** AR

**Violations:**

- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wood and wire fence has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 10/27/2023 **Status:** SIT
- 3** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically there is a wood and wire fence that has fallen away from the wooden posts.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)
- Issued:** 10/27/2023 **Status:** SIT

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 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, Solar-Photovoltaic permit # E-2018-005535-0000 has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, Solar-Photovoltaic permit # E-2018-005535-0000 has become inactive.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 10/27/2023 **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, Re-roofing permit # B-2017-022086-0000 has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, Re-roofing permit #B-2017-022086-0000 has become inactive.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 10/27/2023 **Status:** SIT

**Agenda No.:** 034 **Complexity Level:** 1 **Status:** Postponed  
**Respondent:** Henrice, Romene; Henrice, John; Henrice, Kasey **CEO:** Jose Feliciano  
3586 Melaleuca Ln, Lake Worth Beach, FL 33461-5112  
**Situs Address:** 3586 Melaleuca Ln, Lake Worth, FL **Case No:** C-2023-12120043  
**PCN:** 00-43-44-30-01-106-0012 **Zoned:** RM

**Violations:**

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

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 12/13/2023 **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, wooden 6'-foot-high fence and gates have been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/13/2023 **Status:** CEH

**3 Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More Specifically; 3'-foot-high wooden fence is deteriorated and in disrepair at property front.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 12/13/2023 **Status:** CEH

**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; landscape vegetation grass areas are overgrown and not being maintained at property front and rear.

Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More Specifically; landscape vegetation grass areas are overgrown and not being maintained.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)  
Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

Issued: 12/13/2023

Status: CEH

Agenda No.: 035

Complexity Level: 1

Status: Active

Respondent: Floridian Flips LLC

CEO: Caroline Foulke

8129 Tumblestone Ct, Apt 1024, Delray Beach, FL  
33446-4451

Situs Address: 591 Seagrape Rd, Lake Worth, FL 33462

Case No: C-2022-10310027

PCN: 00-43-45-09-10-011-0130

Zoned: RM

**Violations:**

- 3    **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Air Condition Installed installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 11/01/2022                                         **Status:** CEH
- 4    **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B2023-005987-0000 Alterations has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 11/01/2022                                         **Status:** CEH
- 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-2023-005987-0001 General Electric has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 11/01/2022                                         **Status:** CEH
- 6    **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2023-005987-0000 General Mechanical has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 11/01/2022                                         **Status:** CEH
- 7    **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # P-2023-005987-0003 General Plumbing has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 11/01/2022                                         **Status:** CEH
- 8    **Details:** The final inspection shall be made after all work required by the building permit is completed. More Specifically, B-2023-005987-0000 Alterations- Residential.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 110.3.10  
**Issued:** 11/01/2022                                         **Status:** CEH
- 9    **Details:** The final inspection shall be made after all work required by the building permit is completed. More Specifically, E-2023-005987-0001 General Electrical.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 110.3.10  
**Issued:** 11/01/2022                                         **Status:** CEH
- 10   **Details:** The final inspection shall be made after all work required by the building permit is completed. More Specifically, P-2023-005987-0003.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 110.3.10  
**Issued:** 11/01/2022                                         **Status:** CEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 03, 2024 9:00 AM**

**Agenda No.:** 036                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** JCS TALL GLASS INC                                      **CEO:** Caroline Foulke  
2412 Floral Rd, Lantana, FL 33462  
**Situs Address:** 2412 Floral Rd, Lake Worth, FL 33462                                      **Case No:** C-2022-07060010  
**PCN:** 00-43-45-05-01-003-0060                                      **Zoned:** CG

- Violations:**
- 1**    **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Tiki Hut structures erected without required permits has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/07/2022                                      **Status:** CEH
  
  - 5**    **Details:** The final inspection shall be made after all work required by the building permit is completed. More Specifically, M-2022-052513-0000 Walk in cooler .  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 110.3.10  
**Issued:** 07/07/2022                                      **Status:** CEH

cc: Jcs Tall Glass Inc

**Agenda No.:** 037                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** ROMAN, EDUARDO E                                      **CEO:** Caroline Foulke  
8635 White Egret Way, Lake Worth, FL 33467-1729  
**Situs Address:** 8635 White Egret Way, Lake Worth, FL                                      **Case No:** C-2023-06020008  
**PCN:** 00-42-44-32-13-004-0110                                      **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, structures has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/06/2023                                      **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, driveway extension has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/06/2023                                      **Status:** CLS

**Agenda No.:** 038                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** West Boynton Farms INC                                      **CEO:** Caroline Foulke  
1714 Lake Dr, Delray Beach, FL 33483  
**Situs Address:** 8467 116th Ter S, Boynton Beach, FL                                      **Case No:** C-2023-03010025  
**PCN:** 00-41-45-14-01-006-0000                                      **Zoned:**

- 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, three mobile homes have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/13/2023                                      **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, fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/13/2023                                      **Status:** CEH



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 03, 2024 9:00 AM**

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, kitchen and bathroom alterations have been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 10/31/2023 <span style="float: right;"><b>Status:</b> CEH</span></p> |
|----------|--|

cc: Weise, Beth E

<b>Agenda No.:</b> 042	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> TELICANH LLC 8051 N Tamiami Trl, Ste E6, Satasota, FL 34243		<b>CEO:</b> John Gannotti
<b>Situs Address:</b> 2422 Cecelia St, West Palm Beach, FL		<b>Case No.:</b> C-2023-12080010
<b>PCN:</b> 00-42-43-24-07-002-0150		<b>Zoned:</b> RM

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. More specifically the waste line from the rear of the structure into the septic tank area is not functioning properly.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-45 (e) (2)<br/> <b>Issued:</b> 12/13/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>  |
| <b>2</b> | <p><b>Details:</b> All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system. More specifically the overflowing septic tank in rear of residence.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)<br/> <b>Issued:</b> 12/13/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>   |
| <b>3</b> | <p><b>Details:</b> 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 deteriorating/damaged wood trim around the exterior of the structure and in the rear carport area.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (a)<br/> <b>Issued:</b> 12/13/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>  |
| <b>4</b> | <p><b>Details:</b> The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. More specifically, the deteriorating wood ceiling in the east side of the main residence.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-34 (a)<br/> <b>Issued:</b> 12/13/2023 <span style="float: right;"><b>Status:</b> CEH</span></p> |
| <b>5</b> | <p><b>Details:</b> Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically the door to the rear of the eastern most structure, laundry room door disconnected from the frame.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (m)<br/> <b>Issued:</b> 12/13/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>  |
| <b>6</b> | <p><b>Details:</b> Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically the southern entry door to the eastern most structure not securely attached, or weather tight.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (m)<br/> <b>Issued:</b> 12/13/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>  |
| <b>7</b> | <p><b>Details:</b> Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically the window on the north side of the easternmost structure is plexiglass, not glass.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (m)<br/> <b>Issued:</b> 12/13/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>   |
| <b>8</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, screened patio enclosure has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 12/13/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>   |

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/13/2023 **Status:** CEH
- 10 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 a loose circular concrete lid on SE portion of driveway.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 12/13/2023 **Status:** CEH

cc: Telicanh Llc  
Telicanh Llc

**Agenda No.:** 043 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Vasyukov, Alexander; Vasyukov, Olesya **CEO:** John Gannotti  
4270 Camrose Ln, West Palm Beach, FL 33417-8221  
**Situs Address:** 4270 Camrose Ln, West Palm Beach, FL **Case No:** C-2024-01030013  
**PCN:** 00-42-43-12-16-000-0270 **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/roosters) 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:** 01/05/2024 **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 chicken coop has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/05/2024 **Status:** CEH

**Agenda No.:** 044 **Complexity Level:** - **Status:** Active  
**Respondent:** Bolanos, Edgardo Roman; Bolanos, Suany Barinia **CEO:** Elizabeth A Gonzalez  
15516 78th Pl N, Loxahatchee, FL 33470-1922  
**Situs Address:** 15516 78th Pl N, Loxahatchee, FL **Case No:** C-2023-05220004  
**PCN:** 00-41-42-30-00-000-3490 **Zoned:** AR

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

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/24/2023 **Status:** CEH



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

- 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 pergola or shade structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/24/2023   **Status:** 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, a paver driveway and turnout has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/24/2023   **Status:** CEH

**Agenda No.:** 045   **Complexity Level:** -   **Status:** Active  
**Respondent:** Loudort, Fabienne   **CEO:** Brian Burdett  
6334 Royal Palm Beach Blvd, West Palm Beach, FL  
33412-1854  
**Situs Address:** 6334 Royal Palm Beach Blvd, West Palm Beach, FL   **Case No:** C-2023-07120002  
**PCN:** 00-41-42-35-00-000-7520   **Zoned:** AR

**Violations:**

- 1     **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically there is a semi-trailer parked on the property.  
**Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 07/13/2023   **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. More specifically there are multiple un-licensed and / or inoperative vehicles on this property  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 07/13/2023   **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, there is an addition structure on the south side of the house has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/13/2023   **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 shed 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:** CLS
- 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:** 07/13/2023   **Status:** CLS





**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**PCN:** 00-42-44-33-05-000-3560

**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 wood fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/18/2023 **Status:** CEH
- 2** **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:** 10/18/2023 **Status:** CLS
- 3** **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
**Issued:** 10/18/2023 **Status:** CLS

**cc:** Cornias, Mark J

**Agenda No.:** 050

**Complexity Level:** 1

**Status:** Active

**Respondent:** Khan, Marcia Adelle

**CEO:** Dennis A Hamburger

50 W Rubber Tree Dr, Lake Worth, FL 33467-4841

**Situs Address:** 50 W Rubber Tree Dr, Lake Worth, FL

**Case No:** C-2023-09190003

**PCN:** 00-42-44-28-04-000-3500

**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 driveway extension has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/20/2023 **Status:** CEH

**cc:** Irvin, Marcia A

**Agenda No.:** 051

**Complexity Level:** 1

**Status:** Active

**Respondent:** LTG BOYNTON BEACH LLC

**CEO:** Dennis A Hamburger

6111 Broken Sound Pkwy NW, 350, Boca Raton, FL 33487

**Situs Address:** 10207 100th St S, Boynton Beach, FL 33472

**Case No:** C-2021-12210002

**PCN:** 00-42-43-27-05-052-0472

**Zoned:** AGR

**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, fuel tanks have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/21/2021 **Status:** CEH

**cc:** Ltg Boynton Beach Llc

**Agenda No.:** 052

**Complexity Level:** 1

**Status:** Removed

**Respondent:** Socrates Manuel and Audrey J Manuel of the Socrates

**CEO:** Dennis A Hamburger

Manuel Revocable Living Trust dated April 13,2000.

29 Vista Del Rio, Boynton Beach, FL 33426-8823

**Situs Address:** 3641 Lothair Ave, Boynton Beach, FL

**Case No:** C-2023-06260014

**PCN:** 00-43-45-19-03-014-0240

**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, two sheds have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Issued:** 06/28/2023

**Status:** CLS

**cc:** Manuel, Socrates

**Agenda No.:** 053   **Complexity Level:** 1   **Status:** Active  
**Respondent:** EQUINOX REALTY HOLDINGS LLC ROLLING GREEN   **CEO:** Dennis A Hamburger  
 RIDGE FL LAND TRUST DATED FEBRUARY 3,2022  
 1027 S 21 Ave, Hollywood, FL 33020-1820  
**Situs Address:** 4095 Plum Tree Dr, Lake Worth, FL   **Case No:** C-2023-09150016  
**PCN:** 00-43-45-09-11-006-0080   **Zoned:** RM

- Violations:**
- 1   **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
       **Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
       **Issued:** 09/20/2023   **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:** 09/20/2023   **Status:** CEH
  - 3   **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.  
       **Code:** Unified Land Development Code - 6.D.1.A.1.c  
       **Issued:** 09/20/2023   **Status:** CEH

**cc:** Rolling Green Ridge Fl Land Trust

**Agenda No.:** 054   **Complexity Level:** -   **Status:** Active  
**Respondent:** Bontempo, Frank L; Church-Bontempo, Kelley   **CEO:** Jamie G Illicete  
 11845 165th Rd N, Jupiter, FL 33478-8227  
**Situs Address:** 11845 165th Rd N, Jupiter, FL   **Case No:** C-2023-11200028  
**PCN:** 00-41-41-11-00-000-3470   **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, fence (wire and wood with metal gates) has been erected or installed around property without a valid building permit.  
       **Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
       **Issued:** 11/20/2023   **Status:** CEH

**Agenda No.:** 055   **Complexity Level:** -   **Status:** Active  
**Respondent:** Davis, Alma L; Davis, Glenn S; Davis, Joanne M   **CEO:** Jamie G Illicete  
 19760 Castlewood Dr, Jupiter, FL 33458-1850  
**Situs Address:** 19760 Castlewood Dr, Jupiter, FL   **Case No:** C-2023-11210015  
**PCN:** 00-42-40-27-04-000-0040   **Zoned:** RS

- Violations:**
- 1   **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, white vinyl fence and wood fence has been erected or installed without a valid building permit.  
       **Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
       **Issued:** 11/22/2023   **Status:** CEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

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

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-2022-039983-0000 for Plumbing - Sewer Connection has become inactive or expired and a certificate of completion for the permit was not received.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 11/22/2023 **Status:** CEH

**Agenda No.:** 056 **Complexity Level:** 3 **Status:** Removed  
**Respondent:** Efthymoulou, Nicholas **CEO:** Jamie G Illicete  
8584 E Garden Oaks Cir, Palm Beach Gardens, FL 33410-6  
**Situs Address:** 4948 Windward Ave, Jupiter, FL **Case No.:** C-2023-09180010  
**PCN:** 00-42-40-25-05-004-0101 **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. More specifically, open/outdoor storage of inoperable vehicles, glass, building material, plywood, lumber, furniture, garbage, trash or similar items on the property.

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 09/20/2023 **Status:** CLS

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

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

More specifically, wood fence being used as pool barrier is in disrepair.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)  
**Issued:** 09/20/2023 **Status:** CLS

**3 Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae. More specifically, pool water clarity not being maintained clear and free from algae.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)  
**Issued:** 09/20/2023 **Status:** CLS

**4 Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance. More specifically, vegetation is overgrown.

**Code:** Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)  
**Issued:** 09/20/2023 **Status:** CLS

**5 Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. All 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. 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 of structure walls, doors, windows, soffits and fascia not being maintained and are in disrepair. Sections of roof fascia wood rotten. Exterior paint is peeling, flaking and/or chipped.

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (a) Palm Beach County Property Maintenance Code - Section 14-33 (b) Palm Beach County Property Maintenance Code - Section 14-33 (f)	<b>Issued:</b> 09/20/2023	<b>Status:</b> CLS
<b>6</b>	<b>Details:</b> 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. All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. More specifically, front door, front window and garage door are in disrepair. Front door glass and front window glass is broken. Garage door wood in disrepair and will not close.		
	<b>Code:</b> 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 (n)	<b>Issued:</b> 09/20/2023	<b>Status:</b> CLS
<b>7</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, HVAC (Mechanical Equipment) has been erected or installed without a valid building permit.		
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	<b>Issued:</b> 09/20/2023	<b>Status:</b> CLS
<b>8</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structure (shed) has been erected or installed without a valid building permit.		
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	<b>Issued:</b> 09/20/2023	<b>Status:</b> CLS
<b>9</b>	<b>Details:</b> All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. More specifically, exterior light fixture is hanging of roof soffit. Exterior plug outlet, installed on front exterior wall, not properly covered and exposed to the elements.		
	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)	<b>Issued:</b> 09/20/2023	<b>Status:</b> CLS
<b>10</b>	<b>Details:</b> All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More specifically, driveway is in disrepair and in need of maintenance.		
	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b)	<b>Issued:</b> 09/20/2023	<b>Status:</b> CLS

cc: Lemoine, Kenneth D Esq

<b>Agenda No.:</b> 057	<b>Complexity Level:</b> -	<b>Status:</b> Removed
<b>Respondent:</b> Small, Lawrence E; Mu, Marguerite L 18246 Oak Leaf Dr, Jupiter, FL 33458-3348		<b>CEO:</b> Jamie G Illicete
<b>Situs Address:</b> 18246 Oak Leaf Dr, Jupiter, FL		<b>Case No:</b> C-2023-11070015
<b>PCN:</b> 00-42-40-34-05-000-0230		<b>Zoned:</b> RH

<b>Violations:</b>	<b>1</b>	<b>Details:</b> Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More specifically, grass, weeds and low growing vegetation is overgrown and not being maintained.
		<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
		<b>Issued:</b> 11/14/2023 <span style="float: right;"><b>Status:</b> CLS</span>
	<b>2</b>	<b>Details:</b> Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, trailer parked in a required front setback or other area between the structure and the street.
		<b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b
		<b>Issued:</b> 11/14/2023 <span style="float: right;"><b>Status:</b> CLS</span>

<b>Agenda No.:</b> 058	<b>Complexity Level:</b> -	<b>Status:</b> Postponed
<b>Respondent:</b> Bolling, Scott J PO BOX 480729, Delray Beach, FL 33448-0729		<b>CEO:</b> Dwayne E Johnson

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Situs Address:** 9717 Happy Hollow Rd, Delray Beach, FL  
**PCN:** 00-42-46-18-04-001-0000

**Case No:** C-2023-02240030  
**Zoned:** AGR-PUD

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>&gt;&gt; More specifically, structures have been erected on the property without a valid building permit. Please obtain the proper permit(s) through the PBC Building Division. Please refer to the Permit Center for further assistance in obtaining your permit(s).</p> <p>Building Permit Customer Service: 561-233-5119<br/>Apply online for permits: <a href="https://www.pbcgov.org/epzb">https://www.pbcgov.org/epzb</a><br/>Email: PZB-BLD-PermitAssist@pbcgov.org<br/>Office: 2300 N. Jog Road - W.P.B, FL 33411</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/><b>Issued:</b> 02/28/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>   |
| <b>2</b> | <p><b>Details:</b> 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.</p> <p>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.</p> <p>&gt;&gt; More specifically, structures erected on the property without the proper approvals. Please obtain a Flood Plain Development approval for the structures erected on the property. Refer to the Permit Center for further assistance in obtaining your approvals.</p> <p>Customer Service: 561-233-5119<br/>Apply online for permits: <a href="https://www.pbcgov.org/epzb">https://www.pbcgov.org/epzb</a><br/>Email: PZB-BLD-PermitAssist@pbcgov.org<br/>Office: 2300 N. Jog Road - W.P.B, FL 33411</p> <p><b>Code:</b> Unified Land Development Code - 18.A.4.B &amp; 18.A.4.C<br/><b>Issued:</b> 02/28/2023 <span style="float: right;"><b>Status:</b> CEH</span></p> |

cc: Bolling, Scott J

**Agenda No.:** 059

**Complexity Level:** 1

**Status:** Active

**Respondent:** 4669 Davis Road LLC

**CEO:** Michael L Jordan

444 W Railroad Ave, West Palm Beach, FL 33401-7701

**Situs Address:** 4669 Davis Rd, Lake Worth, FL

**Case No:** C-2023-10160014

**PCN:** 00-43-44-30-01-088-0020

**Zoned:** RM

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically there is a large pile of trash and refuse on the property near the dumpster</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br/><b>Issued:</b> 10/17/2023 <span style="float: right;"><b>Status:</b> SIT</span></p>   |
| <b>2</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wooden fence on the west side of unit 4671 has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/><b>Issued:</b> 10/17/2023 <span style="float: right;"><b>Status:</b> SIT</span></p> |



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 03, 2024 9:00 AM**

- 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 wooden fence structure on the east side (front) of unit 4679 has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/17/2023 **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, replacement roofs on all buildings has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/17/2023 **Status:** SIT

cc: 4669 Davis Road Llc  
4669 Davis Road Llc  
Code Enforcement

<b>Agenda No.:</b> 060	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Carballo, Maury Rodriguez; Del Toro, Ismely Mosquera 2922 Vassallo Ave, Lake Worth Beach, FL 33461-3747		<b>CEO:</b> Michael L Jordan
<b>Situs Address:</b> 2922 Vassallo Ave, Lake Worth, FL		<b>Case No.:</b> C-2023-11030024
<b>PCN:</b> 00-43-44-20-04-017-0160		<b>Zoned:</b> RM
<b>Violations:</b>	<ul style="list-style-type: none"> <li>3 <b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.  <b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.b  <b>Issued:</b> 11/13/2023 <span style="float: right;"><b>Status:</b> SIT</span></li>   <li>4 <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, electrical service equipment between the house and pigeon coop has been erected or installed without a valid building permit. More specifically there is  <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 11/13/2023 <span style="float: right;"><b>Status:</b> SIT</span></li>   <li>5 <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, perimeter fencing and gates have been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 11/13/2023 <span style="float: right;"><b>Status:</b> SIT</span></li>   <li>6 <b>Details:</b> 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 eave vent screens have been compromised and have holes in them possibly allowing rodents to enter the house  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (a)  <b>Issued:</b> 11/13/2023 <span style="float: right;"><b>Status:</b> SIT</span></li>   <li>7 <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, electrical equipment or wiring on the west side of the house has been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 11/13/2023 <span style="float: right;"><b>Status:</b> SIT</span></li> </ul>	

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 03, 2024 9:00 AM**

- 8** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a structure that appears to be a pigeon coop or cage in the rear yard has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 11/13/2023 **Status:** SIT
- 9** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a residential addition on the rear of the house has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 11/13/2023 **Status:** SIT
- 10** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, what appears to have been a metal carport structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 11/13/2023 **Status:** SIT
- 11** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the metal carport appears to have been enclosed and converted to living space without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 11/13/2023 **Status:** SIT

**Agenda No.:** 061 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Gomez, Yissel Montes De Oca **CEO:** Michael L Jordan  
 2705 10th Ave N, Lake Worth Beach, FL 33461-3148  
**Situs Address:** 2705 10th Ave N, Lake Worth, FL **Case No.:** C-2023-12060011  
**PCN:** 00-43-44-20-08-000-0150 **Zoned:** RH

- Violations:**
- 1** **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically there is a semi tractor parked in the front yard.  
**Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 12/06/2023 **Status:** CLS
  - 2** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically there is a Semi-Tractor parked on the front lawn.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 12/06/2023 **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 metal screen enclosure on the rear of the house has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/06/2023 **Status:** SIT
  - 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:** 12/06/2023 **Status:** SIT

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 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, a driveway expansion has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/06/2023 **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, a metal shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/06/2023 **Status:** SIT

cc: Code Enforcement

<b>Agenda No.:</b> 062	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Morales, Herberth A; Morales, Virginia L 4625 Maine St, Lake Worth Beach, FL 33461-5053		<b>CEO:</b> Michael L Jordan
<b>Situs Address:</b> 4625 Maine St, Lake Worth, FL		<b>Case No:</b> C-2023-10300013
<b>PCN:</b> 00-42-44-25-00-000-5650		<b>Zoned:</b> RM
<b>Violations:</b>	<ul style="list-style-type: none"> <li>1 <b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 10/31/2023 <span style="float: right;"><b>Status:</b> CEH</span></li>   <li>2 <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Entry way fence columns have been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 10/31/2023 <span style="float: right;"><b>Status:</b> CLS</span></li>   <li>3 <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wooden fencing across the driveway on the east side of the house has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 10/31/2023 <span style="float: right;"><b>Status:</b> CEH</span></li>   <li>4 <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, electrical work and lights on the entry way columns has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 10/31/2023 <span style="float: right;"><b>Status:</b> CLS</span></li>   <li>5 <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed on the west side of the property has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 10/31/2023 <span style="float: right;"><b>Status:</b> CEH</span></li> </ul>	

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 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, a canopy structure on the west side of the property has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/31/2023 **Status:** CEH
  
- 7 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 10/31/2023 **Status:** CEH

cc: Code Enforcement

**Agenda No.:** 063 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Yekutiel, Andrea **CEO:** Michael L Jordan  
 2095 Wolverton E, Boca Raton, FL 33434-4577  
**Situs Address:** 4550 Gulfstream Rd, Lake Worth, FL **Case No.:** C-2023-10250020  
**PCN:** 00-43-44-30-01-076-0021 **Zoned:** RM

**Violations:**

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 10/26/2023 **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, storage, porch or shade structures in the rear of all three buildings have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/26/2023 **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, fences and gates in the rear of all three buildings have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/26/2023 **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, what appears to be a residential addition to the rear of the middle building has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/26/2023 **Status:** SIT
  
- 5 **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:** 10/26/2023 **Status:** SIT
  
- 6 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, what appears to be a residential addition to the rear of the eastern most building has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/26/2023 **Status:** SIT

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 03, 2024 9:00 AM**

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| <b>7</b>  | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, what appears to be a porch or shade structure on the rear of the western most building has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 10/26/2023 <span style="float: right;"><b>Status:</b> SIT</span></p>          |
| <b>8</b>  | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, what appears to be residential addition or storage structure on the rear of the middle building has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 10/26/2023 <span style="float: right;"><b>Status:</b> SIT</span></p> |
| <b>9</b>  | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, what appears to be a porch or shade structure on the rear of the middle building has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 10/26/2023 <span style="float: right;"><b>Status:</b> SIT</span></p>                |
| <b>10</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, multiple porch, shade, roof structures, sheds and / or residential additions have been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 10/26/2023 <span style="float: right;"><b>Status:</b> SIT</span></p>                   |

cc: Code Enforcement

<b>Agenda No.:</b> 064	<b>Complexity Level:</b> 1	<b>Status:</b> Active						
<b>Respondent:</b> Yekutiel, Andrea 2095 Wolverton E, Boca Raton, FL 33434-4577		<b>CEO:</b> Michael L Jordan						
<b>Situs Address:</b> 4562 Gulfstream Rd, Lake Worth, FL		<b>Case No.:</b> C-2023-10250021						
<b>PCN:</b> 00-43-44-30-01-076-0031		<b>Zoned:</b> RM						
<b>Violations:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;"><b>1</b></td> <td style="vertical-align: top;"> <p><b>Details:</b> It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.a  <b>Issued:</b> 10/26/2023 <span style="float: right;"><b>Status:</b> SIT</span></p> </td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>2</b></td> <td style="vertical-align: top;"> <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, what appears to be a residential addition to rear of the western most building has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 10/26/2023 <span style="float: right;"><b>Status:</b> SIT</span></p> </td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>3</b></td> <td style="vertical-align: top;"> <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, perimeter fencing and gates have been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 10/26/2023 <span style="float: right;"><b>Status:</b> SIT</span></p> </td> </tr> </table>		<b>1</b>	<p><b>Details:</b> It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.a  <b>Issued:</b> 10/26/2023 <span style="float: right;"><b>Status:</b> SIT</span></p>	<b>2</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, what appears to be a residential addition to rear of the western most building has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 10/26/2023 <span style="float: right;"><b>Status:</b> SIT</span></p>	<b>3</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, perimeter fencing and gates have been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 10/26/2023 <span style="float: right;"><b>Status:</b> SIT</span></p>
<b>1</b>	<p><b>Details:</b> It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.a  <b>Issued:</b> 10/26/2023 <span style="float: right;"><b>Status:</b> SIT</span></p>							
<b>2</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, what appears to be a residential addition to rear of the western most building has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 10/26/2023 <span style="float: right;"><b>Status:</b> SIT</span></p>							
<b>3</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, perimeter fencing and gates have been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 10/26/2023 <span style="float: right;"><b>Status:</b> SIT</span></p>							

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

- 4 **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:** 10/26/2023 **Status:** SIT
- 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:** 10/26/2023 **Status:** SIT
- 7 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. More specifically there are two windows on the western most building that are covered by boards.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)  
**Issued:** 10/26/2023 **Status:** SIT
- 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, there are multiple structures that appear to be porch, shade, storage or roof structures on the rear of all three buildings that have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/26/2023 **Status:** SIT

cc: Code Enforcement

**Agenda No.:** 065 **Complexity Level:** - **Status:** Removed  
**Respondent:** Joseph, Ceramene; Joseph, Marie Gertha **CEO:** Timothy M Madu  
 271 Plum Tree Dr, Lake Worth, FL 33462-5180  
**Situs Address:** 271 Plum Tree Dr, Lake Worth, FL **Case No:** C-2023-03220016  
**PCN:** 00-43-45-09-10-006-0200 **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, the fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/22/2023 **Status:** CLS

**Agenda No.:** 066 **Complexity Level:** 1 **Status:** Active  
**Respondent:** PIN GRO VIL INC. **CEO:** Timothy M Madu  
 8919 Pine St, Boynton Beach, FL 33436  
**Situs Address:** 8934 Cypress St, Boynton Beach, FL **Case No:** C-2023-07100019  
**PCN:** 00-42-45-13-02-000-0820 **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, the roof was replaced without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/11/2023 **Status:** CEH

cc: Pin-Gro-Vil Inc

**Agenda No.:** 067 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Rios, Sandra **CEO:** Timothy M Madu  
 4637 Carthage Cir S, Lake Worth, FL 33463-7245  
**Situs Address:** 4637 Carthage Cir S, Lake Worth, FL **Case No:** C-2023-03230040  
**PCN:** 00-42-45-01-05-000-2160 **Zoned:** RS

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 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, the extended roof to the rear of the property, has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/23/2023 **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 pavers on the driveway has been installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/23/2023 **Status:** CLS
  
- 5 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.  
  
More specifically, the vehicle parked on the grass.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 03/23/2023 **Status:** CLS

**Agenda No.:** 068 **Complexity Level:** - **Status:** Active  
**Respondent:** Rowe, Billy Darrell; Rowe, Atonya R **CEO:** Timothy M Madu  
 8970 W Shady Ln, Boynton Beach, FL 33436-2351  
**Situs Address:** 8970 W Shady Ln, Boynton Beach, FL **Case No:** C-2023-07190012  
**PCN:** 00-42-45-13-02-000-1590 **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, the external car port has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/20/2023 **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, the accessory building has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/20/2023 **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 deck has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/20/2023 **Status:** CEH

**Agenda No.:** 069 **Complexity Level:** - **Status:** Removed  
**Respondent:** Sanchez, Jose; Santana, Veronica **CEO:** Timothy M Madu  
 517 S B St, Lake Worth Beach, FL 33460-4339  
**Situs Address:** Artesian Dr, FL **Case No:** C-2023-07060021  
**PCN:** 00-43-45-06-02-029-0010 **Zoned:** RS

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Violations:**

- 4** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.  
  
More specifically, the vehicle not parked on an improved surface.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 07/07/2023 **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 fence 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

**Agenda No.:** 070

**Complexity Level:** -

**Status:** Active

**Respondent:** ISEMON, EDOUARD

**CEO:** Nedssa Miranda

4693 Myla Ln, West Palm Beach, FL 33417-5336

**Situs Address:** 5971 Caribbean Blvd, West Palm Beach, FL

**Case No:** C-2023-12210004

**PCN:** 00-42-43-01-05-017-0260

**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.  
  
More specifically, open storage including but not limited to any all-items storage in public view.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 12/28/2023 **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:** 12/28/2023 **Status:** SIT
- 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.  
  
Paint all areas where the paint is peeling, flaking and/or chipped.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)  
**Issued:** 12/28/2023 **Status:** SIT
- 4** **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:** 12/28/2023 **Status:** SIT



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

- 5 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 remove the board up from the windows if the house is not vacant.
- Supply or maintain at least one easily openable window in every habitable space. More specifically, please remove the board up from the windows 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:** 12/28/2023 **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.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)
- Issued:** 12/28/2023 **Status:** CLS

cc: Code Enforcement

**Agenda No.:** 071 **Complexity Level:** - **Status:** Active  
**Respondent:** JOSEPH, JEAN CHARLES **CEO:** Nedssa Miranda  
 5397 Helene Pl, West Palm Beach, FL 33407-1635  
**Situs Address:** 5397 Helene Pl, West Palm Beach, FL **Case No:** C-2023-07130019  
**PCN:** 00-42-43-02-01-009-0270 **Zoned:** RM

**Violations:**

- 1 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, including but not limited to disrepair fences on the property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 07/14/2023 **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.
- 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 boxes, books, clothes, fabric, materials, equipment's, washer, dryer, carpet, trash, and or any items storage in public view on the property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 07/14/2023 **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.
- Please cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)  
**Issued:** 07/14/2023 **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, 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:** 07/14/2023 **Status:** SIT

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Agenda No.:** 072      **Complexity Level:** -      **Status:** Active  
**Respondent:** Beverley Marcia Brownlee, Life Tenant, Dawn Kristina Ciarrocchi Mills (a.k.a. Mills Ciarrocchi), Frank Ciarrocchi Steven Kerry Ciarrocchi, as successor trustees of the Beverley Marcia Brownlee Revocable Trust dated August 31, 2006 (Remainderman)  
5928 N Haverhill Rd, West Palm Beach, FL 33407-1755  
**Situs Address:** 5928 N Haverhill Rd, West Palm Beach, FL      **Case No:** C-2023-11300035  
**PCN:** 00-42-43-01-04-000-0080      **Zoned:** RM

- Violations:**
- 1     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:** 11/30/2023      **Status:** SIT
  
  - 2     Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:  
1) Hedges shall not exceed four feet in height when located within the required front setback.  
2) Hedges shall not exceed eight feet in height when located on or adjacent to the side, side street, or rear property lines.  
Maintain hedge height at no more than the maximum allowable height of four feet in the required front yard and eight feet in the side or rear yard.  
**Code:** Unified Land Development Code - 7.D.4.A.1.a  
**Issued:** 11/30/2023      **Status:** SIT
  
  - 3     Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, open storage including but not limited to mattress, plastics, yard debris, cooler, containers, carpets, trash, equipment's, materials brooms, mop, and any items storage all over the property  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 11/30/2023      **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, 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:** 11/30/2023      **Status:** SIT
  
  - 5     Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.  
Please cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)  
**Issued:** 11/30/2023      **Status:** SIT
  
  - 6     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. Fence disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 11/30/2023      **Status:** SIT

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

- 7** **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. Paint and or pressure clean the property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)  
**Issued:** 11/30/2023 **Status:** SIT
- 8** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, driveway has been erected or installed without a valid building permit.
- Obtain required building permits for the driveway or remove the driveway.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 11/30/2023 **Status:** SIT
- 9** **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.
- Post the numerical address on the premises.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (c)  
**Issued:** 11/30/2023 **Status:** SIT

**Agenda No.:** 073 **Complexity Level:** - **Status:** Active  
**Respondent:** PENA, IYEALI MARIE **CEO:** Nedssa Miranda  
 5892 Bahama Ct, West Palm Beach, FL 33407-1858  
**Situs Address:** 5892 Bahama Ct, West Palm Beach, FL **Case No:** C-2023-07240013  
**PCN:** 00-42-43-01-05-017-0150 **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/structure including all electrical and plumbing or remove the Addition/Alteration/structure including all electrical and plumbing with demolish permit.
- Obtain required building permits for the Addition/Alteration/structure including all electrical and plumbing or remove the Addition/Alteration/structure including all electrical and plumbing.
- 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, Obtain a Certificate of Occupancy from the building official.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
PBC Amendments to FBC 7th Edition (2020) - 111.1  
**Issued:** 07/26/2023 **Status:** SIT
- 2** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
- Please cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)  
**Issued:** 07/26/2023 **Status:** SIT

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

- 3** **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.

Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions. More specifically, Remove any vehicles that are restricting access to the sidewalk. Do not obstruct the pedestrian's right-of-way.

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

**Issued:** 07/26/2023

**Status:** SIT

- 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.

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:** 07/26/2023

**Status:** SIT

- 5** **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.

Post the numerical address on the premises.

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

**Issued:** 07/26/2023

**Status:** CLS

- 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence 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:** 07/26/2023

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

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

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

**Issued:** 07/26/2023

**Status:** SIT

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

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 plastics, fill dirt, concrete, blocks, buckets or any items storage in public view.

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

**Issued:** 07/26/2023

**Status:** CLS

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 03, 2024 9:00 AM**

- 9 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:** 07/26/2023 **Status:** CLS
- 10 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:** 07/26/2023 **Status:** CLS
- 11 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed/structure has been erected or installed without a valid building permit.
- Obtain required building permits for the shed/structure or remove the shed/structure.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/26/2023 **Status:** SIT
- 12 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, electrical in the shed has been erected or installed without a valid building permit.
- Obtain required building permits for the electrical in the shed or remove the electrical in the shed.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/26/2023 **Status:** SIT
- 13 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, A/C installation has been erected or installed without a valid building permit.
- Obtain required building permits for the A/C installation or remove the A/C installation.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/26/2023 **Status:** SIT
- 14 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, window installation on the addition has been erected or installed without a valid building permit.
- Obtain required building permits for the window installation on the addition or remove the window installation on the addition.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/26/2023 **Status:** SIT

cc: Castro, Michael

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Agenda No.:** 074                                      **Complexity Level:** -                                      **Status:** Active  
**Respondent:** BARRY WALTERS AND RUEL B LAWRENCE Unknown                                      **CEO:** Nedssa Miranda  
Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Dorothy Walters and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (Provide full address and PCN). (5764 PARKE AVE, WEST PALM BEACH, FL, 334 and PCN- 00-42-43-02-01-001-0110).  
5764 Parke Ave, West Palm Beach, FL 33407-1650

**Situs Address:** 5764 Parke Ave, West Palm Beach, FL                                      **Case No:** C-2023-11030010  
**PCN:** 00-42-43-02-01-001-0110                                      **Zoned:** RM

**Violations:**

- 1     **Details:**** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
- Please park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to 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:** 11/06/2023                                      **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:** 11/06/2023                                      **Status:** SIT
- 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:** 11/06/2023                                      **Status:** CLS
- 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, Inactive shed permit # B-2017-015186-0000 has become inactive or expired.
- A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, Inactive shed permit # B-2017-015186-0000.
- Obtain a Certificate of Completion for Inactive shed permit # B-2017-015186-0000.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 11/06/2023                                      **Status:** SIT

**Agenda No.:** 075                                      **Complexity Level:** 1                                      **Status:** Active

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Respondent:** MARC WILLIAM CLINE and KATHARENE TRIANA      **CEO:** Joanna Mirodias  
CLINE, Co-Trustees of the CLINE FAMILY REVOCABLE  
TRUST DATED JANUARY 23, 2023  
9437 Rodeo Dr, Lake Worth, FL 33467-1039

**Situs Address:** 9437 Rodeo Dr, Lake Worth, FL      **Case No:** C-2023-03210007  
**PCN:** 00-42-44-19-01-008-0140      **Zoned:** AR

**Violations:**

<b>3</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the shed has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 04/13/2023 <b>Status:</b> SIT
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**Agenda No.:** 076      **Complexity Level:** -      **Status:** Removed  
**Respondent:** NEW MARKET-POLO GROUNDS, LLC      **CEO:** Joanna Mirodias  
1201 Hays St, TALLAHASSEE, FL 32301 United States      **Type:** Life Safety  
**Situs Address:** 818 S Military Trl, West Palm Beach, FL      **Case No:** C-2024-01100008  
**PCN:** 00-42-44-01-00-000-5040      **Zoned:** UC

**Violations:**

<b>4</b>	<b>Details:</b> Where automatic sprinklers are installed, ceilings necessary for the proper actuation of the fire protection device in accordance with NFPA 13 shall be maintained. <b>Code:</b> National Fire Protection Association 1 2021 - 13.3.3.3 <b>Issued:</b> 01/11/2024 <b>Status:</b> CLS
<b>5</b>	<b>Details:</b> A sprinkler system installed in accordance with this Code shall be inspected, tested, and maintained in accordance with NFPA 25. <b>Code:</b> National Fire Protection Association 1 2021 - 13.3.3.2 <b>Issued:</b> 01/11/2024 <b>Status:</b> CLS
<b>7</b>	<b>Details:</b> Fire department connections shall be inspected quarterly to verify the following: (1) Fire department connections are visible and accessible. (2) Couplings or swivels are not damaged and rotate smoothly. (3) Plugs or caps are in place and undamaged. (4) Gaskets are in place. (5) Identification signs are in place. (6) Check valve is not leaking. (7) Automatic drain valve is in place and operating properly. (8) Fire department connection clapper(s) is in place and operating properly. (9)* Interior of the connection is inspected for obstructions. (10) Visible piping supplying the fire department connection is undamaged. <b>Code:</b> National Fire Protection Association 25 2020 - 13.8.1 <b>Issued:</b> 01/11/2024 <b>Status:</b> CLS
<b>10</b>	<b>Details:</b> The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security. The access box(es) shall be of an approved type listed in accordance with UL 1037. <b>Code:</b> National Fire Protection Association 1 2021 - 18.2.2.1 <b>Issued:</b> 01/11/2024 <b>Status:</b> CLS
<b>11</b>	<b>Details:</b> The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access. <b>Code:</b> National Fire Protection Association 1 2021 - 18.2.2.3 <b>Issued:</b> 01/11/2024 <b>Status:</b> CLS

**cc:** New Market-Polo Grounds, Llc  
New Market-Polo Grounds, Llc

**Agenda No.:** 077      **Complexity Level:** 1      **Status:** Active  
**Respondent:** Ramsarran, Abby Michelle      **CEO:** Joanna Mirodias  
8812 Yearling Dr, Lake Worth, FL 33467-1148  
**Situs Address:** 8812 Yearling Dr, Lake Worth, FL      **Case No:** C-2023-09260003  
**PCN:** 00-42-44-19-01-013-0050      **Zoned:** AR

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:</p> <p>a. The barrier must be at least four (4) feet high on the outside.</p> <p>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.</p> <p>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 or window that opens to provide direct access from the home to the swimming pool.</p> <p>d. The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail person who may have managed to penetrate the barrier from immediately falling into the water. Sufficiently away from the water's edge shall mean no less than twenty (20) inches from the barrier to the water's edge.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)<br/><b>Issued:</b> 09/27/2023 <span style="float: right;"><b>Status:</b> SIT</span></p> |
| <b>2</b> | <p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br/><b>Issued:</b> 09/27/2023 <span style="float: right;"><b>Status:</b> CLS</span></p>   |
| <b>3</b> | <p><b>Details:</b> 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, the exterior wall on the north and east side of the SFD is in disrepair.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (f)<br/><b>Issued:</b> 09/27/2023 <span style="float: right;"><b>Status:</b> SIT</span></p>   |
| <b>5</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the white lattice fence/wall on the west side of the property has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/><b>Issued:</b> 09/27/2023 <span style="float: right;"><b>Status:</b> CLS</span></p>  |

<b>Agenda No.:</b> 078	<b>Complexity Level:</b> 1	<b>Status:</b> Active				
<b>Respondent:</b> Toribio, Doroteo; Toribio, Felipa PO BOX 524, Canal Point, FL 33438-0524		<b>CEO:</b> Joanna Mirodias				
<b>Situs Address:</b> 2nd St, FL		<b>Case No.:</b> C-2023-10050011				
<b>PCN:</b> 00-37-41-33-02-010-0270		<b>Zoned:</b> RM				
<b>Violations:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; vertical-align: top;"><b>2</b></td> <td style="padding: 5px;"> <p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 10/05/2023 <span style="float: right;"><b>Status:</b> SIT</span></p> </td> </tr> <tr> <td style="vertical-align: top;"><b>3</b></td> <td style="padding: 5px;"> <p><b>Details:</b> Parking shall be prohibited on all vacant properties in residential districts.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.3 <b>Issued:</b> 10/05/2023 <span style="float: right;"><b>Status:</b> SIT</span></p> </td> </tr> </table>		<b>2</b>	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 10/05/2023 <span style="float: right;"><b>Status:</b> SIT</span></p>	<b>3</b>	<p><b>Details:</b> Parking shall be prohibited on all vacant properties in residential districts.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.3 <b>Issued:</b> 10/05/2023 <span style="float: right;"><b>Status:</b> SIT</span></p>
<b>2</b>	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 10/05/2023 <span style="float: right;"><b>Status:</b> SIT</span></p>					
<b>3</b>	<p><b>Details:</b> Parking shall be prohibited on all vacant properties in residential districts.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.3 <b>Issued:</b> 10/05/2023 <span style="float: right;"><b>Status:</b> SIT</span></p>					

<b>Agenda No.:</b> 079	<b>Complexity Level:</b> 1	<b>Status:</b> Active		
<b>Respondent:</b> Nestor, Jean; Clerisier, Rose 6262 Oakview Ln, Lake Worth, FL 33463-6647		<b>CEO:</b> Adam F Moulton		
<b>Situs Address:</b> 6262 Oak View Ln, Lake Worth, FL		<b>Case No.:</b> C-2023-03210020		
<b>PCN:</b> 00-42-44-34-11-000-0440		<b>Zoned:</b> RS		
<b>Violations:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; vertical-align: top;"><b>2</b></td> <td style="padding: 5px;"> <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a paver driveway extension that goes up to front door has been erected or installed without a valid building permit.</p> </td> </tr> </table>		<b>2</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a paver driveway extension that goes up to front door has been erected or installed without a valid building permit.</p>
<b>2</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a paver driveway extension that goes up to front door has been erected or installed without a valid building permit.</p>			



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 03, 2024 9:00 AM**

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 11/07/2023 **Status:** CEH

**Agenda No.:** 080 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Lebrun, Trazilla; Denival, Vilsaint **CEO:** Adam F Moulton  
583 Tallulah Rd, Lake Worth, FL 33462-2113  
**Situs Address:** 583 Tallulah Rd, Lake Worth, FL **Case No.:** C-2023-09060022  
**PCN:** 00-43-45-06-04-012-0090 **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, a large pipe has been erected or installed in the front yard without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/08/2023 **Status:** CLS
  - 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:** 09/08/2023 **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, a paver driveway has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/08/2023 **Status:** CLS
  - 4 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, numerous brick pavers, tools and wood.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 09/08/2023 **Status:** CLS

**Agenda No.:** 081 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Desinor, Clovis; Gardner, Larissa **CEO:** Adam F Moulton  
580 Seagrape Rd, Lake Worth, FL 33462-5952  
**Situs Address:** 580 Seagrape Rd, Lake Worth, FL **Case No.:** C-2023-11060028  
**PCN:** 00-43-45-09-10-010-0150 **Zoned:** RM

- 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:** 12/11/2023 **Status:** CLS
  - 2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, green SUV with flat tire and refrigerator observed in rear of yard.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 12/11/2023 **Status:** CLS
  - 3 **Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)  
**Issued:** 12/11/2023 **Status:** CLS

**Agenda No.:** 082 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Dice, Vivian **CEO:** Adam F Moulton  
3941 Tucks Rd, Boynton Beach, FL 33436-2405  
**Situs Address:** 3941 Tucks Rd, Boynton Beach, FL **Case No.:** C-2023-03230051  
**PCN:** 00-43-45-18-00-000-7170 **Zoned:** AR

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Violations:**

- 6 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a paver parking pad has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/25/2023 **Status:** CLS
- 7 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 10/25/2023 **Status:** CLS
- 8 **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:** 10/25/2023 **Status:** CLS
- 9 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, pavers on side of home.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 10/25/2023 **Status:** CLS

**Agenda No.:** 083

**Complexity Level:** 1

**Status:** Removed

**Respondent:** Lamartine, Issac; Laurente, Blaise  
5964 Deerfield Pl, Lake Worth, FL 33463-6759

**CEO:** Adam F Moulton

**Situs Address:** 5964 Deerfield Pl, Lake Worth, FL

**Case No.:** C-2023-09250015

**PCN:** 00-42-44-34-35-000-8070

**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 at rear of situs with damaged metal roof has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/13/2023 **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, second smaller shed at rear of situs has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/13/2023 **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 wood overhang above rear window has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/13/2023 **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, a canopy membrane structure in backyard of situs has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/13/2023 **Status:** CEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 03, 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, garage screen enclosure has been erected or installed without a valid building permit.

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

**Issued:** 10/13/2023

**Status:** CLS

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

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

**Issued:** 10/13/2023

**Status:** CEH

**Agenda No.:** 084

**Complexity Level:** 1

**Status:** Active

**Respondent:** MATHIS LOTS LLC

**CEO:** Adam F Moulton

718 Valencia Ave, Unit 303, Coral Gables, FL 33134

**Situs Address:** 1228 Mathis St, Lake Worth, FL

**Case No.:** C-2023-08280003

**PCN:** 00-43-44-30-01-115-0041

**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.

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, commercial landscape and equipment are being parked and stored overnight, which is a prohibited use in the RM Zoning district.

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

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

    Unified Land Development Code - 4.B.2.A Commercial Use Matrix Table

**Issued:** 11/29/2023

**Status:** CEH

**Agenda No.:** 085

**Complexity Level:** 1

**Status:** Active

**Respondent:** Olivero, Adrian Castillo; Travieso, Grether Herrera

**CEO:** Adam F Moulton

5732 Ellis Hollow Rd E, Lake Worth, FL 33463-1564

**Situs Address:** 5732 Ellis Hollow Rd E, Lake Worth, FL

**Case No.:** C-2023-04280013

**PCN:** 00-42-44-35-03-000-6100

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

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

**Issued:** 04/28/2023

**Status:** SIT

cc: Code Enforcement

**Agenda No.:** 086

**Complexity Level:** 1

**Status:** Active

**Respondent:** Orelus, Iterna

**CEO:** Adam F Moulton

5793 Ellis Hollow Rd E, Lake Worth, FL 33463-1565

**Situs Address:** 5793 Ellis Hollow Rd E, Lake Worth, FL

**Case No.:** C-2023-03220039

**PCN:** 00-42-44-35-03-000-6030

**Zoned:** RS



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

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

>> More specifically, wooden fencing installed without a valid building permit. The code allows for residents to either remove the unpermitted fencing or obtain the proper permit(s). Please refer to the Permit Center for further assistance in obtaining your permit(s).

Permit Customer Service: 561-233-5119  
Apply online for permits: <https://www.pbcgov.org/epzb>  
Email: PZB-BLD-PermitAssist@pbcgov.org  
Office: 2300 N. Jog Road - W.P.B, FL 33411

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/25/2023 **Status:** CLS

**Agenda No.:** 088 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** PACIFICA WEST PALM LLC **CEO:** Nick N Navarro  
155 OFFICE PLAZA Dr, Fl 1, TALLAHASSEE, FL 32301  
**Situs Address:** 1189 Lake Victoria Dr, Unit A, West Palm Beach, FL **Case No:** C-2023-11270009  
**PCN:** 00-42-43-29-26-051-0010 **Zoned:** RS

**Violations:**

**1** **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.

>> 1189 Lake Victoria Dr, Unit A . The exterior portion of the AC unit is damaged / in disrepair.  
Repair damaged exterior AC unit

**Code:** Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)  
**Issued:** 11/28/2023 **Status:** CLS

cc: Pacifica West Palm Llc

**Agenda No.:** 089 **Complexity Level:** - **Status:** Active  
**Respondent:** Mulero, Felicita Davi; Aponte Pacheco, Jose A **CEO:** Steve R Newell  
11134 Goss Ln, Boca Raton, FL 33428-3928  
**Situs Address:** 11134 Goss Ln, Boca Raton, FL **Case No:** C-2023-12180025  
**PCN:** 00-41-47-26-10-003-0040 **Zoned:** RS

**Violations:**

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/19/2023 **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. Specifically, a porch/accessory structure has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/19/2023 **Status:** CEH

**Agenda No.:** 090 **Complexity Level:** - **Status:** Active  
**Respondent:** Furlanetto, Marciano; Furlanetto, Nilka **CEO:** Steve R Newell  
8925 Saddlecreek Dr, Boca Raton, FL 33496-1888  
**Situs Address:** 8925 Saddlecreek Dr, Boca Raton, FL **Case No:** C-2023-08240014  
**PCN:** 00-42-47-06-03-001-0760 **Zoned:** RM

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 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. Specifically, a large wooden accessory structure has been erected or installed in the backyard without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/25/2023 **Status:** CEH

**Agenda No.:** 091

**Complexity Level:** -

**Status:** Active

**Respondent:** Jacober, Ludmila Neves

**CEO:** Steve R Newell

11167 Model Cir W, Boca Raton, FL 33428-3985

**Situs Address:** 11167 Model Cir W, Boca Raton, FL

**Case No.:** C-2023-12180009

**PCN:** 00-41-47-26-11-000-0161

**Zoned:** RS

**Violations:**

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, extended driveway has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/18/2023 **Status:** CEH
- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, an accessory structure has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/18/2023 **Status:** CEH
- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a shed has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/18/2023 **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. Specifically, an accessory structure in the rear of the property has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/18/2023 **Status:** CEH

cc: Code Enforcement

**Agenda No.:** 092

**Complexity Level:** -

**Status:** Removed

**Respondent:** Lopes Dias, Layla; Vieira Faria, Leandro

**CEO:** Steve R Newell

22329 SW 65th Ave, Boca Raton, FL 33428-6010

**Situs Address:** 22329 SW 65th Ave, Boca Raton, FL

**Case No.:** C-2023-08290022

**PCN:** 00-42-47-30-04-010-0710

**Zoned:** RM

**Violations:**

- 1** **Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance.
- Code:** Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)  
**Issued:** 08/29/2023 **Status:** CLS
- 2** **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. Specifically, the grass is growing over the sidewalk and needs to be trimmed to allow pedestrians to walk unimpeded.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

- |          |                           |   |                    |
|----------|---------------------------|---|--------------------|
| <b>3</b> | <b>Issued:</b> 08/29/2023 | <b>Details:</b> All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Specifically, the asphalt driveway is in a state of disrepair and is in need of maintenance.   | <b>Status:</b> CLS |
|          |                           | <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b)  |                    |
|          | <b>Issued:</b> 08/29/2023 |   | <b>Status:</b> CLS |
| <b>4</b> |                           | <b>Details:</b> Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.  |                    |
|          |                           | <b>Code:</b> Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.   |                    |
|          | <b>Issued:</b> 08/29/2023 |   | <b>Status:</b> CLS |
| <b>5</b> |                           | <b>Details:</b> Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.   |                    |
|          |                           | <b>Code:</b> Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.  |                    |
|          | <b>Issued:</b> 08/29/2023 |   | <b>Status:</b> CLS |
| <b>6</b> |                           | <b>Details:</b> A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:  |                    |
|          |                           | 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.  |                    |
|          |                           | <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)  |                    |
|          | <b>Issued:</b> 08/29/2023 |   | <b>Status:</b> CLS |
| <b>7</b> |                           | <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a six-foot wood privacy fence has been erected or installed without a valid building permit.                                  |                    |
|          |                           | <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1   |                    |
|          | <b>Issued:</b> 08/29/2023 |   | <b>Status:</b> CEH |
| <b>8</b> |                           | <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, an accessory structure has been erected or installed in the southwest corner of the backyard without a valid building permit. |                    |
|          |                           | <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1   |                    |
|          | <b>Issued:</b> 08/29/2023 |   | <b>Status:</b> CEH |

<b>Agenda No.:</b> 093	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Morales, Felicita; Morales, Jose R		<b>CEO:</b> Steve R Newell
	9427 SW 3rd St, Boca Raton, FL 33428-4419	
<b>Situs Address:</b> 9427 SW 3rd St, Boca Raton, FL 33428		<b>Case No.:</b> C-2023-12130009
<b>PCN:</b> 00-42-47-30-07-023-0170		<b>Zoned:</b> RM

- |                    |          |  |                    |
|--------------------|----------|--|--------------------|
| <b>Violations:</b> | <b>1</b> | <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, shed located on west side of property has been erected or installed without a valid building permit. |                    |
|                    |          | <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  |                    |
|                    |          | <b>Issued:</b> 12/14/2023  | <b>Status:</b> CEH |

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 03, 2024 9:00 AM**

- 2** **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit.  
"Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to landscape material.  
Brick pavers in the right of way.  
**Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030  
**Issued:** 12/14/2023 **Status:** CEH
- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
Specifically, a brick paver driveway has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/14/2023 **Status:** CEH
- 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
Specifically, a security light has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/14/2023 **Status:** CEH
- 5** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.  
More specifically, fix and repair the wood fence gate  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 12/14/2023 **Status:** CEH
- 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
Specifically, a shed/gazebo located on rear north east side of property has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/14/2023 **Status:** CEH
- 7** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
Specifically, a swimming pool screen enclosure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/14/2023 **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.  
Specifically, a wooden privacy fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/14/2023 **Status:** CEH
- 9** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
Specifically, shed located on east side of property has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/14/2023 **Status:** CEH
- 10** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
Specifically, a double gate has been erected or installed to the six (6) foot wood privacy fence without a valid building permit.



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/14/2023 **Status:** CEH

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/14/2023 **Status:** CEH

**Agenda No.:** 094 **Complexity Level:** - **Status:** Removed  
**Respondent:** Nissimi-Rejman, Sarah; Nissimi, Esther **CEO:** Steve R Newell  
 9735 Court Of The Oranges, Boca Raton, FL 33434-3718

**Situs Address:** 9735 Court of the Oranges, Boca Raton, FL **Case No:** C-2023-11070017  
**PCN:** 00-42-47-07-19-000-0550 **Zoned:** RT

**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 motor vehicle is inoperable (two rear flat tires).  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 12/11/2023 **Status:** CLS

**Agenda No.:** 095 **Complexity Level:** - **Status:** Postponed  
**Respondent:** PBD Training Corp. **CEO:** Steve R Newell  
 100 NE Third Ave, Ste 1000, Ft. Lauderdale, FL 33301

**Situs Address:** 10317 Atlantic Ave, Delray Beach, FL 33446 **Case No:** C-2022-05200019  
**PCN:** 00-41-46-13-02-016-0021 **Zoned:** AGR-PUD

**Violations:**

**9 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. Specifically, community bathrooms men and women upstairs and downstairs  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (c)  
**Issued:** 05/24/2022 **Status:** CEH

**24 Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
**Issued:** 05/24/2022 **Status:** CEH

**31 Details:** Every door, window and other outside opening utilized or intended for ventilation purposes serving any structure containing habitable rooms, shall have approved, tightly fitting screens of not less than 16 mesh per inch.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-43 (a) (1)  
**Issued:** 05/24/2022 **Status:** CEH

**45 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:** 05/24/2022 **Status:** CEH

**50 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 # B1990-23622 (free standing entrance sign) has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 05/24/2022 **Status:** CLS

cc: South Florida Water Management District Leasing Corp.

**Agenda No.:** 096 **Complexity Level:** - **Status:** Postponed  
**Respondent:** SOUTH FLORIDA WATER MANAGEMENT DISTRICT **CEO:** Steve R Newell  
 LEASING CORP.  
 3301 Gun Club Rd, West Palm Beach, FL 33406-3089

**Situs Address:** 10317 Atlantic Ave, Delray Beach, FL 33446 **Case No:** C-2022-04120031

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**PCN:** 00-41-46-13-02-016-0021

**Zoned:** AGR-PUD

**Violations:**

- 40** **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
**Issued:** 05/24/2022 **Status:** CEH
- 41** **Details:** Every door, window and other outside opening utilized or intended for ventilation purposes serving any structure containing habitable rooms, shall have approved, tightly fitting screens of not less than 16 mesh per inch.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-43 (a) (1)  
**Issued:** 05/24/2022 **Status:** CEH
- 45** **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. Specifically, community bathrooms men and women upstairs and downstairs  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (c)  
**Issued:** 05/24/2022 **Status:** CEH
- 49** **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:** 05/24/2022 **Status:** CEH
- 50** **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 # B1990-23622, for the entrance sign has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 05/24/2022 **Status:** CLS

**cc:** South Florida Water Management District Leasing Corp.

**Agenda No.:** 097

**Complexity Level:** 1

**Status:** Active

**Respondent:** BLANCO, MARIO

**CEO:** Paul Pickett

4062 Colt Ln, West Palm Beach, FL 33406-2932

**Situs Address:** 4062 Colt Ln, West Palm Beach, FL

**Case No:** C-2023-09140010

**PCN:** 00-42-44-01-04-000-1620

**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 has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/28/2023 **Status:** CLS
- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, New Door Entry has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/28/2023 **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, 6' Wood Gate has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/28/2023 **Status:** CLS
- 4** **Details:** No person shall park, store, or keep equipment, a commercial vehicle, recreational vehicle, marine vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, on any public street, or other thoroughfare or any R-O-W within a residential district for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically, a Vehicle.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.1  
**Issued:** 09/28/2023 **Status:** CLS



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 03, 2024 9:00 AM**

**PCN:** 00-43-44-20-04-017-0090

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

**cc:** Code Enforcement

**Agenda No.:** 100

**Complexity Level:** 1

**Status:** Postponed

**Respondent:** Ames, Jeffrey A; Way, Monica L  
551 Oleander Rd, Lake Worth, FL 33462-5943

**CEO:** Debbie N Plaud

**Situs Address:** 551 Oleander Rd, Lake Worth, FL

**Case No:** C-2023-11060029

**PCN:** 00-43-45-09-10-010-0090

**Zoned:** RM

**Violations:**

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 12/08/2023 **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 has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/08/2023 **Status:** CEH

**Agenda No.:** 101

**Complexity Level:** 1

**Status:** Removed

**Respondent:** Anderson, Ronald E Jr  
1112 Filer Rd, Lake Worth Beach, FL 33461-5314

**CEO:** Debbie N Plaud

**Situs Address:** 1112 Filer Rd, Lake Worth, FL

**Case No:** C-2023-08170013

**PCN:** 00-42-44-25-16-000-0120

**Zoned:** RM

**Violations:**

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 10/26/2023 **Status:** CLS
  
- 2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

<b>3</b>	<b>Issued:</b> 10/26/2023	<b>Status:</b> CLS
	<b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.	
	<b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.b	
	<b>Issued:</b> 10/26/2023	<b>Status:</b> CLS
<b>4</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood panels have been installed over windows without a valid building permit.	
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	
	<b>Issued:</b> 10/26/2023	<b>Status:</b> CLS
<b>5</b>	<b>Details:</b> All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.	
	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (n)	
	<b>Issued:</b> 10/26/2023	<b>Status:</b> CLS
<b>6</b>	<b>Details:</b> 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.	
	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (b)	
	<b>Issued:</b> 10/26/2023	<b>Status:</b> CLS
<b>7</b>	<b>Details:</b> Every window, door and frame shall be kept in sound condition, good repair and weather tight.	
	More specifically, windows in disrepair.	
	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (m)	
	<b>Issued:</b> 10/26/2023	<b>Status:</b> CLS

<b>Agenda No.:</b> 102	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Mathis Lots LLC 718 Valencia Ave, 303, Coral Gables, FL 33134		<b>CEO:</b> Debbie N Plaud
<b>Situs Address:</b> 1219 Mathis St, Lake Worth, FL		<b>Case No:</b> C-2023-08280002
<b>PCN:</b> 00-43-44-30-01-114-0031		<b>Zoned:</b> RM

**Violations:**

<b>1</b>	<b>Details:</b> 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.
	Only uses identified with a "P" are allowed in the zoning district, subject to the Supplementary Use Standards and the other applicable requirements of this Code.
	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, commercial landscape vehicle and equipment are being stored overnight on the property. Operating a Landscape Service is a prohibited use in the RM Zoning District.
	<b>Code:</b> Unified Land Development Code - 4.A.7.C Unified Land Development Code - 4.A.7.C.6 Unified Land Development Code - 4.B.2.A Commercial Use Matrix Table
	<b>Issued:</b> 11/06/2023 <span style="float: right;"><b>Status:</b> CEH</span>
<b>2</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence with metal gate has been erected or installed without a valid building permit.
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1
	<b>Issued:</b> 11/06/2023 <span style="float: right;"><b>Status:</b> CEH</span>
<b>3</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a roofed structure has been erected or installed on the East side of the residence without a valid building permit.
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Issued:** 11/06/2023

**Status:** CEH

**cc:** Frogner Consulting, Llc  
Mathis Lots Llc  
Mathis Lots Llc

**Agenda No.:** 103                              **Complexity Level:** 1                      **Status:** Active  
**Respondent:** MATHIS LOTS LLC                              **CEO:** Debbie N Plaud  
718 Valencia Ave, Unit 303, Coral Gables, FL 33134-5651  
**Situs Address:** 1211 Mathis St, FL                              **Case No:** C-2023-08280011  
**PCN:** 00-43-44-30-01-114-0033                              **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.

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

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, commercial landscape vehicle and equipment are being stored overnight on the property. Operating a Landscape Service is a prohibited use in the RM Zoning District.

**Code:** Unified Land Development Code - 4.A.7.C  
Unified Land Development Code - 4.A.7.C.6  
Unified Land Development Code - 4.B.2.A Commercial Use Matrix Table

**Issued:** 10/05/2023                              **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:** 10/05/2023                              **Status:** CEH
  - 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:** 10/05/2023                              **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, a structure (shed) has been erected or installed without a valid building permit.

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

**Issued:** 10/05/2023                              **Status:** CEH
  - 5 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:** 10/05/2023                              **Status:** CEH

**cc:** Frogner Consulting, Llc  
Mathis Lots Llc  
Mathis Lots Llc

**Agenda No.:** 104                              **Complexity Level:** 1                      **Status:** Removed  
**Respondent:** MOUNT OLIVE PROPERTIES, LLC                              **CEO:** Debbie N Plaud  
109 Pacer Cir, Wellington, FL 33414  
**Situs Address:** 7786 Overlook Rd, Lake Worth, FL                              **Case No:** C-2023-09080019  
**PCN:** 00-43-45-10-07-000-0220                              **Zoned:** RM

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**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.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 11/20/2023 **Status:** CLS
- 4 **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:** 11/20/2023 **Status:** CLS
- 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:** 11/20/2023 **Status:** CLS
- 8 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence as been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 11/20/2023 **Status:** CLS
- 9 **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) 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:** 11/20/2023 **Status:** CLS

cc: Mount Olive Properties, Llc

**Agenda No.:** 105 **Complexity Level:** 1 **Status:** Postponed  
**Respondent:** Reiter, Ryan A; Reiter, Brittney E **CEO:** Debbie N Plaud  
22172 Waterside Dr, Boca Raton, FL 33428-3718

**Situs Address:** 6424 Park Ln W, Lake Worth, FL **Case No:** C-2023-06120002  
**PCN:** 00-41-45-01-00-000-3130 **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 roofed structure (barn) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/19/2023 **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, structure(s) have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/19/2023 **Status:** CEH
- 3 **Details:** Parking shall be prohibited on all vacant properties in residential districts.  
  
More specifically, trailer parked on a vacant lot.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.3  
**Issued:** 10/19/2023 **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, a chain link fence has been erected or installed without a valid building permit.

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	<b>Issued:</b> 10/19/2023	<b>Status:</b> CEH
<b>5</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, corral (wood fencing) has been erected or installed without a valid building permit.		
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	<b>Issued:</b> 10/19/2023	<b>Status:</b> CEH

<b>Agenda No.:</b> 106	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> RORABECK'S PLANTS AND PRODUCE, INC 2421 Quantum Blvd, Boynton Beach, FL 33426		<b>CEO:</b> Debbie N Plaud
<b>Situs Address:</b> 5539 S Military Trl, Lake Worth, FL		<b>Case No:</b> C-2023-08210008
<b>PCN:</b> 00-42-44-36-09-001-0010		<b>Zoned:</b> AR
<b>Violations:</b>	<p><b>1</b> <b>Details:</b> All signs, except signs exempted by Art. 8.B, EXEMPTIONS, shall receive a building permit prior to construction, erection, attachment or placement from PBC. Non-exempt signs not erected or repaired pursuant to a valid permit are considered illegal. No sign shall be structurally altered, enlarged, or relocated except in conformity with this Article. The repair or changing of movable parts, sign copy, display, or graphic material is not deemed an alteration.</p> <p>Electronic Message Signs 1. Applicability and Approval Process Electronic message signs shall only be allowed as follows: [Ord. 2015-031] see Table 8.G.3.B, Electronic Message Sign Types and Approval Process</p> <p>Illumination shall be constant and shall not consist of flashing, animated or changing lights, except for permitted change of message for electronic message signs, pursuant to Art. 8.G.3.B, Electronic Message Signs; and, [Ord. 2014-025] [Ord. 2017-025] [Ord. 2018-002]</p> <p>More specifically, but not limited to, signs have been erected/installed with prohibited electrical displays without proper approvals and inspections.</p> <p><b>Code:</b> Unified Land Development Code - 8.E.ProceduresforSignage Unified Land Development Code - 8.F.5.A.3Illumination Unified Land Development Code - 8.G.3.B.1ElectronicMessageSigns Unified Land Development Code - 8.G.3.BElectronicMessageSignsTable</p> <p><b>Issued:</b> 12/08/2023 <b>Status:</b> CEH</p> <p><b>2</b> <b>Details:</b> Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited.</p> <p><b>Code:</b> Unified Land Development Code - 8.C.1</p> <p><b>Issued:</b> 12/08/2023 <b>Status:</b> CEH</p> <p><b>3</b> <b>Details:</b> 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-2019-025994-0000 (Sign - Freestanding) has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1</p> <p><b>Issued:</b> 12/08/2023 <b>Status:</b> CEH</p> <p><b>4</b> <b>Details:</b> 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-2019-025994-0000 (Sign - Freestanding) requires certificate of completion.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 111.5</p> <p><b>Issued:</b> 12/08/2023 <b>Status:</b> CEH</p>	



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 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 # B-2019-025993-0000 (Sign - Freestanding) has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 12/08/2023 **Status:** CEH
- 6 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2019-025993-0000 (Sign - Freestanding) requires certificate of completion.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 12/08/2023 **Status:** CEH

cc: Rorabeck'S Plants And Produce, Inc  
Rorabecks Plants & Produce Inc

**Agenda No.:** 107 **Complexity Level:** - **Status:** Active  
**Respondent:** Murray, Charles M; Yancey, Agnes; Cangelosi, Robert **CEO:** Patrick L Prentice  
22669 SW 65th Ave, Boca Raton, FL 33428-6016  
**Situs Address:** 22669 SW 65th Ave, Boca Raton, FL **Case No:** C-2023-09260026  
**PCN:** 00-42-47-30-04-012-0350 **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, but not limited to, the large refrigerator being stored in the front of the residence.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 10/02/2023 **Status:** CLS
- 4 **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. Specifically, the exterior walls appear to be in a state of disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (f)  
**Issued:** 10/02/2023 **Status:** CLS
- 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. Specifically, the peeling paint on the eaves and exterior walls.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)  
**Issued:** 10/02/2023 **Status:** CLS
- 9 **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:** 10/02/2023 **Status:** SIT
- 10 **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:** 10/02/2023 **Status:** CLS

cc: Cangelosi, Robert  
Yancey, Agnes

**Agenda No.:** 108 **Complexity Level:** - **Status:** Removed  
**Respondent:** Mortellito, Theresa **CEO:** Patrick L Prentice  
20927 Sunrise Dr, Boca Raton, FL 33433-1574  
**Situs Address:** 20927 Sunrise Dr, Boca Raton, FL **Case No:** C-2023-09130001  
**PCN:** 00-42-47-17-07-005-0060 **Zoned:** AR

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 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. Specifically, the back screened in patio has been enclosed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/15/2023 **Status:** CLS

**Agenda No.:** 109

**Complexity Level:** -

**Status:** Active

**Respondent:** Rivero, Olga M

**CEO:** Patrick L Prentice

22660 SW 54th Ave, Boca Raton, FL 33433-6295

**Situs Address:** 22660 SW 54th Ave, Boca Raton, FL

**Case No:** C-2023-02230022

**PCN:** 00-42-47-29-05-004-0010

**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. Specifically, a paver driveway has been erected or installed in the front of the residence without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/11/2023 **Status:** CEH

**7** **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. Specifically, the paver turnout for the driveway in the front of the residence  
**Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030  
**Issued:** 03/11/2023 **Status:** CEH

**Agenda No.:** 110

**Complexity Level:** -

**Status:** Active

**Respondent:** SANDAL FOOT SQUIRE ASSOCIATION, INC.

**CEO:** Patrick L Prentice

10112 USA Today Way, Miramar, FL 33025

**Situs Address:** 9262 SW 3rd St, Boca Raton, FL

**Case No:** C-2023-12080003

**PCN:**

**Zoned:**

**Violations:**

**1** **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. Specifically, the roof above 9374 SW 3rd St, Unit 717 Building 7, Boca Raton is leaking and in a state of disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 12/14/2023 **Status:** CEH

cc: Sandal Foot Squire Association, Inc.

**Agenda No.:** 111

**Complexity Level:** 3

**Status:** Active

**Respondent:** Wal-Mart Stores East, LP

**CEO:** Patrick L Prentice

1200 S Pine Island Rd, Plantation, FL 33324

**Situs Address:** 22100 S State Road 7, Boca Raton, FL

**Case No:** C-2023-07070027

**PCN:** 00-42-43-27-05-081-0140

**Zoned:** CG

**Violations:**

**1** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. Specifically, permit # B-2014-003525-0000 has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 07/14/2023 **Status:** CEH



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 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, a SHED (LOCATED IN THE S/W QUADRANT) has been erected or installed without a valid building permit. Obtain required building permits for the SHED (LOCATED IN THE S/W QUADRANT) or remove the SHED (LOCATED IN THE S/W QUADRANT) .

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/30/2023 **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, SHED (LOCATED IN THE N/W QUADRANT) has been erected or installed without a valid building permit. Obtain required building permits for the SHED (LOCATED IN THE N/W QUADRANT) or remove the SHED (LOCATED IN THE N/W QUADRANT).

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/30/2023 **Status:** CEH

**Agenda No.:** 114 **Complexity Level:** - **Status:** Active  
**Respondent:** CHEN, YINGYU **CEO:** Ronald Ramos  
252 San Remo Dr, Jupiter, FL 33458-8730  
**Situs Address:** 3148 Florida Blvd, Palm Beach Gardens, FL **Case No:** C-2023-08210021  
**PCN:** 00-43-41-31-02-024-0290 **Zoned:** RM

**Violations:**

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

>>>>More specifically, a WINDOW WAS REMOVED, THE SPACE ENLARGED AND A DOUBLE DOOR ENTRANCE (LOCATED IN THE S/E QUADRANT OF THE SFD) has been erected or installed without a valid building permit. Obtain required building permits for the WINDOW WAS REMOVED, THE SPACE ENLARGED AND A DOUBLE DOOR ENTRANCE (LOCATED IN THE S/E QUADRANT OF THE SFD) or remove the WINDOW WAS REMOVED, THE SPACE ENLARGED AND A DOUBLE DOOR ENTRANCE (LOCATED IN THE S/E QUADRANT OF THE SFD) AND RESTORE THE WINDOW ACCORDING TO THE ORIGINALLY APPROVED PLANS, PURSUANT TO BUILDING PERMIT # (B-1970-511538-0000).

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/21/2023 **Status:** SIT

**2 Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

>>>>more specifically, the FASCIA 360 DEGREES, REQUIRES REPAIR AND/OR PAINT. Maintain exterior of structure in good repair, structurally sound and sanitary.

**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 08/21/2023 **Status:** CLS

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

>>>>More specifically, the GARAGE WAS ENCLOSED without a valid building permit. Obtain required building permits for the ENCLOSED GARAGE or restore the GARAGE TO ITS APPROVED ORIGINAL DESIGN, PURSUANT TO BUILDING PERMIT # (B-1970-511538-0000).

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/21/2023 **Status:** SIT

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

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

>>>More specifically,(in the backyard) 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:** 08/21/2023 **Status:** SIT

cc: Chen, Yingyu  
Code Enforcement

<b>Agenda No.:</b> 115	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> ESTICA, ROGES 5840 Bermuda Cir W, West Palm Beach, FL 33407-1846		<b>CEO:</b> Ronald Ramos
<b>Situs Address:</b> 5840 Bermuda Cir W, West Palm Beach, FL		<b>Case No:</b> C-2023-04260026
<b>PCN:</b> 00-42-43-01-05-020-0022		<b>Zoned:</b> 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, 6' WOOD FENCE has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/05/2023 **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, EXTERIOR LIGHTING (ON EXTERIOR WEST WALL OF DWELLING) has been erected or installed without a valid building permit. Obtain required building permits for the EXTERIOR LIGHTING (ON EXTERIOR WEST WALL OF DWELLING) or remove the EXTERIOR LIGHTING (ON EXTERIOR WEST WALL OF DWELLING) .
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/05/2023 **Status:** SIT
- 3 Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.
- >>>More specifically, please remove the PAVER BRICKS or obtain a Right-of-way permit from the Land Development Division.
- Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030  
**Issued:** 05/05/2023 **Status:** SIT

<b>Agenda No.:</b> 116	<b>Complexity Level:</b> -	<b>Status:</b> Removed
<b>Respondent:</b> GALIACHATOS, ANDREW 18681 Misty Lake Dr, Jupiter, FL 33458-3750		<b>CEO:</b> Ronald Ramos
<b>Situs Address:</b> 1831 Kathy Ln, North Palm Beach, FL		<b>Case No:</b> C-2023-10050009
<b>PCN:</b> 00-43-42-04-00-000-3520		<b>Zoned:</b> RH

**Violations:**

- 1 Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
- >>>More specifically, the garbage can is being store between the street and the structure. Store garbage containers so that they are screened from view from streets or public right-of-way.
- Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.  
**Issued:** 10/19/2023 **Status:** CLS

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 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.
- >>More specifically, remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 10/19/2023 **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, AN UNKNOWN TYPE STRUCTURE (LOCATED ON THE EAST SIDE OF THE SFD) has been erected or installed without a valid building permit. Obtain required building permits for the UNKNOWN TYPE STRUCTURE (LOCATED ON THE EAST SIDE OF THE SFD) or remove the UNKNOWN TYPE STRUCTURE (LOCATED ON THE EAST SIDE OF THE SFD) .
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/19/2023 **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 SHED (LOCATED ON THE EAST SIDE OF THE SFD) has been erected or installed without a valid building permit. Obtain required building permits for the SHED (LOCATED ON THE EAST SIDE OF THE SFD) or remove the SHED (LOCATED ON THE EAST SIDE OF THE SFD) .
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/19/2023 **Status:** CLS

**Agenda No.:** 117 **Complexity Level:-** **Status:** Active  
**Respondent:** HRISTOV, TZONKA B **CEO:** Ronald Ramos  
 1030 Bimini Ln, Riviera Beach, FL 33404-2704  
**Situs Address:** 9034 W Highland Pines Blvd, Palm Beach Gardens, FL **Case No:** C-2023-09260021  
**PCN:** 00-42-42-13-07-000-0590 **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, REROOFING has been erected or installed without a valid building permit. Obtain required building permits for the REROOFING or remove the REROOFING.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/25/2023 **Status:** CEH
- 3** **Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
- >>>More specifically, GARBAGE CANS/BINS ARE BEING STORED IN THE OPEN BETWEEN THE STREET AND STRUCTURE. Store garbage containers so that they are screened from view from streets or public right-of-way.
- Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.  
**Issued:** 10/25/2023 **Status:** CEH

cc: Hristov, Tzonka B

**Agenda No.:** 118 **Complexity Level:-** **Status:** Removed  
**Respondent:** MICHAEL, SHERRY J **CEO:** Ronald Ramos  
 12014 Captains Lndg, North Palm Beach, FL 33408-2502  
**Situs Address:** 12014 Captains Lndg, North Palm Beach, FL **Case No:** C-2023-08100017  
**PCN:** 00-43-41-33-08-000-0130 **Zoned:** RS

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 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, MEMBRANE STRUCTURE (LOCATED OVER THE DOCK/BOATLIFT) has been erected or installed without a valid building permit. Obtain required building permits for the MEMBRANE STRUCTURE (LOCATED OVER THE DOCK/BOATLIFT) or remove the MEMBRANE STRUCTURE (LOCATED OVER THE DOCK/BOATLIFT),

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/15/2023 **Status:** CLS

**Agenda No.:** 119 **Complexity Level:** - **Status:** Active  
**Respondent:** POWELL, PEARLINE **CEO:** Ronald Ramos  
5902 Bahama Ct, West Palm Beach, FL 33407-1857

**Situs Address:** 5902 Bahama Ct, West Palm Beach, FL 33407 **Case No:** C-2022-09270001  
**PCN:** 00-42-43-01-05-017-0140 **Zoned:** RM

**Violations:**

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

>>>More specifically, VEHICLES ARE PARKED ON THE GRASS. Please park vehicles on an improved surface or remove the vehicle(s).

**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 01/31/2023 **Status:** CEH

cc: Pbso

**Agenda No.:** 120 **Complexity Level:** - **Status:** Active  
**Respondent:** ; RICETTI HOLDINGS LLC **CEO:** Ronald Ramos  
15132 PARK OF COMMERCE Blvd, Ste 103, Jupiter, FL  
33478

**Situs Address:** 15861 Mercantile Ct, FL **Case No:** C-2023-09210020  
**PCN:** 00-41-41-18-09-000-0060 **Zoned:** PIPD

**Violations:**

**1** **Details:** No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law.

>>>More specifically, THE CURRENT COMMERCIAL USE OF THE SITUS (CONTRACOTR'S STORAGE) REQUIRES A BUSINESS TAX RECEIPT. Obtain the required Business Tax Receipt or cease business operations.

**Code:** Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17  
**Issued:** 10/24/2023 **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, THE CLEARING OF THE LAND AND THE CURRENT COMMERCIAL USE OF THE SITUS, REQUIRE A (SITE DEVELOPMENT PERMIT). Obtain required building permits for the SITE DEVELOPMENT.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/24/2023 **Status:** CEH

cc: Ricetti Holdings Llc

**Agenda No.:** 121 **Complexity Level:** - **Status:** Active  
**Respondent:** STEWART, DARYL **CEO:** Ronald Ramos  
PO BOX 967, Jupiter, FL 33468-0967

**Situs Address:** 17868 Limestone Creek Rd, Jupiter, FL **Case No:** C-2023-10020023  
**PCN:** 00-42-41-03-01-000-1800 **Zoned:** RH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Violations:**

**1** **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.

>>>More specifically, THE SITUS HAS BEEN CLEARED OF VEGETATION AND FILL HAS BEEN ADDED. Please obtain the required permit for SITE DEVELOPMENT .

**Code:** PBC Amendments to FBC 7th Edition (2020) - 110.9  
**Issued:** 11/08/2023 **Status:** CEH

**Agenda No.:** 122 **Complexity Level:** - **Status:** Active  
**Respondent:** ZUNIGA, ALBERTO T; ZUNIGA, MARIA P **CEO:** Ronald Ramos  
2554 La Lique Cir, Palm Beach Gardens, FL 33410-1415  
**Situs Address:** 2554 La Lique Cir, Palm Beach Gardens, FL **Case No:** C-2023-11030007  
**PCN:** 00-43-41-29-10-000-0260 **Zoned:** RS

**Violations:**

**1** **Details:** No person shall cause, suffer, allow, or commit the discharge of air pollutants which contribute to an objectionable odor in accordance with Rule 62-296.320(2), F.A.C. [Ord. 2006-004].

>>>More specifically, cease the activity causing the objectionable odor of fish.

**Code:** Unified Land Development Code - 5.E.4.D.4  
**Issued:** 11/14/2023 **Status:** SIT

**Agenda No.:** 123 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Alce, Marie Jean Joseph; Alce, Maincuis Jack **CEO:** Omar J Sheppard  
4650 Grove St, West Palm Beach, FL 33415-1307  
**Situs Address:** 4656 Grove St, West Palm Beach, FL **Case No:** C-2023-06150018  
**PCN:** 00-42-43-36-02-000-0271 **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 rear addition has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/16/2023 **Status:** CEH

cc: Alce, Marie Jean Joseph

**Agenda No.:** 124 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Alce, Marie Jean Joseph; Alce, Maincuis Jack **CEO:** Omar J Sheppard  
4650 Grove St, West Palm Beach, FL 33415-1307  
**Situs Address:** 4650 Grove St, West Palm Beach, FL **Case No:** C-2023-06150020  
**PCN:** 00-42-43-36-02-000-0272 **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, front porch enclosure has been erected or installed without a valid building permit.



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/16/2023 **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, A shed has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/16/2023 **Status:** CEH

cc: Code Enforcement

**Agenda No.:** 125 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Vasquez, Maria Elena; Iskamlaji Sanchez, Gary B **CEO:** Omar J Sheppard  
5839 Orange Rd, West Palm Beach, FL 33413-1878  
**Situs Address:** 5839 Orange Rd, West Palm Beach, FL **Case No:** C-2023-08310001  
**PCN:** 00-42-43-35-12-021-0190 **Zoned:** RM

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/01/2023 **Status:** CLS

**Agenda No.:** 126 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Jean-Noel, Wisly; Jean-Noel, Denise **CEO:** Omar J Sheppard  
1319 Westchester Dr E, West Palm Beach, FL 33417-5718  
**Situs Address:** 1319 Westchester Dr E, West Palm Beach, FL **Case No:** C-2023-12010007  
**PCN:** 00-42-43-26-18-004-0030 **Zoned:** RS

**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:** 12/05/2023 **Status:** CLS

**Agenda No.:** 127 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** MOD CASAS LLC **CEO:** Omar J Sheppard  
96 Marie Dr, West Palm Beach, FL 33415  
**Situs Address:** 96 Marie Dr, West Palm Beach, FL **Case No:** C-2023-03060027  
**PCN:** 00-42-43-35-14-003-0150 **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, AN OUTDOOR WATER HEATER has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/14/2023 **Status:** CLS

cc: Mod Casas Llc

**Agenda No.:** 128 **Complexity Level:** 1 **Status:** Active  
**Respondent:** WYNDY HILLS LLC **CEO:** David T Snell  
600 S Dixie Hwy, Apt 27, West Palm Beach, FL 33401  
**Situs Address:** 388 S Military Trl, West Palm Beach, FL **Case No:** C-2023-04060050  
**PCN:** 00-42-44-01-00-000-1120 **Zoned:** UI

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Violations:**

- Details:** It shall be unlawful for the owner or occupant of a building, structure, or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
  
Specifically: The premises is utilized to store and inoperable vehicle and jet-skies plus there is trash and debris scatter on the grounds of the property.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 10/31/2023 **Status:** CEH
- Details:** No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law.  
  
Specifically: The DDC cabinet maker is operating without a Business Tax Receipt.  
**Code:** Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17  
**Issued:** 10/31/2023 **Status:** CLS
- 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.  
  
Specifically: Specifically: The premises are utilized for storing construction equipment including an assortment of vehicles, and other items used as construction supplies.  
**Code:** Unified Land Development Code - 4.A.7.C.6  
**Issued:** 10/31/2023 **Status:** CEH

cc: Wyndy Hills Llc

**Agenda No.:** 129

**Complexity Level:** 1

**Status:** Removed

**Respondent:** 4269 Hypoluxo Home LLC  
2801 Exchange Ct, West Palm Beach, FL 33409

**CEO:** Christina G Stodd

**Situs Address:** 4269 Hypoluxo Rd, Lake Worth, FL

**Case No:** C-2023-10240014

**PCN:** 00-42-45-01-00-000-5073

**Zoned:** AR

**Violations:**

- Details:** The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight.  
  
(1) The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment; exterior doors shall be water- and weather-tight; and walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight.  
(2) In cases where the property owner presents proof of two (2) instances of vandalism or unauthorized entry resulting in violations of subparagraph (1) above, within any three-month period, the property owner may secure the structure by boarding up all exterior openings in lieu of replacing broken, shattered and/or broken windows or glass doors with new glass or glazing treatments. Such proof may consist of county sheriff reports and/or affidavits from at least two (2) neighbors. When a vacant structure is boarded, the boards shall be white or match the exterior color of the structure.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)  
Palm Beach County Property Maintenance Code - Section 14-31 (c) (2)  
**Issued:** 10/24/2023 **Status:** CLS

cc: 4269 Hypoluxo Home Llc  
4269 Hypoluxo Home Llc  
Ifill, Mark

**Agenda No.:** 130

**Complexity Level:** 1

**Status:** Removed

**Respondent:** 4269 Hypoluxo Pool LLC;  
2801 Exchange Ct, West Palm Beach, FL 33409

**CEO:** Christina G Stodd

**Situs Address:** Hypoluxo, FL

**Case No:** C-2023-10240024

**PCN:** 00-42-45-01-00-000-5210

**Zoned:** AR

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Violations:** 4 **Details:** (c) Vacant structures and premises. All vacant structures and premises shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.  
 (1) The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment; exterior doors shall be water- and weather-tight; and walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight.  
 (2) In cases where the property owner presents proof of two (2) instances of vandalism or unauthorized entry resulting in violations of subparagraph (1) above, within any three-month period, the property owner may secure the structure by boarding up all exterior openings in lieu of replacing broken, shattered and/or broken windows or glass doors with new glass or glazing treatments. Such proof may consist of county sheriff reports and/or affidavits from at least two (2) neighbors. When a vacant structure is boarded, the boards shall be white or match the exterior color of the structure.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)  
 Palm Beach County Property Maintenance Code - Section 14-31 (c) (2)  
**Issued:** 10/24/2023 **Status:** CLS

**cc:** 4269 Hypoluxo Pool Llc  
 4269 Hypoluxo Pool Llc  
 Ifill, Mark

**Agenda No.:** 131 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Dyer, Bobby **CEO:** Christina G Stodd  
 4854 Poseidon Pl, Lake Worth, FL 33463-7285  
**Situs Address:** 4854 Poseidon Pl, Lake Worth, FL **Case No:** C-2023-09120005  
**PCN:** 00-42-45-01-09-000-0090 **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, more specifically a paver driveway extension has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/13/2023 **Status:** CEH

**Agenda No.:** 132 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Librizzi Holdings LLC **CEO:** Christina G Stodd  
 1 18th Avenue S, Lake Worth, FL 33460  
**Situs Address:** 4860 Gulfstream Rd, Lake Worth, FL **Case No:** C-2023-09290007  
**PCN:** 00-43-44-30-01-108-0050 **Zoned:** RM

**Violations:** 3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, car observed in carport was inoperable.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 09/29/2023 **Status:** SIT  
 6 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. Window to the south of the front door needs to be replaced and is missing.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
**Issued:** 09/29/2023 **Status:** SIT

**cc:** Librizzi Holdings Llc  
 Librizzi Holdings Llc  
 Librizzi Holdings Llc  
 Librizzi Holdings Llc

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Agenda No.:** 133                                      **Complexity Level:** 1                                      **Status:** Removed  
**Respondent:** Velasco, Felipa Beatriz; Ortiz-Del Gaudio, Veronica                                      **CEO:** Christina G Stodd  
8917 Cypress St, Boynton Beach, FL 33436-2324  
**Situs Address:** 8917 Cypress St, Boynton Beach, FL                                      **Case No:** C-2023-10100007  
**PCN:** 00-42-45-13-02-000-0910                                      **Zoned:** AR

**Violations:**

<p><b>1</b></p>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood frame structure in the backyard has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 10/20/2023                                      <b>Status:</b> SIT</p>
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**Agenda No.:** 134                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** Verdieu, Jonas                                      **CEO:** Christina G Stodd  
444 Tuskegee Dr, Lantana, FL 33462-2120  
**Situs Address:** 444 Tuskegee Dr, Lake Worth, FL                                      **Case No:** C-2023-12050023  
**PCN:** 00-43-45-06-03-009-0260                                      **Zoned:** RM

**Violations:**

<p><b>1</b></p>	<p><b>Details:</b> 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.</p> <p><b>Code:</b> Unified Land Development Code - 6.A.1.B.2.a  <b>Issued:</b> 12/06/2023                                      <b>Status:</b> CLS</p>
<p><b>2</b></p>	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to tires and metal hurricane shutters observed as open storage on the property.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)  <b>Issued:</b> 12/06/2023                                      <b>Status:</b> CLS</p>
<p><b>3</b></p>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, chain link fencing has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 12/06/2023                                      <b>Status:</b> SIT</p>
<p><b>4</b></p>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6 ft wood fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 12/06/2023                                      <b>Status:</b> SIT</p>
<p><b>5</b></p>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood shed structure in backyard has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 12/06/2023                                      <b>Status:</b> CLS</p>

**Agenda No.:** 135                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** Rodriguez, Daniel N; Rodriguez, Martha                                      **CEO:** RI Thomas  
8675 Club Estates Way, Lake Worth, FL 33467-5244  
**Situs Address:** 8675 Club Estates Way, Lake Worth, FL                                      **Case No:** C-2023-06140037  
**PCN:** 00-42-44-41-07-000-0490                                      **Zoned:** PUD

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 03, 2024 9:00 AM**

**Violations:**

- 1 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, pool permit #B-2019-015954-0000 has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 07/31/2023 **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, electrical permit #E-2019-015954-0001 has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 07/31/2023 **Status:** CEH
- 3 **Details:** A 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, pool barrier permit #B-2019-015954-0002 has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 07/31/2023 **Status:** CEH

**Agenda No.:** 136 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Cristhine LLC **CEO:** Charles Zahn  
1090 Bianca Dr NE, Palm Bay, FL 32905  
**Situs Address:** 6034 Forest Hill Blvd, 209, West Palm Beach, FL **Case No:** C-2023-06280004  
**PCN:** 00-42-44-10-03-002-2090 **Zoned:** RH

**Violations:**

- 1 **Details:** All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. Specifically, evidence of vermin infestation.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-36  
**Issued:** 06/30/2023 **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, screen enclosure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/30/2023 **Status:** CLS
- 3 **Details:** All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Specifically, front door lock loose and not working correctly, door seal does not seal the door to keep out the environment.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (n)  
**Issued:** 06/30/2023 **Status:** CEH
- 4 **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. Specifically, hole(s) in exterior wall(s)  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (f)  
**Issued:** 06/30/2023 **Status:** CEH
- 5 **Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. Specifically, appliance/electrical devices will not stay plugged in to the electrical outlets without holding the plug in place.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-46 (c ) (3)  
**Issued:** 06/30/2023 **Status:** CEH

**CODE ENFORCEMENT  
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- 6 **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. Specifically, the wood on the deck is rotted.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (j)  
**Issued:** 06/30/2023 **Status:** CEH
- 7 **Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. More specifically, holes in the wall allowing vermin and bugs access the interior of the dwelling.  
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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (a)  
Palm Beach County Property Maintenance Code - Section 14-34 (c)  
**Issued:** 06/30/2023 **Status:** CEH
- 8 **Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. More specifically, kitchen cabinets have water damage and the doors are not attached.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (a)  
**Issued:** 06/30/2023 **Status:** CEH
- 9 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. Specifically, the roof has defects that allow for rain water intrusion.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 06/30/2023 **Status:** CEH
- 10 **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. Specifically, water intrusion has caused the drywall to buckle and crack and the surface to peel.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (c)  
**Issued:** 06/30/2023 **Status:** CEH

cc: Cristhine Llc

**Agenda No.:** 137 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Giraldo, Alejandro **CEO:** Charles Zahn  
 4949 Saratoga Rd, West Palm Beach, FL 33415-7415  
**Situs Address:** 4949 Saratoga Rd, West Palm Beach, FL **Case No:** C-2023-02060037  
**PCN:** 00-42-44-12-31-000-0810 **Zoned:** RM

- Violations:**
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
More specifically, fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/17/2023 **Status:** CEH

**Agenda No.:** 138 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Ledutke, Chris; Ledutke, Tanja **CEO:** Charles Zahn  
 5656 Chase Ct, West Palm Beach, FL 33415-3640  
**Situs Address:** 5656 Chase Ct, West Palm Beach, FL **Case No:** C-2023-06290003  
**PCN:** 00-42-44-02-01-000-1080 **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, shipping container(s) repurposed to use as a shed require a building permit.

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
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**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/21/2023 **Status:** CEH

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/21/2023 **Status:** CEH

**cc:** Code Enforcement

**Agenda No.:** 139 **Complexity Level:** - **Status:** Active  
**Respondent:** Reyes, Maria A **CEO:** David T Snell  
4202 Gulfstream Rd, Lake Worth, FL 33461-4447  
**Situs Address:** 5847 Bosque Ln, West Palm Beach, FL 33415 **Case No:** C-2009-07230005  
**PCN:** 00-42-44-02-21-002-0270  
**RE:** Request to rescind SMO dated 10/7/2002 due to: No lien was ever processed, and the property was foreclosed on-close the case.  
**cc:** Reyes, Maria A

**Agenda No.:** 140 **Complexity Level:** 1 **Status:** Active  
**Respondent:** BLANCO, ALBERTO; BLANCO, DORA **CEO:** RI Thomas  
591 Tallulah Rd, Lake Worth, FL 33462-2113  
**Situs Address:** 591 Tallulah Rd, Lake Worth, FL 33462 **Case No:** C-2022-03040004  
**PCN:** 00-43-45-06-04-012-0050  
**RE:** Request to rescind SMO dated 11-2-2023, due to: Deceased respondent (Dora Blanco) and property being sold to Yvette Blanco. Close case as a new case has been opened.

**Agenda No.:** 141 **Complexity Level:** 3 **Status:** Active  
**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, Lllp

**Agenda No.:** 142 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Englehardt, Judith **CEO:** Dennis A Hamburger  
9090 Brandy Ln, Lake Worth, FL 33467-4726  
**Situs Address:** 9093 Bouquet Rd, Lake Worth, FL 33467 **Case No:** C-2022-04110030  
**PCN:** 00-42-44-30-01-002-0110  
**RE:** Request to contest Imposition of Fine/Lien

**Agenda No.:** 143 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Marino, Jaddiel G J; Perez, Martha V M **CEO:** David T Snell  
299 Foresta Ter, West Palm Beach, FL 33415-2661  
**Situs Address:** 299 Foresta Ter, West Palm Beach, FL 33415 **Case No:** C-2022-11010012  
**PCN:** 00-42-44-02-21-001-0410  
**RE:** Request to contest Imposition of Fine/Lien

**Agenda No.:** 144 **Complexity Level:** 2 **Status:** Active  
**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

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**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.:** 145 **Complexity Level:** 1 **Status:** Postponed  
**Respondent:** Capozio, Damon Barry **CEO:** Debbie N Plaud  
5455 Canal Dr, Lake Worth, FL 33463-8017  
**Situs Address:** 7586 Worrall Rd, Lake Worth, FL 33463 **Case No:** C-2022-09130013  
**PCN:** 00-42-45-11-01-000-0340 **Zoned:** AR

**Violations:**

- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structure (metal roofed structure/detached garage) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/06/2022 **Status:** 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, accessory structure (shed) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/06/2022 **Status:** 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, concrete slab and walkway have been erected or installed in the backyard without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/06/2022 **Status:** CEH

cc: Castro, Michael

**Agenda No.:** 146 **Complexity Level:** 2 **Status:** Removed  
**Respondent:** Capozio, Damon Barry **CEO:** Debbie N Plaud  
5455 Canal Dr, Lake Worth, FL 33463-8017  
**Situs Address:** 5455 Canal Dr, Lake Worth, FL 33463 **Case No:** C-2022-09190006  
**PCN:** 00-42-45-11-01-000-0320 **Zoned:** AR



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Violations:**

- 1 **Details:** Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use.  
  
Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays.  
  
More specifically, Contractors Storage Yard.  
**Code:** Unified Land Development Code - 4.A.7.C.6  
**Issued:** 10/06/2022 **Status:** CLS
- 2 **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.  
**Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 10/06/2022 **Status:** CLS

cc: Castro, Michael  
Code Enforcement

**Agenda No.:** 147 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Capozio, Damon Barry **CEO:** Debbie N Plaud  
 5455 Canal Dr, Lake Worth, FL 33463-8017  
**Situs Address:** 5455 Canal Dr, Lake Worth, FL 33463 **Case No.:** C-2022-09230010  
**PCN:** 00-42-45-11-01-000-0320 **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 paved driveway/driveway extension has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/22/2023 **Status:** CLS
- 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, accessory structure (shed) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/22/2023 **Status:** CLS
- 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, membrane structures (canopies) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/22/2023 **Status:** CLS
- 5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structure located under metal carport has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/22/2023 **Status:** CLS
- 6 **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:** 06/22/2023 **Status:** CLS



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

**Issued:** 11/14/2023

**Status:** CLS

**cc:** 4709 Davis Road Llc  
4709 Davis Road Llc  
Rosinski, Mathieu P

**Agenda No.:** 150

**Complexity Level:** -

**Status:** Active

**Respondent:** ZMBT Holdings LLC

**CEO:** Brian Burdett

16160 Temple Blvd, Loxahatchee, FL 33470-3195

**Situs Address:** 16160 Temple Blvd, Loxahatchee, FL

**Case No:** C-2023-01090011

**PCN:** 00-40-42-25-00-000-1040

**Zoned:** AR

**Violations:**

**2**

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

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

**Issued:** 02/07/2023

**Status:** SIT

**cc:** Zmbt Holdings Llc

**Agenda No.:** 151

**Complexity Level:** 2

**Status:** Active

**Respondent:** TMT ABLE STORAGE LLC

**CEO:** Timothy M Madu

8020 Wiles Rd, Coral Springs, FL 33067

**Situs Address:** 5081 Lantana Rd, Lake Worth, FL 33463

**Case No:** C-2022-02030005

**PCN:** 00-42-44-35-00-000-5050

**RE:** Request to extend the compliance date

**cc:** Coker And Feiner

Tmt Able Storage Llc

Tmt Able Storage Llc

**Agenda No.:** 152

**Complexity Level:** 2

**Status:** Active

**Respondent:** TMT ABLE STORAGE LLC

**CEO:** Timothy M Madu

8020 WILES Rd, Coral Springs, FL 33067

**Situs Address:** 5080 Nash Trl, Lake Worth, FL 33463

**Case No:** C-2022-02090002

**PCN:** 00-42-44-35-00-000-5590

**RE:** Request to extend the compliance date

**cc:** Coker And Feiner

Tmt Able Storage Llc

Tmt Able Storage Llc

**Agenda No.:** 153

**Complexity Level:** 2

**Status:** Active

**Respondent:** TMT ABLE STORAGE LLC

**CEO:** Timothy M Madu

8020 WILES Rd, Coral springs, FL 33067

**Situs Address:** 5081 Lantana Rd, Lake Worth, FL

**Case No:** C-2022-02090004

**PCN:** 00-42-44-35-00-000-5090

**RE:** Request to extend the compliance date

**cc:** Coker, Richard Jr

Tmt Able Storage Llc

Tmt Able Storage Llc

**Agenda No.:** 154

**Complexity Level:** 2

**Status:** Active

**Respondent:** TMT ABLE STORAGE LLC

**CEO:** Timothy M Madu

8020 Wiles Rd, Coral Springs, FL 33067 United States

**Situs Address:** Nash Trl, FL

**Case No:** C-2022-02090008

**PCN:** 00-42-44-35-00-000-5600

**RE:** Request to extend the compliance date

**cc:** Coker And Feiner

Tmt Able Storage Llc

Tmt Able Storage Llc



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 03, 2024 9:00 AM**

**Issued:** 03/06/2024

**Status:** CEH

**Agenda No.:** 160                                      **Complexity Level:** 1                                      **Status:** Removed  
**Respondent:** Emile, Sherly                                      **CEO:** Jose Feliciano  
7146 Thompson Rd, Boynton Beach, FL 33426-7660                                      **Type:** **Life Safety**  
**Situs Address:** 7146 Thompson Rd, Boynton Beach, FL                                      **Case No:** C-2024-03060013  
**PCN:** 00-43-45-08-00-002-0080                                      **Zoned:** RS

**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:** 03/06/2024                                      **Status:** CEH

**Agenda No.:** 161                                      **Complexity Level:** 3                                      **Status:** Postponed  
**Respondent:** MANCAVE HOLDINGS LLC                                      **CEO:** Paul Pickett  
8691 Man O War Rd, Palm Beach Gardens, FL 33418                                      **Type:** **Life Safety**  
**Situs Address:** 4344 Mars Ave, West Palm Beach, FL                                      **Case No:** C-2024-03190002  
**PCN:** 00-42-44-01-05-000-0160                                      **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, INTERIOR CONVERSION OF GARAGE WORKSHOP TO LIVING SPACE has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/19/2024                                      **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, ELECTRICAL WORK IN GARAGE WORKSHOP has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/19/2024                                      **Status:** CEH

**cc:** Cn Attorneys At Law  
Mancave Holdings Llc

**Agenda No.:** 162                                      **Complexity Level:** 3                                      **Status:** Postponed  
**Respondent:** MANCAVE HOLDINGS LLC                                      **CEO:** David T Snell  
8691 Man O War Rd, Palm Beach Gardens, FL 33418  
**Situs Address:** 4344 Mars Ave, West Palm Beach, FL                                      **Case No:** C-2023-07110017  
**PCN:** 00-42-44-01-05-000-0160                                      **Zoned:** RM

**Violations:**

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

Specifically: A garage/storage unit is now a four (4) bedroom two (2) bath habitable space that has been installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/19/2023                                      **Status:** CEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 03, 2024 9:00 AM**

- |          |   |
|----------|---|
| <b>2</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, converted, or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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="padding-left: 20px;">Specifically: A second habitable living space on the premises Unit 4344 C has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 07/19/2023 <span style="float: right;"><b>Status:</b> CEH</span></p> |
| <b>3</b> | <p><b>Details:</b> 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.</p> <p style="padding-left: 20px;">Specifically: The exterior of a structure of Unit 4344 C is not maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (a)<br/> <b>Issued:</b> 07/19/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>   |
| <b>4</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="padding-left: 20px;">Specifically: A carport has been enclosed or without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 07/19/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>   |

**cc:** Cn Attorneys At Law  
Mancave Holdings Llc

**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. "**