

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

Code: Palm Beach County Property Maintenance Code - Section 14-31 (c)
Palm Beach County Property Maintenance Code - Section 14-32 (a)
Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)
Issued: 10/31/2023 **Status:** CEH

cc: Hutton Lake Worth Fl Mt Llc

Agenda No.: 005 **Complexity Level:** 1 **Status:** Active
Respondent: McGill, Gregory Michael; Salinas Luna, Camila Andrea **CEO:** Maggie Bernal
2032 Bonnie Dr, West Palm Beach, FL 33415-7204
Situs Address: 2032 Bonnie Dr, West Palm Beach, FL **Case No:** C-2023-11060034
PCN: 00-42-44-14-07-000-0300 **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/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: 11/27/2023 **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: Shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/27/2023 **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: Back attached roof structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/27/2023 **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: Attached Efficiency/Apartment has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/27/2023 **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: Outside Laundry room has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/27/2023 **Status:** CEH

Agenda No.: 006 **Complexity Level:** - **Status:** Active
Respondent: F Allison Boyle, Trustee Of the F Allison Boyle Living Trus **CEO:** Maggie Bernal
Dated July 2, 2003
8696 E Rowel Cir, Prescott Valley, AZ 86314-4400
Situs Address: 2664 Dudley Dr E, F, West Palm Beach, FL **Case No:** C-2023-08240010
PCN: 00-42-44-14-32-003-0060 **Zoned:** RH

Violations:

- 2** **Details:** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.
More Specifically: Bedroom wall including but not limited to sheetrock, baseboard, 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 (c)

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JUNE 05, 2024 9:00 AM**

3	Issued: 07/18/2023		Status: CEH
	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 alterations to interior and exterior done without a valid building permit.		
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1		
	Issued: 07/18/2023		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, columns with lighting and electric gate has been erected or installed without a valid building permit.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1		
	Issued: 07/18/2023		Status: 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, HVAC and Plumbing has been erected or installed without a valid building permit.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1		
	Issued: 07/18/2023		Status: CEH

Agenda No.: 012	Complexity Level: -	Status: Active																																				
Respondent: Hill, Bryan D 15326 76th Rd N, Loxahatchee, FL 33470-3185		CEO: Brian Burdett																																				
Situs Address: 15326 76th Rd N, Loxahatchee, FL		Case No: C-2023-08300022																																				
PCN: 00-41-42-30-00-000-2040		Zoned: AR																																				
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td style="width: 15%;">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 is a White car parked in the driveway with no license plate.</td> <td style="width: 60%;"></td> <td style="width: 20%; text-align: right;">Status: CEH</td> </tr> <tr> <td></td> <td>Code: Unified Land Development Code - 6.D.1.A.4.a.2.a</td> <td colspan="2"></td> </tr> <tr> <td></td> <td>Issued: 09/06/2023</td> <td></td> <td style="text-align: right;">Status: CEH</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">2</td> <td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a chain link fence has been erected or installed without a valid building permit.</td> <td colspan="2"></td> </tr> <tr> <td></td> <td>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td> <td colspan="2"></td> </tr> <tr> <td></td> <td>Issued: 09/06/2023</td> <td></td> <td style="text-align: right;">Status: CEH</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">3</td> <td>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, there is a golf cart parked in the front yard of this residence.</td> <td colspan="2"></td> </tr> <tr> <td></td> <td>Code: Unified Land Development Code - 6.D.1.A.1.b</td> <td colspan="2"></td> </tr> <tr> <td></td> <td>Issued: 09/06/2023</td> <td></td> <td style="text-align: right;">Status: CEH</td> </tr> </table>		1	Details: It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically, there is a White car parked in the driveway with no license plate.		Status: CEH		Code: Unified Land Development Code - 6.D.1.A.4.a.2.a				Issued: 09/06/2023		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: 09/06/2023		Status: CEH	3	Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, there is a golf cart parked in the front yard of this residence.				Code: Unified Land Development Code - 6.D.1.A.1.b				Issued: 09/06/2023		Status: CEH
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	Code: Unified Land Development Code - 6.D.1.A.1.b																																					
	Issued: 09/06/2023		Status: CEH																																			

Agenda No.: 013	Complexity Level: -	Status: Postponed
Respondent: 7714 Solimar Circle LLC 200 E Broward Blvd, Ste 1800, Fort Lauderdale, FL 33301		CEO: Richard F Cataldo
Situs Address: 7714 Solimar Cir, Boca Raton, FL		Case No: C-2024-02050001
PCN: 00-42-47-21-16-000-0010		Zoned: AR

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

Violations:

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a window on right/west wall of residence has been installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/06/2024 **Status:** CEH

cc: 7714 Solimar Circle Llc
7714 Solimar Circle Llc

Agenda No.: 014 **Complexity Level:** - **Status:** Active
Respondent: Civil, Evens **CEO:** Richard F Cataldo
23237 SW 61st Ave, Boca Raton, FL 33428-2023
Situs Address: 23237 SW 61st Ave, Boca Raton, FL **Case No:** C-2023-12010005
PCN: 00-42-47-31-06-051-0220 **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 paver driveway addition has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/11/2023 **Status:** CEH
- 2** **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. Specifically, the paver driveway turnout located in the right-of-way.
- Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 12/11/2023 **Status:** CLS
- 3** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. Specifically, permit #P-2017-025471-0000 (Water Heater) has become inactive or expired.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 12/11/2023 **Status:** CEH
- 4** **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. Specifically, #P-2017-025471-0000 (Water Heater).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 12/11/2023 **Status:** CEH
- 5** **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.
- Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Issued: 12/11/2023 **Status:** CEH
- 6** **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.
- Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 12/11/2023 **Status:** CEH

Agenda No.: 015 **Complexity Level:** - **Status:** Active
Respondent: Ribiev, Boris **CEO:** Richard F Cataldo
9544 Parkview Ave, Boca Raton, FL 33428-2915

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

Situs Address: 21947 Pine Bark Way, Boca Raton, FL
PCN: 00-42-47-19-07-003-0070

Case No: C-2023-12220006
Zoned: RS

Violations:

- | | |
|----------|---|
| 3 | <p>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:</p> <p style="margin-left: 20px;">a. The barrier must be at least four (4) feet high on the outside.</p> <p style="margin-left: 20px;">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 style="margin-left: 20px;">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.</p> <p style="margin-left: 20px;">Specifically, the pool barrier in place currently is not the permitted pool barrier on file with the county.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 01/04/2024 Status: CEH</p> |
| 4 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically, the storage of cardboard boxes, vegetative debris, and ladder on the side of the house.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/04/2024 Status: CEH</p> |
| 5 | <p>Details: Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.</p> <p>Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Issued: 01/04/2024 Status: CEH</p> |
| 6 | <p>Details: Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.</p> <p>Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 01/04/2024 Status: CEH</p> |

cc: Ribiev, Boris

Agenda No.: 016

Complexity Level: -

Status: Active

Respondent: Roberts, Stephen; Roberts, Paula
9525 Carousel Cir E, Boca Raton, FL 33434-3965

CEO: Richard F Cataldo

Situs Address: 9525 Carousel Cir E, Boca Raton, FL

Case No: C-2024-01250033

PCN: 00-42-47-18-05-001-0160

Zoned: RS

Violations:

- | | |
|----------|---|
| 1 | <p>Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. Specifically, the roof is in state of disrepair and in need of maintenance.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 01/30/2024 Status: CEH</p> |
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Agenda No.: 017

Complexity Level: -

Status: Active

Respondent: Sider, Michael F
19856 Villa Medici Pl, Boca Raton, FL 33434-5617

CEO: Richard F Cataldo

Situs Address: 19856 Villa Medici Pl, Boca Raton, FL

Case No: C-2024-01100029

PCN: 00-42-47-07-16-004-0110

Zoned: RT

Violations:

- | | |
|----------|---|
| 1 | <p>Details: Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 01/17/2024 Status: CEH</p> |
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CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM

Issued: 07/28/2023

Status: SIT

Agenda No.: 021 **Complexity Level:** 1 **Status:** Removed
Respondent: SCUTTINA REAL ESTATE SERVICES INC.; CLAAR, **CEO:** Frank A Davis
 JIMMY L; CLAAR, ROSE M
 6699 N Federal Hwy, Unit 103, Boca Raton, FL 33487
Situs Address: 3880 Home St, West Palm Beach, FL **Case No.:** C-2023-01170014
PCN: 00-43-44-07-08-000-0090 **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, Duplex in Rear has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/17/2023 **Status:** CLS

cc: Claar, Jimmy L
Code Enforcement
Scuttina Real Estate Services Inc.
Scuttina Real Estate Services Inc.
Scuttina Real Estate Services Inc.

Agenda No.: 022 **Complexity Level:** 1 **Status:** Removed
Respondent: VAN & NGOC PROPERTIES INC. **CEO:** Frank A Davis
 1840 SW 22 St, Fl 4, Miami, FL 33145
Situs Address: 3126 Egremont Dr, West Palm Beach, FL **Case No.:** C-2023-09120007
PCN: 00-43-44-07-09-020-0080 **Zoned:** RM

Violations:

2 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, New Windows has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/19/2023 **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, 6' Wood Gate/ Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/19/2023 **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 New Roof has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/19/2023 **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, Paver Driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/19/2023 **Status:** CLS

cc: Van & Ngoc Properties Inc.

Agenda No.: 023 **Complexity Level:** 1 **Status:** Active
Respondent: Adalberti, Daniel **CEO:** Darrin L Emmons
 2204 NE 36th St, Apt 26, Pompano Beach, FL 33064-7554

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

Situs Address: 140th Ave, FL **Case No:** C-2023-09220006
PCN: 00-41-43-04-00-000-3690 **Zoned:** AR

Violations: **2** **Details:** Parking shall be prohibited on all vacant properties in residential districts. More specifically, there is a Recreational Vehicle and a White Tesla car parked on this vacant Agricultural Residential property.
Code: Unified Land Development Code - 6.D.1.A.4.a.3
Issued: 09/22/2023 **Status:** SIT

Agenda No.: 024 **Complexity Level:** 1 **Status:** Removed
Respondent: BAF Assets LLC **CEO:** Darrin L Emmons
1201 Hays St, Tallahassee, FL 32301
Situs Address: 17288 48th Ct N, Loxahatchee, FL **Case No:** C-2023-12200024
PCN: 00-40-43-11-00-000-1410 **Zoned:** AR

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

cc: Baf Assets Llc
Baf Assets Llc

Agenda No.: 025 **Complexity Level:** 1 **Status:** Active
Respondent: Espinoza-Vega, Carlos Ariel **CEO:** Darrin L Emmons
4284 Beech Dr, West Palm Beach, FL 33406-6419
Situs Address: 49th St N, FL **Case No:** C-2023-10100026
PCN: 00-40-43-10-00-000-1200 **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 on wood fence 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:** SIT

3 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, there is a fence on this vacant residential lot that has some of its pieces that are no longer attached.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 10/10/2023 **Status:** SIT

4 **Details:** Parking shall be prohibited on all vacant properties in residential districts. More specifically, there is a boat on a trailer parked on this vacant lot.
Code: Unified Land Development Code - 6.D.1.A.4.a.3
Issued: 10/10/2023 **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. More specifically but not limited to, there is a Red metal container possibly used to store fuel, wooden beams, and two plastic wrapped stacks of boxes stored on this vacant lot.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/10/2023 **Status:** SIT

Agenda No.: 026 **Complexity Level:** 1 **Status:** Active
Respondent: Molina, Steffan **CEO:** Darrin L Emmons
4601 127th Trl N, Royal Palm Beach, FL 33411-8947
Situs Address: 4601 127th Trl N, West Palm Beach, FL **Case No:** C-2023-11060027
PCN: 00-41-43-10-00-000-4080 **Zoned:** AR

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 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, but not limited to there are five shipping container type structures that have been placed on this residential property without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/07/2023 **Status:** SIT

 - 2 **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically there is a bulldozer type commercial vehicle on this residential property.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 11/07/2023 **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. More specifically but not limited to, there are concrete blocks, what appears to be sandbags and a refrigerator stored outdoors in front of this residential property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/07/2023 **Status:** SIT

Agenda No.: 027 **Complexity Level:** 1 **Status:** Active
Respondent: Silva, Geraldo **CEO:** Darrin L Emmons
 16446 E Aintree Dr, Loxahatchee, FL 33470-4112

Situs Address: 16446 E Aintree Dr, Loxahatchee, FL **Case No:** C-2023-09150023
PCN: 00-40-43-25-00-000-7730 **Zoned:** AR

- Violations:**
- 1 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically but not limited to, there is a Blue Ford Mustang, a Yellow truck with flat bed trailer and a White box truck parked with no license plates in the swale of this residential property.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 09/19/2023 **Status:** SIT

 - 2 **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically but not limited to, there is a Yellow truck with flat bed trailer and a White box truck parked in the swale of this residential property.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 09/19/2023 **Status:** SIT

 - 3 **Details:** Uses identified with a dash "-" in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, there is a contractor storage yard being operated on this agricultural residential property.

 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, there is a contractor storage yard being operated on this agriculture residential property which is prohibited in the 4.B.5.A Industrial Use Matrix.

Code: Unified Land Development Code - 4.A.7.C.6
 Unified Land Development Code - 4.B.5.A.
Issued: 09/19/2023 **Status:** SIT

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 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 but not limited to, there are two Blue membrane canopy structures that have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/19/2023 **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, there is a chain link fence inside of this residential property that has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/19/2023 **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, there is a wood and wire fence that has been erected or installed bordering Aintree Drive without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/19/2023 **Status:** SIT

- 8 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, HVAC permit # M-2019-003332-0000 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, HVAC permit #M-2019-003332-0000 has become inactive.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 09/19/2023 **Status:** SIT

- 9 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, plumbing permit # P-2015-002742-0000 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, plumbing permit P-2015-002742-0000 has become inactive.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 09/19/2023 **Status:** SIT

- 10 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, HVAC permit # M-2014-023270-0000 has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 09/19/2023 **Status:** SIT

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM

Agenda No.: 028 **Complexity Level:** 1 **Status:** Removed
Respondent: Warren, Dereck; La Rosa, Edilma **CEO:** Jose Feliciano
8933 Oak St, Boynton Beach, FL 33436-2332
Situs Address: 8933 Oak St, Boynton Beach, FL **Case No:** C-2023-10060015
PCN: 00-42-45-13-02-000-1530 **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, new fence and gates has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/11/2023 Status: CLS
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Agenda No.: 029 **Complexity Level:** 1 **Status:** Active
Respondent: COCO PLUM PLAZA LLC **CEO:** John Gannotti
4000 Hollywood Blvd, Ste 765S, Hollywood, FL 33021-677
Situs Address: 2845 N Military Trl, West Palm Beach, FL **Case No:** C-2024-01310005
PCN: 00-42-43-24-00-000-3170 **Zoned:** CG

Violations:

1	Details: All off-site signs, tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, trailers, or other supporting structures shall be prohibited. More specifically a snipe sign near entrance to parking lot. Code: Unified Land Development Code - 8.C.13 Issued: 01/31/2024 Status: CEH
2	Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically 2 feather flags (Barber Shop and Tax office). Code: Unified Land Development Code - 8.C.1 Issued: 01/31/2024 Status: CEH

cc: Coco Plum Plaza Llc

Agenda No.: 030 **Complexity Level:** 1 **Status:** Removed
Respondent: LOVE MAG LLC **CEO:** John Gannotti
4047 Okeechobee Blvd, 112, West Palm Beach, FL 33409
Situs Address: 4699 Martha Louise Dr, West Palm Beach, FL **Case No:** C-2024-02290005
PCN: 00-42-43-24-20-000-0180 **Zoned:** RM

Violations:

1	Details: Domesticated livestock shall be allowed accessory to a Single Family residential use on lots a minimum of one acre. More specifically chickens/roosters. Code: Unified Land Development Code - 5.B.1.A.21.a Issued: 02/29/2024 Status: CLS
2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a chicken coop has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/29/2024 Status: CLS

cc: Love Mag Llc

Agenda No.: 031 **Complexity Level:** 1 **Status:** Removed
Respondent: Musetto, Virginia N **CEO:** John Gannotti
16 Windsor A, West Palm Beach, FL 33417-2404
Situs Address: 16 Windsor A, West Palm Beach, FL **Case No:** C-2024-01230004
PCN: 00-42-43-22-02-001-0160 **Zoned:** RH

Violations:

1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a split a/c unit has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 01/23/2024 Status: CLS
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**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

Agenda No.: 032 **Complexity Level:** 1 **Status:** Active
Respondent: SERRAMAR APTS HOLDINGS LLC. **CEO:** John Gannotti
1200 Ponce de Leon Ave, 1103, CoralGables, FL 33134
Situs Address: 4901 Sand Dune Cir, Building F, West Palm Beach, FL **Case No:** C-2024-02010030
PCN: 00-42-43-12-10-001-0000 **Zoned:** RS

Violations:

1	Details: Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically the metal railings, stair frames and concrete steps and attachments. Code: Palm Beach County Property Maintenance Code - Section 14-33 (j) Issued: 02/07/2024 Status: CEH
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cc: Serramar Apts Holdings Llc.

Agenda No.: 033 **Complexity Level:** 1 **Status:** Active
Respondent: Villalobos, Yolanda; Villalobos, Claudio A **CEO:** John Gannotti
1011 Suwanee Dr, West Palm Beach, FL 33409-5048
Situs Address: 1011 Suwanee Dr, West Palm Beach, FL **Case No:** C-2023-08310006
PCN: 00-43-43-30-03-012-0570 **Zoned:** RH

Violations:

2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a storage container has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/31/2023 Status: CEH
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Agenda No.: 034 **Complexity Level:** 1 **Status:** Active
Respondent: Walter, Solomon; Walter, Faiga M **CEO:** John Gannotti
25 Elmwood Outremont, Montreal, QC H2V-2E3 Canada
Situs Address: 54 Somerset C, West Palm Beach, FL **Case No:** C-2024-02160024
PCN: 00-42-43-23-34-003-0540 **Zoned:** RH

Violations:

1	Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2023-000779-0000 4 Alterations has become inactive or expired. Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 Issued: 02/22/2024 Status: CEH
2	Details: A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2023-000779-0000 4 Alterations. Code: PBC Amendments to FBC 7th Edition (2020) - 111.5 Issued: 02/22/2024 Status: CEH

cc: Walter, Faiga M
Walter, Solomon

Agenda No.: 035 **Complexity Level:** 1 **Status:** Active
Respondent: Samperio, Juan; Cantoran, Guadalupe **CEO:** Dennis A Hamburger
3009 Lorene Dr, Lake Worth Beach, FL 33461-2124
Situs Address: 2886 Northside Dr, Lantana, FL **Case No:** C-2024-01050003
PCN: 00-43-45-05-01-016-0082 **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: 01/05/2024 Status: CEH
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CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 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 storage container 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

cc: Samperio, Juan

Agenda No.: 036	Complexity Level: 1	Status: Removed
Respondent: Ge, Shuping 6662 Newport Lake Cir, Boca Raton, FL 33496-3001		CEO: Dennis A Hamburger
Situs Address: 3690 Seacrest Blvd, Lake Worth, FL		Case No.: C-2024-02160005
PCN: 00-43-45-09-10-003-0310		Zoned: RM

Violations:

1 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/27/2024 **Status:** CLS

Agenda No.: 037	Complexity Level: 1	Status: Active
Respondent: Guerrier, Marie Carmelle; Robert, Jackson 7107 Aliso Ave, West Palm Beach, FL 33413-1041		CEO: Dennis A Hamburger
Situs Address: 7157 S Military Trl, Lake Worth, FL		Case No.: C-2024-01050007
PCN: 00-42-45-12-03-008-0060		Zoned: AR

Violations:

1 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/10/2024 **Status:** CEH

2 Details: Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 01/10/2024 **Status:** CEH

3 Details: It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 01/10/2024 **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 shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/10/2024 **Status:** CEH

Agenda No.: 038	Complexity Level: -	Status: Removed
Respondent: Rocha, David Duran 7871 Terrace Rd, Lake Worth, FL 33462-6145		CEO: Dennis A Hamburger
Situs Address: 7871 Terrace Rd, Lake Worth, FL		Case No.: C-2024-01160040
PCN: 00-43-45-10-07-000-0870		Zoned: RM

Violations:

1 Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 01/18/2024 **Status:** CLS

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM

Violations:

1

Details: The use of electrified fences is prohibited except in instances as detailed below. The County recognizes that electrified fences may be necessary to secure certain non-residential uses or structures. Therefore, the County allows the installation of electrified fencing, subject to the following: [Ord. 2013-018]

a) Allowable Uses for Electrified Fences Electrified fences shall only be allowed for the following uses: [Ord. 2013-018]

(1) Commercial uses, as follows: [Ord. 2013-018]

(a) Auction, Outdoor; [Ord. 2013-018]

(b) Contractor Storage Yard; [Ord. 2013-018]

(c) Flea Market, Outdoor; [Ord. 2013-018] [Ord. 2017-007]

(d) Landscape Service; [Ord. 2013-018]

(e) Laundry Services; [Ord. 2013-018]

(f) Marina; [Ord. 2017-007]

(g) Parking, Commercial; [Ord. 2013-018] [Ord. 2017-007]

(h) Repair and Maintenance, Heavy; [Ord. 2013-018] [Ord. 2017-007]

(i) Self-Service Storage, Limited Access; [Ord. 2013-018] [Ord. 2017-007]

(j) Self-Service Storage, Multi-Access; [Ord. 2017-007]

(k) Towing Service and Storage; [Ord. 2013-018] [Ord. 2017-007]

(l) Vehicle Sales and Rental, Light; and [Ord. 2013-018] [Ord. 2017-007]

(m) Vehicle or Equipment Sales and Rental, Heavy. [Ord. 2017-007]

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(2) Institutional, public, and civic uses, as follows: [Ord. 2013-018] [Ord. 2017-007]

(a) Airport; and [Ord. 2013-018]

(b) Government Services. [Ord. 2013-018]

(3) Recreation uses, as follows: [Ord. 2013-018]

(a) Zoo. [Ord. 2013-018] [Ord. 2017-007]

(4) All uses listed as agricultural uses in Art. 4.B.6.A, Agricultural Use Matrix. [Ord. 2013-018] [Ord. 2017-007]

(5) All uses listed under the utility Use Classification in Art. 4.B.7.A, Utility Use Matrix. [Ord. 2013-018] [Ord. 2017-007]

(6) All uses listed under the excavation Use Classification in Art. 4.B.10.A, Excavation Use Matrix. [Ord. 2017-007]

(7) All uses listed as industrial uses in Table 4.B.5.A, Industrial Use Matrix. [Ord. 2013-018]

(8) Accessory Outdoor Storage in accordance with Art. 5.B.1.A.3, Outdoor Storage and Activities. [Ord. 2013-018]

(9) Properties with a conservation FLU designation, for the purposes of protecting publicly owned natural areas. [Ord. 2013-018]

(10) To secure permanent mechanical equipment except on individual residential lots. [Ord. 2013-018]

(11) The Zoning Director shall have the authority to allow the installation of electrified fences for any uses pursuant to Art. 4.B, Use Classification, when the Applicant demonstrates a need to comply with Federal, State, or Local Government regulations. The Zoning Director may require the Applicant to perform mitigation in order to address compatibility with adjacent properties or visibility from adjacent street right-of-way. [Ord. 2013-018]

(12) An agreement to remove an electrified fence shall be executed prior to issuance of a Building Permit. The agreement shall require removal of the electrified fence if the use changes to other than an allowable use listed above. [Ord. 2013-018] Building Permit or Removal Agreement has been completed or approved.

Code: Unified Land Development Code - 5.B.5.e.2

Issued: 02/16/2024

Status: CEH

cc: Diligenza Llc

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

9272 Tropez Ln, Delray Beach, FL 33446-3695

Situs Address: 8480 Stage Coach Ln, Boca Raton, FL

Case No: C-2024-02020008

PCN: 00-42-43-27-05-071-0971

Zoned: AGR

Violations:

- 1 Details:** Electrified Fences Exceptions and Regulations
- The use of electrified fences is prohibited except in instances as detailed below. The County recognizes that electrified fences may be necessary to secure certain non-residential uses or structures. Therefore, the County allows the installation of electrified fencing, subject to the following: [Ord. 2013-018]
- a) Allowable Uses for Electrified Fences Electrified fences shall only be allowed for the following uses: [Ord. 2013-018]
- (1) Commercial uses, as follows: [Ord. 2013-018]
 - (a) Auction, Outdoor; [Ord. 2013-018]
 - (b) Contractor Storage Yard; [Ord. 2013-018]
 - (c) Flea Market, Outdoor; [Ord. 2013-018] [Ord. 2017-007]
 - (d) Landscape Service; [Ord. 2013-018]
 - (e) Laundry Services; [Ord. 2013-018]
 - (f) Marina; [Ord. 2017-007]
 - (g) Parking, Commercial; [Ord. 2013-018] [Ord. 2017-007]
 - (h) Repair and Maintenance, Heavy; [Ord. 2013-018] [Ord. 2017-007]
 - (i) Self-Service Storage, Limited Access; [Ord. 2013-018] [Ord. 2017-007]
 - (j) Self-Service Storage, Multi-Access; [Ord. 2017-007]
 - (k) Towing Service and Storage; [Ord. 2013-018] [Ord. 2017-007]
 - (l) Vehicle Sales and Rental, Light; and, [Ord. 2013-018] [Ord. 2017-007]
 - (m) Vehicle or Equipment Sales and Rental, Heavy. [Ord. 2017-007]
- Unified Land Development Code Supplement No. 31 (Printed 08/23)
Article 5 Supplementary Standards Page 17
- (2) Institutional, public, and civic uses, as follows: [Ord. 2013-018] [Ord. 2017-007]
- (a) Airport; and [Ord. 2013-018]
 - (b) Government Services. [Ord. 2013-018]
- (3) Recreation uses, as follows: [Ord. 2013-018]
- (a) Zoo. [Ord. 2013-018] [Ord. 2017-007]
- (4) All uses listed as agricultural uses in Art. 4.B.6.A, Agricultural Use Matrix. [Ord. 2013-018] [Ord. 2017-007]
- (5) All uses listed under the utility Use Classification in Art. 4.B.7.A, Utility Use Matrix. [Ord. 2013-018] [Ord. 2017-007]
- (6) All uses listed under the excavation Use Classification in Art. 4.B.10.A, Excavation Use Matrix. [Ord. 2017-007]
- (7) All uses listed as industrial uses in Table 4.B.5.A, Industrial Use Matrix. [Ord. 2013-018]
- (8) Accessory Outdoor Storage in accordance with Art. 5.B.1.A.3, Outdoor Storage and Activities. [Ord. 2013-018]
- (9) Properties with a conservation FLU designation, for the purposes of protecting publicly owned natural areas. [Ord. 2013-018]
- (10) To secure permanent mechanical equipment except on individual residential lots. [Ord. 2013-018]
- (11) The Zoning Director shall have the authority to allow the installation of electrified fences for any uses pursuant to Art. 4.B, Use Classification, when the Applicant demonstrates a need to comply with Federal, State, or Local Government regulations. The Zoning Director may require the Applicant to perform mitigation in order to address compatibility with adjacent properties or visibility from adjacent street right-of-way. [Ord. 2013-018]
- (12) An agreement to remove an electrified fence shall be executed prior to issuance of a Building Permit. The agreement shall require removal of the electrified fence if the use changes to other than an allowable use listed above. [Ord. 2013-018]

Code: Unified Land Development Code - 5.B.5.e.2

Issued: 02/05/2024

Status: CEH

cc: Patrick Harding And Orla Stevenson

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

6	<p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (a) Issued: 09/20/2023 Status: CEH</p> <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an air conditioning unit has been installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 09/20/2023 Status: CEH</p>
7	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, perimeter fencing and gates have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 09/20/2023 Status: CEH</p>
8	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a metal shed in the rear yard has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 09/20/2023 Status: CEH</p>

cc: Code Enforcement

Agenda No.: 045 **Complexity Level:** 1 **Status:** Active
Respondent: Wohl Built Inc **CEO:** Michael L Jordan
 3440 Hollywood Blvd, Ste 415, Hollywood, FL 33021-6933
Situs Address: 4537 Coconut Rd, Lake Worth, FL **Case No.:** C-2023-09200019
PCN: 00-43-44-30-01-075-0010 **Zoned:** RM

Violations:	<p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 09/20/2023 Status: CEH</p> <p>3 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the storm shutters have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 09/20/2023 Status: CEH</p> <p>6 Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p>Code: Unified Land Development Code - 6.D.1.A.4.a.2.b Issued: 09/20/2023 Status: CEH</p>
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cc: Code Enforcement
Wohl, Yulia P

Agenda No.: 046 **Complexity Level:** 1 **Status:** Removed
Respondent: Palm Beach Marketplace LLC **CEO:** Ray F Leighton
 1027 N Florida Mango Rd, Ste 2, West Palm Beach, FL 334
Situs Address: 1900 Okeechobee Blvd, West Palm Beach, FL **Case No.:** C-2023-09260005
PCN: 00-43-43-29-06-000-0010 **Zoned:** MUPD

Violations:	<p>4 Details: A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, Permits #B-2019-022328-0000 and #E-2019-02238-0001 need to be completed.</p>
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**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 10/06/2023 **Status:** CLS

cc: Code Enforcement
Palm Beach Marketplace Llc

Agenda No.: 047 **Complexity Level:** - **Status:** Removed
Respondent: MCSOCKS, LLC **CEO:** Timothy M Madu
 225 NE Mizner Blvd, Ste 510, Boca Raton, FL 33432
Situs Address: 3351 N Federal Hwy, Delray Beach, FL **Case No:** C-2024-01110024
PCN: 00-43-46-04-12-000-0170 **Zoned:** CG

Violations:

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

More specifically, A parking space is being used for dumpster storage, please remove dumpster from parking space to comply with the property's approved site plan.

Code: Unified Land Development Code - 2.A.6.B.4
Issued: 01/17/2024 **Status:** CLS

cc: Mcsocks Llc

Agenda No.: 048 **Complexity Level:** - **Status:** Active
Respondent: Paul, Naive; Paul, Herna **CEO:** Timothy M Madu
 5196 Woodland Dr, Delray Beach, FL 33484-1122
Situs Address: 5196 Woodland Dr, Delray Beach, FL **Case No:** C-2024-02060018
PCN: 00-42-46-11-02-000-1560 **Zoned:** AR

Violations:

1 **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.

More specifically, the hedge located in the front lawn needs to be cut to four feet in height.

Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 02/06/2024 **Status:** CEH

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

More specifically, the open storage of multiple items as listed in the above code that is visible to the public street.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/06/2024 **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 canopy structure in the driveway has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/06/2024 **Status:** CEH

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

More specifically, the vehicles parked on the grass.

Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 02/06/2024 **Status:** CEH

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

More specifically, the disrepair driveway containing holes.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 02/06/2024 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

Agenda No.: 049 **Complexity Level:** - **Status:** Active
Respondent: Wiczkowski, Robert **CEO:** Timothy M Madu
14434 Kingsley Pl, Delray Beach, FL 33445-3223
Situs Address: 14434 Kingsley Pl, Delray Beach, FL **Case No:** C-2024-01110020
PCN: 00-42-46-13-05-002-0140 **Zoned:** RS

Violations:

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

More specifically, the shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/18/2024 **Status:** CEH

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

More specifically, permit # Permit B-2021-042059-0000 (Acc Bldg./Shed) become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 01/18/2024 **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.

More specifically, the grass is taller than seven inches.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 01/18/2024 **Status:** CEH

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

More specifically, the open storage within view of the public street.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/18/2024 **Status:** CEH

Agenda No.: 050 **Complexity Level:** 1 **Status:** Active
Respondent: BUI, THOMAS TO; WARLICH, THUY TIEN TO BUI **CEO:** Nedssa Miranda
4003 Stockbridge Dr, Charleston, SC 29414-7538
Situs Address: 8761 Lyndall Ln, West Palm Beach, FL **Case No:** C-2023-06280029
PCN: 00-43-42-19-00-000-3105 **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, Fence (PVC, Metal, Concrete walls) has been erected or installed without a valid building permit.

Obtain required building permits for the Fence (PVC, Metal, Concrete walls) or remove the Fence (PVC, Metal, Concrete walls).
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/29/2023 **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. More specifically, paint the metal fence.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 06/29/2023 **Status:** CLS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 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, three driveway has been erected or installed without a valid building permit.
- Obtain required building permits for the three driveway or remove the three driveway.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/29/2023 **Status:** SIT
- 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, roofing structure has been erected or installed without a valid building permit.
- Obtain required building permits for the roofing structure or remove the roofing structure.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/29/2023 **Status:** SIT
- 7** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed/structure has been erected or installed without a valid building permit.
- Obtain required building permits for the shed/structure or remove the shed/structure.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/29/2023 **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 tires, boxes, microwave, metals, equipment's, bottles, buckets and or any items storage in public view.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/29/2023 **Status:** SIT

Agenda No.: 051 **Complexity Level:** 1 **Status:** Active
Respondent: CARON, NATALIE J **CEO:** Nedssa Miranda
12199 Easterly Ave, Palm Beach Gardens, FL 33410-2405
Situs Address: 12199 Easterly Ave, Palm Beach Gardens, FL **Case No.:** C-2023-08010022
PCN: 00-43-41-31-02-018-0210 **Zoned:** RM

- Violations:**
- 1** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Inactive/Fence/ permit # B-2022-030331-0000 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/Fence/ permit # B-2022-030331-0000.
- Obtain a Certificate of Completion for Inactive/Fence/ permit # B-2022-030331-0000.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 08/02/2023 **Status:** SIT

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 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, Inactive/ Driveway/ permit # B-2013-013087-0000 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/ Driveway/ permit # B-2013-013087-0000.

Obtain a Certificate of Completion for Inactive/ Driveway/ permit # B-2013-013087-0000.

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

Issued: 03/28/2023 **Status:** SIT

Agenda No.: 054 **Complexity Level:** 1 **Status:** Active
Respondent: LOPEZ, NELLY DE FATIMA; MENDOZA, ANDREW **CEO:** Nedssa Miranda
 ALBERTO
 5291 Eadie Pl, West Palm Beach, FL 33407-1615
Situs Address: 5291 Eadie Pl, West Palm Beach, FL **Case No:** C-2023-12070014
PCN: 00-42-43-02-01-010-0180 **Zoned:** RM

Violations:

- 1** **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
- More specifically, pressure clean and or paint the property where it is dirty.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 12/08/2023 **Status:** CLS
- 3** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
- It is important to keep the property free from open storage, trash and tree debris scattered all over the property at all times.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/08/2023 **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, 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: 12/08/2023 **Status:** SIT

Agenda No.: 055 **Complexity Level:** 1 **Status:** Active
Respondent: MCFARLANE, CLAUDINE **CEO:** Nedssa Miranda
 5101 Marion Pl, West Palm Bch, FL 33407-1641
Situs Address: 5101 Marion Pl, West Palm Beach, FL **Case No:** C-2024-02210030
PCN: 00-42-43-02-02-004-0220 **Zoned:** RM

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

Violations:

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

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: 02/23/2024 **Status:** SIT
- 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.

Paint all areas where the paint is peeling, flaking and/or chipped.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 02/23/2024 **Status:** CLS
- 3** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

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

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 02/23/2024 **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: 02/23/2024 **Status:** SIT
- 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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: 02/23/2024 **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, electrical installation has been erected or installed without a valid building permit.

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/23/2024 **Status:** CLS
- 7** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.

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

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/23/2024 **Status:** SIT

Agenda No.: 056 **Complexity Level:** - **Status:** Active
Respondent: METZGER, CLAY **CEO:** Nedssa Miranda
8699 Sol Ter, West Palm Beach, FL 33403-1666
Situs Address: 8699 Sol Ter, West Palm Beach, FL **Case No:** C-2023-07200007
PCN: 00-43-42-19-04-000-0091 **Zoned:** RM

Violations:

- Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 r remove the fence.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/21/2023 **Status:** SIT

Agenda No.: 057 **Complexity Level:** 1 **Status:** Active
Respondent: Chonati, Alberto F; Chonati, Ruth Marina **CEO:** Joanna Mirodias
2825 French Ave, Lake Worth, FL 33461-3714
Situs Address: 2825 French Ave, Lake Worth, FL **Case No:** C-2023-08250018
PCN: 00-43-44-20-04-014-0110 **Zoned:** RM

Violations:

- Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 structure located in the SE corner 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:** SIT
- Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the security cameras have 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
- Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the windows have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/08/2023 **Status:** SIT
- Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the enclosed rear porch 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:** SIT

Agenda No.: 058 **Complexity Level:** 1 **Status:** Active
Respondent: Shealy, John; Clapper, Michelle **CEO:** Joanna Mirodias
8629 Pioneer Rd, West Palm Bch, FL 33411-4523
Situs Address: 8629 Pioneer Rd, West Palm Beach, FL **Case No:** C-2023-09080016
PCN: 00-42-43-27-05-011-0112 **Zoned:** AR

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 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 fill dirt has been erected or installed without a valid building permit. All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, the fill dirt has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 09/08/2023 **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 windows have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/08/2023 **Status:** CEH

Agenda No.: 059

Complexity Level: 2

Status: Removed

Respondent: Latimore, Ivan Niles

CEO: Joanna Mirodias

5555 Gun Club Rd, West Palm Beach, FL 33415-2501

Situs Address: 5555 Gun Club Rd, West Palm Beach, FL

Case No.: C-2023-11130020

PCN: 00-42-44-02-01-000-0186

Zoned: RT

Violations:

- 1** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #B-2023-015166-0000 (Demolition - SFD w/Vacant Lot Landscaping) has become inactive or expired. A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit #B-2023-015166-0000 (Demolition - SFD w/Vacant Lot Landscaping).
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 11/16/2023 **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 structure/shipping container/metal building has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/16/2023 **Status:** CLS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 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, the black chain link fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/16/2023 **Status:** CLS

Agenda No.: 060 **Complexity Level:** - **Status:** Active
Respondent: McAlister, Harold D **CEO:** Joanna Mirodias
PO BOX 367, Canal Point, FL 33438-0367
Situs Address: 12551 Lakeshore Dr, Canal Point, FL **Case No:** C-2023-06130008
PCN: 00-37-41-33-03-052-0010 **Zoned:** RM

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/14/2023 **Status:** CEH

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, the shipping/storage container has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/14/2023 **Status:** CEH

cc: Mcalister, Harold D

Agenda No.: 061 **Complexity Level:** 1 **Status:** Removed
Respondent: Turner, Darin; Turner, Alisa **CEO:** Joanna Mirodias
2315 Edward Rd, Palm Beach Gardens, FL 33410-1205
Situs Address: 2315 Edward Rd, Palm Beach Gardens, FL **Case No:** C-2023-01100001
PCN: 00-43-41-29-03-002-0020 **Zoned:** RS

Violations: **1** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #B-2022-004240-0000 (Dock Residential) has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit #B-2022-004240-0000 (Dock Residential).

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 01/13/2023 **Status:** CLS

cc: Turner, Darin; Turner, Alisa

Agenda No.: 062 **Complexity Level:** 1 **Status:** Removed
Respondent: ATLANTIC HARDWARE INC **CEO:** Adam F Moulton
177 Lucina Dr, Hypoluxo, FL 33462-6017
Situs Address: 7060 San Castle Blvd, Lake Worth, FL **Case No:** C-2023-08220001
PCN: 00-43-45-09-00-000-1080 **Zoned:** CG

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

Violations:

- 1 **Details:** Portable storage containers may be used for the temporary storage of goods for residential uses subject to the following requirements, and shall be exempt from the Zoning Division and Building Permit review:
[Ord. 2017-025] [Ord. 2019-005]
a. A maximum of one container 16 feet in length, eight feet in width, and eight feet in height may be allowed, for no more than two times a year for a maximum of 15 days each time; [Ord. 2017-025]
b. Shall be located on driveways not to overlap easements, sidewalks, or R-O-W.
Code: Unified Land Development Code - 5.B.1.C.4
Issued: 01/30/2024 **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, items on front porch including Home Depot bucket.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/30/2024 **Status:** CLS

Agenda No.: 068 **Complexity Level:** 1 **Status:** Active
Respondent: Ulcena, Rose Laura **CEO:** Adam F Moulton
 5583 Haverford Way, Lake Worth, FL 33463-6644
Situs Address: 5583 Haverford Way, Lake Worth, FL **Case No:** C-2024-02080008
PCN: 00-42-44-34-11-000-0080 **Zoned:** RS

Violations:

- 1 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More specifically, blocking the sidewalk.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 02/09/2024 **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. More specifically, white SUV with flat tire.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/09/2024 **Status:** SIT

- 3 **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: 02/09/2024 **Status:** SIT

- 4 **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.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 02/09/2024 **Status:** SIT

Agenda No.: 069 **Complexity Level:** - **Status:** Removed
Respondent: OYCD LLC **CEO:** Steve R Newell
 20283 State Road 7, Ste 104, Boca Raton, FL 33498-6902
Situs Address: 11889 Flotilla Pl, Boca Raton, FL **Case No:** C-2024-01240013
PCN: 00-41-47-36-03-000-5020 **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. Specifically, a wood fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/31/2024 **Status:** CLS

cc: Hmc Rentals, Llc

Agenda No.: 070 **Complexity Level:** 1 **Status:** Active
Respondent: Ames, Jeffrey A; Way, Monica L **CEO:** Debbie N Plaud
 551 Oleander Rd, Lake Worth, FL 33462-5943
Situs Address: 551 Oleander Rd, Lake Worth, FL **Case No:** C-2023-11060029
PCN: 00-43-45-09-10-010-0090 **Zoned:** RM

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

Violations:

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 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.: 071

Complexity Level: 1

Status: Active

Respondent: Blanc, Jocelyne

CEO: Debbie N Plaud

6371 Park Ln W, Wellington, FL 33449-6606

Situs Address: 6371 Park Ln W, Lake Worth, FL

Case No.: C-2023-09150025

PCN: 00-41-45-01-00-000-3060

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, a roofed structure (1) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/03/2024 **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, roofed structure (2) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/03/2024 **Status:** CEH

Agenda No.: 072

Complexity Level: 1

Status: Active

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

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

Respondent: WELLS FARGO BANK, N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIZATION CORPORATION HOME EQUITY LOAN TRUST, SERIES AMQ 2007-HE2 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES AMQ 2007-HE-2
3217 South Decker Lake Dr, Salt Lake City, UT 84119-3284

CEO: Debbie N Plaud

Situs Address: 5748 Dewitt Pl, Lake Worth, FL

Case No: C-2023-11280011

PCN: 00-42-44-35-03-000-6460

Zoned: RS

Violations:

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/16/2024 **Status:** CEH
- 2** **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.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 01/16/2024 **Status:** CEH
- 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: 01/16/2024 **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, wood fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/16/2024 **Status:** CEH
- 5** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 01/16/2024 **Status:** CEH

Agenda No.: 077

Complexity Level: -

Status: Active

Respondent: 54 Way LLC

CEO: Patrick L Prentice

11764 W Sample Rd, Ste 102, Coral Springs, FL 33065

Situs Address: 22656 SW 54th Way, Boca Raton, FL

Case No: C-2024-01170031

PCN: 00-42-47-29-03-035-0020

Zoned: RM

Violations:

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, the driveway has been expanded to encompass the majority of the front yard without a permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/22/2024 **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. Specifically, a new wood fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/22/2024 **Status:** CEH
- 3** **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. Specifically, a new concrete turnout has been placed in the right-of-way without a permit.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 01/22/2024 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

- 9** **Details:** Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. More Specifically, mulching/chipping being performed on the property.
Code: Unified Land Development Code - 4.A.7.C
Issued: 05/31/2022 **Status:** CEH
- 10** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, the large mulch pile located on the southwest corner of the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/31/2022 **Status:** CEH

cc: Dunay, Miskel & Backman, Llp

Agenda No.: 081 **Complexity Level:** - **Status:** Active
Respondent: Lakeside Center (Edens), LLC **CEO:** Patrick L Prentice
1200 S Pine Island Rd, Plantation, FL 33324
Situs Address: 8140 Glades Rd, Building F, Boca Raton, FL **Case No:** C-2024-01250022
PCN: 00-42-47-17-14-001-0020 **Zoned:** AR

Violations:

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically, the storage of wood pallets, boxes and debris behind the HomeGoods store at 8140 Glades Rd.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/25/2024 **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. Specifically, permit #B-2022-026063-0000 (Alterations) has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 01/25/2024 **Status:** CEH
- 3** **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. Specifically, #B-2022-026063-0000 (Alterations).
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 01/25/2024 **Status:** CEH
- 4** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. Specifically, permit #P-2021-056543-0000 (Plumbing) has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 01/25/2024 **Status:** CEH
- 5** **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. Specifically, permit #P-2021-056543-0000 (Plumbing).
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 01/25/2024 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

Respondent: Mansfield at Century Village Condominium Association, INC.
301 Yamato Rd, Ste 2199, Boca Raton, FL 33431

CEO: Patrick L Prentice

Situs Address: Mansfield L, Boca Raton, FL

Case No: C-2024-01040023

PCN:

Zoned:

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. Specifically, the concreted ceiling of the walkway area outside of unit 495 Mansfield L has a large crack and is in disrepair and in need of maintenance.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 01/08/2024 **Status:** CLS

cc: Mansfield At Century Village Condominium Association, Inc.

Agenda No.: 083

Complexity Level: -

Status: Removed

Respondent: Paraiso Community Association, INC.

CEO: Patrick L Prentice

310 SE 13TH St, Fort Lauderdale, FL 33316

Situs Address: 22301 Festival Way, Boca Raton, FL

Case No: C-2024-01220036

PCN: 00-41-47-25-17-001-0000

Zoned: RS

Violations:

- 1** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. Specifically, permit #E-2021-027867-0000 (Electrical Gate) has become inactive or expired.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 01/22/2024 **Status:** CLS
- 2** **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. Specifically, permit #E-2021-027867-0000 (electrical gate).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 01/22/2024 **Status:** CLS

cc: Paraiso Community Association, Inc.
Paraiso Community Association, Inc.
Paraiso Community Association, Inc.

Agenda No.: 084

Complexity Level: -

Status: Active

Respondent: Sampaio, Saulo Ricardo Carvalho; Sampaio, Mariangela V
8 Pamela Rd, Saugus, MA 01906-2129

CEO: Patrick L Prentice

Situs Address: 21836 Reflection Ln, Boca Raton, FL

Case No: C-2023-11150007

PCN: 00-41-47-23-07-000-0370

Zoned: RE

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.
- 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.
- Code:** Unified Land Development Code - 5.B.1.A.21.a
Issued: 11/30/2023 **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. Specifically, a large Chicken Coop has been erected or installed in the backyard without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/30/2023 **Status:** CEH

cc: Saulo Ricardo Carvalho Sampaio, Mariangela V Sampaio,

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

- 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. Specifically, the garage door to the residence is damaged and in need of repair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 02/13/2024 **Status:** CEH
- 6 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Specifically, some of the screening on the back patio is ripped or torn and need to be repaired or replaced.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 02/13/2024 **Status:** CEH

Agenda No.: 087 **Complexity Level:** - **Status:** Active
Respondent: Tinoco, Jose D; Tinoco, Marjorie G **CEO:** Patrick L Prentice
 9644 Tavernier Dr, Boca Raton, FL 33496-2106
Situs Address: 9644 Tavernier Dr, Boca Raton, FL **Case No:** C-2023-08180001
PCN: 00-42-47-06-09-005-0310 **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 six foot wood fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/23/2023 **Status:** CEH
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a concrete slab/driveway has been erected or installed at the rear of the property without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/23/2023 **Status:** CEH
- 5 **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. Specifically, the food truck parked in the backyard of the residence.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 08/23/2023 **Status:** CEH
- 6 **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. Specifically, the gravel turnout placed in the right-of-way next to the north side of Yamato Road behind the residence.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 08/23/2023 **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, two concrete strips have been erected or installed in the utility easement behind the residence without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/23/2023 **Status:** CEH

Agenda No.: 088 **Complexity Level:** - **Status:** Active
Respondent: SATU PROPERTY LLC **CEO:** Ronald Ramos
 2044 ALTA MEADOWS Ln, Ste 1805, Delray Beach, FL
 33444
Situs Address: 5957 Bahama Ct, West Palm Beach, FL **Case No:** C-2023-06060019
PCN: 00-42-43-01-05-017-0071 **Zoned:** RM

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 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, 6' WOOD GATE has been erected or installed without a valid building permit. Obtain required building permits for the 6' WOOD GATE or remove the 6' WOOD GATE.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/05/2023 **Status:** CEH

cc: Building Division
Fire Rescue

Agenda No.: 089 **Complexity Level:** - **Status:** Active
Respondent: WHITNEY, JANI B **CEO:** Ronald Ramos
2623 Monaco Ter, Palm Beach Gardens, FL 33410-1410
Situs Address: 2623 Monaco Ter, Palm Beach Gardens, FL **Case No:** C-2023-12120028
PCN: 00-43-41-32-12-000-0371 **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.

>>>More specifically, THE PERMITTED SCREEN ENCLOSURE NO LONGER EXISTS. > Supply and maintain a swimming pool barrier in accordance to the Florida Building Code.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 12/21/2023 **Status:** CEH

Agenda No.: 090 **Complexity Level:** - **Status:** Active
Respondent: ZHOU, PEILING **CEO:** Ronald Ramos
4642 Brady Ln, Palm Beach Gardens, FL 33418-5704
Situs Address: 3885 Kenas St, West Palm Beach, FL **Case No:** C-2023-05010021
PCN: 00-43-42-18-09-000-0492 **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.

>>>More specifically, there are items stored on the front lawn area and along the west side of the SFD. 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: 05/05/2023 **Status:** CEH

3 **Details:** >Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. >Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.

>>>More specifically, a trailered boat is parked between the street and structure. Remove the trailered boat from the front setback or other area between the structure and street. Park the trailered boat in the side or rear yard. >Park the trailered boat in the side or rear yard and screen the trailered boat from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.

Code: Unified Land Development Code - 6.D.1.A.1.b
Unified Land Development Code - 6.D.1.A.1.c

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

Issued: 05/05/2023

Status: CEH

Agenda No.: 091 **Complexity Level:** 1 **Status:** Active
Respondent: COMMUNITY ASPHALT CORP. **CEO:** Omar J Sheppard
115 N Calhoun St, Ste 4, Tallahassee, FL 32301
Situs Address: 7795 Hooper Rd, West Palm Beach, FL **Case No:** C-2023-07250016
PCN: 00-42-43-27-05-006-3101 **Zoned:** IG

Violations: **3** **Details:** Where additional permits, approvals, certificates, or licenses are required by other agencies, approval shall be obtained from those other agencies. More specifically, Constructed walls inside office area, equipment changes were made to the oven room, and access control was installed. All HVAC and Electrical work must be evaluated. Room is getting hot enough to peel the ceiling.
Code: National Fire Protection Association 1 2018 - 1.12.6.3
Issued: 08/11/2023 **Status:** CEH

cc: Community Asphalt Corp.
Community Asphalt Corp.
Community Asphalt Corp.
Fire Rescue

Agenda No.: 092 **Complexity Level:** 2 **Status:** Active
Respondent: COMMUNITY ASPHALT CORP. **CEO:** Omar J Sheppard
115 N Calhoun St, Ste 4, Tallahassee, FL 32301
Situs Address: Benoist Farms Rd, West Palm Beach, FL **Case No:** C-2023-08110003
PCN: 00-42-43-27-05-006-3001 **Zoned:** IG

Violations: **2** **Details:** Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the AHJ.
Code: National Fire Protection Association 1 2018 - 4.5.8.1
Issued: 08/11/2023 **Status:** CEH
6 **Details:** Open junction boxes and open wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.
Code: Palm Beach County Codes & Ordinances - 11.1.11
Issued: 08/11/2023 **Status:** CEH
7 **Details:** Where additional permits, approvals, certificates, or licenses are required by other agencies, approval shall be obtained from those other agencies.
Code: National Fire Protection Association 1 2018 - 1.12.6.3
Issued: 08/11/2023 **Status:** CEH

cc: Community Asphalt Corp.
Community Asphalt Corp.
Community Asphalt Corp.

Agenda No.: 093 **Complexity Level:** 1 **Status:** Active
Respondent: Unknown Personal Representative Spouse, Heirs, Devisees, **CEO:** David T Snell
Grantees, Assignees, Lienors, Creditors, Trustees and All
Other Parties Claiming By, Through, Under or Against the
Estate of Jean A. Henderson and All Other Unknown
Persons or Parties Having or Claiming to Have Any Right,
Title or Interest in the Property Located at 1349 Victoria
Drive West Palm Beach, FL 33406-5060, PCN:
00-43-44-07-10-015-0160; and
Deborah L. Smith
1349 Victoria Dr, West Palm Beach, FL 33406-5060
Situs Address: 1349 Victoria Dr, West Palm Beach, FL **Case No:** C-2023-04270012
PCN: 00-43-44-07-10-015-0160 **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.

Specifically: All accessory structures, including detached shall be maintained structurally sound and in good repair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 02/20/2024 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 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.
- Specifically: The premises is utilized to openly store discarded cardboard boxes and other household items and assorted trash and garbage on the front porch area of the primary structure.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/20/2024 **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.
- Specifically: The hedge height is in violation of this Section and Code.
- Code:** Unified Land Development Code - 7.D.4.A.1.a
Issued: 02/20/2024 **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.
- Specifically: Grass, weeds and low-growing vegetation is not maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 02/20/2024 **Status:** CEH

Agenda No.: 094 **Complexity Level:** 1 **Status:** Active
Respondent: MAHMUD, ABM **CEO:** David T Snell
 16527 77th Ln N, Loxahatchee, FL 33470-3023
Situs Address: 4741 Sunset Ranch Rd, West Palm Beach, FL **Case No:** C-2023-07100022
PCN: 00-42-44-12-18-000-0240 **Zoned:** UI

Violations:

- 1 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- Specifically: An enclosure has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/13/2023 **Status:** CEH
- 2 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 A/C wall unit has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/13/2023 **Status:** CEH
- 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: Exterior electrical outlets have been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/13/2023 **Status:** CEH
- 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: Wooden steps 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
JUNE 05, 2024 9:00 AM**

7	Issued: 07/13/2023	Status: CEH	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>Specifically: A rock driveway extension has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p>
	Issued: 07/13/2023	Status: CEH	
8			<p>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.</p> <p>Specifically: The driveway is in a state of disrepair and not maintained according to the Section and Code above.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)</p>
	Issued: 07/13/2023	Status: CEH	
10			<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>Specifically: Two (2) A/C units have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p>
	Issued: 07/13/2023	Status: CEH	
11			<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>Specifically: A door has been erected or installed on the shed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p>
	Issued: 07/13/2023	Status: CEH	
12			<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>Specifically: Electrical has been supplied or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p>
	Issued: 07/13/2023	Status: CEH	

Agenda No.: 095	Complexity Level: 1	Status: Active
Respondent: Mei, Hong Li 4852 Poseidon Pl, Lake Worth, FL 33463-7285		CEO: Christina G Stodd
Situs Address: 4852 Poseidon Pl, Lake Worth, FL		Case No: C-2024-01160029
PCN: 00-42-45-01-09-000-0080		Zoned: RS

2	Issued: 01/18/2024	Status: SIT	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, metal hurricane shutters have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p>
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Agenda No.: 096	Complexity Level: 1	Status: Active
Respondent: Roc, Francky; Roc, Dortilus Rogenie 5485 Old Spanish Trl, Lake Worth, FL 33462-5121		CEO: Christina G Stodd
Situs Address: 5485 Old Spanish Trail Rd, Lake Worth, FL		Case No: C-2023-11060033
PCN: 00-43-45-09-11-014-0220		Zoned: RM

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 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, two paver driveways has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/09/2023 **Status:** CEH

Agenda No.: 097

Complexity Level: 1

Status: Active

Respondent: Zavaleta, Jesus M; Roman, Maria Isabel Visoso
452 Tuskegee Dr, Lake Worth, FL 33462-2120

CEO: Christina G Stodd

Situs Address: 452 Tuskegee Dr, Lake Worth, FL

Case No.: C-2023-09250012

PCN: 00-43-45-06-03-009-0280

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, shed in the backyard 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
- 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, chain link fence 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
- 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: 09/28/2023 **Status:** CEH

Agenda No.: 098

Complexity Level: 1

Status: Active

Respondent: SOUTH FLORIDA INVESTMENT REAL ESTATE LLC
2601 SW 23rd Cranbrook Dr, Boynton Beach, FL 33436

CEO: Christina G Stodd

Situs Address: 6541 Hillside Ln, Lake Worth, FL

Case No.: C-2023-12150011

PCN: 00-43-45-04-00-000-7410

Zoned: RS

Violations:

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an alteration to the outside 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: 12/19/2023 **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, fill dirt 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:** SIT

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

410 Avocado Ave, West Palm Beach, FL 33413-1811

Situs Address: 410 Avocado Ave, West Palm Beach, FL

Case No: C-2024-01190005

PCN: 00-42-43-35-11-011-0021

Zoned: RM

Violations:

- | | |
|----------|--|
| 1 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/13/2024 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. Specifically, trailer stored in the front set back not screened from view.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 02/13/2024 Status: CEH |
| 3 | Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/13/2024 Status: CEH |

Agenda No.: 102

Complexity Level: 1

Status: Active

Respondent: New Horizons Service Dogs Inc.

CEO: Charles Zahn

1590 Laurel Park Ct, Orange City, FL 32763-3519

Situs Address: 7890 Pioneer Rd, West Palm Beach, FL 33411

Case No: C-2022-11180010

PCN: 00-42-43-27-05-012-0242

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, chain link fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/08/2022 Status: CEH |
| 2 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, added driveway and resurfaced existing driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/08/2022 Status: CEH |

Agenda No.: 103

Complexity Level: 1

Status: Active

Respondent: PACIFICA WEST PALM LLC

CEO: Charles Zahn

155 Office Plaza Dr, Fl 1st, Tallahassee, FL 32301

Situs Address: 1239 N Benoist Farms Rd, Unit 101 Building 9, West Palm Beach, FL

Case No: C-2023-12190003

PCN: 00-42-43-29-25-009-1010

Zoned: RS

Violations:

- | | |
|----------|---|
| 1 | Details: Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixtures shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot and cold running water.
All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. Specifically, water heater is unable to provide adequate hot water.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (d) (1)
Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)
Issued: 02/05/2024 Status: CEH |
|----------|---|

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

2 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, spaces in the electrical panel provide access the electrical system.

Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 02/05/2024 **Status:** CEH

cc: Pacifica West Palm Llc

Agenda No.: 104 **Complexity Level:** 1 **Status:** Active
Respondent: Hernandez, Tito M **CEO:** Michael L Jordan
1424 Kirk Rd, West Palm Beach, FL 33406-4964
Situs Address: 3117 Vassallo Ave, Lake Worth, FL **Case No:** C-2023-09140004
PCN: 00-43-44-20-04-012-0040 **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.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/18/2023 **Status:** CEH

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/18/2023 **Status:** CEH

5 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: 09/18/2023 **Status:** CEH

cc: Code Enforcement

Agenda No.: 105 **Complexity Level:** - **Status:** Active
Respondent: ACER Properties LLC **CEO:** Jen L Batchelor
120 S Olive Ave, Ste 600, West Palm Beach, FL 33401-553:
Situs Address: 11448 52nd Rd N, West Palm Beach, FL **Case No:** C-2023-06120007
PCN: 00-41-43-02-00-000-5780 **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, replacement of the siding on the home has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/13/2023 **Status:** SIT

4 Details: A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, for expired/inactive permit # B-2023-002249-0000, Re-roofing.

Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 06/13/2023 **Status:** SIT

5 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2023-002249-0000, Re-roofing has become inactive or expired.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 06/13/2023 **Status:** SIT

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 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, permit # P-2016-010368-0000- Plumbing Water Heater C/O - within unit 1-2 Family has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 11/28/2023 **Status:** CLS

- 3 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, #P-2016-010368-0000- Plumbing Water Heater C/O - within unit 1-2 Family requires certificate of completion.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 11/28/2023 **Status:** CLS

cc: Palm Shores At Gables Homeowners Association, Inc F.K.A. Palm Shores At Gables End Association, Inc

Agenda No.: 109 **Complexity Level:** 1 **Status:** Active
Respondent: BARAJAS, MARIA DEL CARMEN L; LARA BARAJAS, MARIA DEL CARMEN **CEO:** Frank A Davis
 2874 Creek Rd, West Palm Beach, FL 33406-5925
Situs Address: 2874 Creek Rd, West Palm Beach, FL 33406 **Case No:** C-2022-08310030
PCN: 00-43-44-08-15-003-0061
RE: Request to rescind the Special Magistrate Order dated May 3, 2023, due to: Change of Ownership prior to issuance of AONC

Agenda No.: 110 **Complexity Level:** - **Status:** Active
Respondent: Antonio T. Ribeiro, trustee, of the Antonio T. Ribeiro revocable trust , dated September 10, 2010 **CEO:** Brian Burdett
 7169 120th Ave N, West Palm Beach, FL 33412-1465
Situs Address: 7169 120th Ave N, West Palm Beach, FL 33412 **Case No:** C-2022-11030018
PCN: 00-41-42-27-00-000-5730
RE: Request to contest Imposition of Fine/Lien Special Magistrate Order dated August 2, 2023

Agenda No.: 111 **Complexity Level:** - **Status:** Active
Respondent: LA RONDA, INC. **CEO:** Joanna Mirodias
 8633 Doveland Dr, Pahokee, FL 33476
Situs Address: 8657 Doveland Dr, A, Pahokee, FL **Case No:** C-2024-03250025
PCN: 00-37-42-20-01-006-0030 **Zoned:** RM

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.
Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 04/02/2024 **Status:** CEH

- 2 **Details:** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. More specifically, a shower tile is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 04/02/2024 **Status:** CEH

cc: La Ronda, Inc.

Agenda No.: 112 **Complexity Level:** - **Status:** Active
Respondent: Basile, Mario **CEO:** Brian Burdett
 13720 Hamlin Blvd, West Palm Beach, FL 33412-2676
Situs Address: 13676 Hamlin Blvd, West Palm Beach, FL **Case No:** C-2023-03140012
PCN: 00-41-42-21-00-000-3050
RE: Request to contest the Imposition of Fine/Lien.

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

Agenda No.: 113 **Complexity Level:** - **Status:** Active
Respondent: Xavier, Michael Thomas; Vera, Ariana Mariela **CEO:** Elizabeth A Gonzalez
14920 95th Ln N, West Palm Beach, FL 33412
Situs Address: 14920 95th Ln N, West Palm Beach, FL 33412 **Case No:** C-2021-03150012
PCN: 00-41-42-17-00-000-3860
RE: Request to rescind Special Magistrate Order dated October 6, 2021, due to: No proper service for Special Magistrate hearing. New case opened, C-2024-04030021.

Agenda No.: 114 **Complexity Level:** - **Status:** Active
Respondent: Capgrow Holdings JV Sub II LLC **CEO:** Brian Burdett
1200 S Pine Island Rd, Plantation, FL 33324
Situs Address: 11855 66th St N, West Palm Beach, FL 33412 **Case No:** C-2022-12210002
PCN: 00-41-42-35-00-000-3820
RE: Request to rescind Special Magistrate Order dated August 2, 2023, due to: Scrivener's error in name (Capgrown instead of Capgrow). New case opened, C-2024-05020004.

cc: Capgrow Holdings Jv Sub Ll Llc
Mactown Inc. Residential Group

Agenda No.: 115 **Complexity Level:** 1 **Status:** Active
Respondent: Delgado, Emanuel; Hidalgo-Delgado, Melissa **CEO:** Charles Zahn
3780 Suncrest Rd, Lake Worth, FL 33467-1556
Situs Address: 3780 Suncrest Rd, Lake Worth, FL 33467 **Case No:** C-2022-11160019
PCN: 00-42-43-27-09-000-0370
RE: Request to rescind Special Magistrate Order dated August 2, 2023, due to: CE investigation should not have been initiated. See case notes for details.

Agenda No.: 116 **Complexity Level:** 1 **Status:** Active
Respondent: Westgate LLC **CEO:** Ray F Leighton
17272 67th Ct N, Loxahatchee, FL 33470-3239
Situs Address: 2818 Westgate Ave, FL **Case No:** C-2023-12110025
PCN: 00-43-43-30-03-032-0200 **Zoned:** RH

Violations:

1	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. 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, 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: 12/13/2023 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 concrete wall with gate 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

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 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, fill (dirt) and rock has been erected or installed without a valid building permit.

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

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

Issued: 12/13/2023 **Status:** CEH

Agenda No.: 117 **Complexity Level:** 1 **Status:** Active
Respondent: SUSHASA LANDING LLC **CEO:** Debbie N Plaud
10515 Versailles Blvd, Wellington, FL 33449-8084
Situs Address: 10170 52nd Pl S, Lake Worth, FL **Case No.:** C-2023-09270016
PCN: 00-42-43-27-05-035-0101 **Zoned:** AR

Violations:

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/12/2023 **Status:** CEH
- 2** **Details:** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
Issued: 10/12/2023 **Status:** CEH
- 3** **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 10/12/2023 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 10/12/2023 **Status:** CEH
- 5** **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 10/12/2023 **Status:** CEH
- 6** **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: 10/12/2023 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

- 7 **Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.
- More specifically, improperly installed plumbing in the kitchens and bathrooms in units.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 10/12/2023 **Status:** CEH
- 8 **Details:** All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
- Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects
- More specifically, but not limited to, septic tank/ sewer line in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)
Palm Beach County Property Maintenance Code - Section 14-45 (e) (2)
Issued: 10/12/2023 **Status:** CEH
- 9 **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: 10/12/2023 **Status:** CEH
- 10 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 10/12/2023 **Status:** CEH
- 12 **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.
- Code:** Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 10/12/2023 **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, a fence has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/12/2023 **Status:** CEH
- 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, single family dwelling has been converted into a tri-plex- (three units with kitchens and bathrooms in each unit) without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/12/2023 **Status:** CEH

Agenda No.: 118

Complexity Level: -

Status: Active

Respondent: Linscott, Robert J; Brady, Claudia
9181 Heathridge Dr, West Palm Beach, FL 33411-1872

CEO: Christina G Stodd
Type: Life Safety

Situs Address: 9181 Heathridge Dr, West Palm Beach, FL

Case No: C-2024-05010028

PCN: 00-42-43-30-13-000-0230

Zoned: RS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

Violations:

- 1** **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
- a. The barrier must be at least four (4) feet high on the outside.
 - b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
 - c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 05/02/2024 **Status:** SIT

Agenda No.: 119

Complexity Level: -

Status: Active

Respondent: Garcia, Nelson E Jam; Lozano, Cindy
15036 89th Pl N, Loxahatchee, FL 33470-4342

CEO: Jen L Batchelor

Type: Repeat

Situs Address: 15036 89th Pl N, Loxahatchee, FL

Case No: C-2024-05060005

PCN: 00-41-42-19-00-000-1230

Zoned: AR

Violations:

- 1** **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.
- Code:** Unified Land Development Code - 6.A.1.B.2.a
Issued: 05/09/2024 **Status:** SIT
- 2** **Details:** Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, a contractors storage yard in the AR Zoning District.
- Code:** Unified Land Development Code - 4.A.7.C.6
Issued: 05/09/2024 **Status:** CLS

Agenda No.: 120

Complexity Level: 3

Status: Active

Respondent: MANCAVE HOLDINGS LLC
8691 Man O War Rd, Palm Beach Gardens, FL 33418

CEO: Paul Pickett

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
- 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, 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.
- Specifically: A second habitable living space on the premises Unit 4344 C has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/19/2023 **Status:** CEH
- 3** **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- Specifically: The 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.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 07/19/2023 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 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.

Specifically: A carport has been enclosed or without a valid building permit.

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

Issued: 07/19/2023

Status: CEH

cc: Cn Attorneys At Law
Mancave Holdings Llc

Agenda No.: 121

Complexity Level: 3

Status: Active

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
Code Enforcement
Mancave Holdings Llc

Agenda No.: 122

Complexity Level: -

Status: Postponed

Respondent: NOMIS D LLC

CEO: Nedssa Miranda

20283 State Road 7, Ste 104, Boca Raton, FL 33498-6903

Situs Address: 5030 Marcia Pl, West Palm Beach, FL

Case No: C-2024-03070011

PCN: 00-42-43-02-02-004-0130

Zoned: RM

Violations:

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, including but not limited to all storage from scrap metal, recycle materials and or any items storage on public view.

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

Issued: 03/14/2024

Status: CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

- 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: 03/14/2024 **Status:** CEH
- 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. More specifically pressure and or paint the property.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 03/14/2024 **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, membrane structure has been erected or installed without a valid building permit.

 Obtain required building permits for the membrane structure or remove the membrane structure.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/14/2024 **Status:** CEH
- 5** **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

 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: 03/14/2024 **Status:** CEH
- 6** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.

 Park the trailer in the side or rear yard and screen the trailer from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 03/14/2024 **Status:** CEH
- 7** **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.

 Please provide the appropriate landscape maintenance. More specifically, Resod all the grass areas that has been damaged by vehicles.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 03/14/2024 **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, fence has been erected or installed without a valid building permit.

 Obtain required building permits for the fence or remove the fence.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/14/2024 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

9 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Inactive /REROOFING permit # B-2013-015230-0000 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 /REROOFING permit # B-2013-015230-0000.

Obtain a Certificate of Completion for Inactive /REROOFING permit # B-2013-015230-0000.

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

Issued: 03/14/2024 **Status:** CEH

cc: Nomis D Llc

Agenda No.: 123 **Complexity Level:** - **Status:** Active
Respondent: ; MITCHELL, MARK; MITCHELL, EMILY ROSE **CEO:** Richard F Cataldo
 CHARETTE
 21659 Abington Ct, Boca Raton, FL 33428-4831 **Type:** Life Safety
Situs Address: 21659 Abington Ct, Boca Raton, FL **Case No.:** C-2024-05100024
PCN: 00-41-47-22-11-000-0380 **Zoned:** RT

Violations:

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

a. The barrier must be at least four (4) feet high on the outside.

b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.

c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 05/14/2024 **Status:** CEH

Agenda No.: 124 **Complexity Level:** 1 **Status:** Removed
Respondent: BARRWOOD HOMEOWNERS ASSOCIATION, INC. **CEO:** Dennis A Hamburger
 301 Yamato Rd, Ste 2199, Boca Raton, FL 33431
Situs Address: 8899 Thumbwood Cir, Boynton Beach, FL **Case No.:** C-2024-02140008
PCN: 00-43-45-18-09-001-0000 **Zoned:** AR

Violations:

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

Code: Unified Land Development Code - 2.A.6.B.4
Issued: 03/29/2024 **Status:** CLS

cc: Grant Property Management

Agenda No.: 125 **Complexity Level:** - **Status:** Active
Respondent: Neira, Andres **CEO:** Joanna Mirodias
 9228 Pinion Dr, Lake Worth, FL 33467-1067
Situs Address: 9228 Pinion Dr, Lake Worth, FL **Case No.:** C-2024-05150030
PCN: 00-42-44-19-01-004-0070 **Zoned:** AR

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 05, 2024 9:00 AM**

Violations:	<p>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:</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 style="text-align: right;">Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 05/15/2024 Status: CEH</p>
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Agenda No.: 126	Complexity Level: -	Status: Active
Respondent: GEISMAR, ROBERT J; GEISMAR, DEBORAH H 22377 Martella Ave, Boca Raton, FL 33433-4624		CEO: Richard F Cataldo Type: Life Safety
Situs Address: 22377 Martella Ave, Boca Raton, FL		Case No: C-2024-05160020
PCN: 00-42-47-29-06-002-0690		Zoned: RM
Violations:	<p>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:</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</p> <p style="text-align: right;">Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 05/16/2024 Status: CEH</p>	

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. "