

Special Magistrate: Thomas H Dougherty

Agenda No.: 001 Complexity Level: 1 Status: Active CEO: Maggie Bernal

Respondent: 4105 COOLEY COURT LLC

501 SW Riverview Ave, Stuart, FL 34994

Case No: C-2022-07140039 Situs Address: 4105 Cooley Ct, Lake Worth, FL 33461

PCN: 00-42-44-25-00-000-1021 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.

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

Issued: 08/03/2022 Status: CLS

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

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

Issued: 08/03/2022 Status: MCEH

cc: 4105 Cooley Court Llc

Agenda No.: 002 **Complexity Level: 2** Status: Active

Respondent: Clavero, Yanier CEO: Maggie Bernal

5689 Honeysuckle Dr, West Palm Beach, FL 33415-6327

Situs Address: 5689 Honeysuckle Dr, West Palm Beach, FL 33415 Case No: C-2021-05190038

PCN: 00-42-44-11-02-001-0180 Zoned: RM

Violations:

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.

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

Issued: 05/19/2021 Status: MCEH

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

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

Issued: 05/19/2021 Status: MCEH

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

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

Issued: 05/19/2021 Status: MCEH

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

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

Issued: 05/19/2021 **Status:** MCEH

Agenda No.: 003 Complexity Level: - Status: Active

Respondent: Pulido, Hernando; Urbina, Ivett CEO: Maggie Bernal

10719 Palm Spring Dr, Boca Raton, FL 33428-4128

Situs Address: 5656 Maypop Rd, West Palm Beach, FL 33415 Case No: C-2022-01110027

PCN: 00-42-44-11-01-004-0150 **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(s) have been erected or installed without a valid building permit.

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

Issued: 01/12/2022 **Status:** MCEH

Agenda No.:004Complexity Level: -Status: ActiveRespondent:PALM COAST PLAZA RESOLUTION LLCCEO: Jose Feliciano

3044 S Military Trl, Ste 114, Lake Worth, FL 33463

Situs Address: 3040 S Military Trl, Lake Worth, FL 33463 Case No: C-2021-05170001

PCN: 00-42-44-24-01-000-0021 **Zoned:** CG

Violations:

Details: Approval Process ¿ CG and TDD or PDD with CH FLU A Cocktail Lounge located in the CG Zoning District, or in a TDD or PDD with a CH FLU designation, may be subject to the following: [Ord. 2017-029] 1) Permitted by Right when located outside the Separation Requirements; or [Ord. 2017-029] 2) the BCC may allow the use within the distances established in the Separation Requirements, subject to Class A Conditional Use approval. [Ord. 2017-029]

More specifically, Kanela's Lounge is within the Separation Requirements and is subject to BCC approval.

Code: Unified Land Development Code - 4.B.2.C.6.b

Issued: 05/20/2021 **Status:** MCEH

Details: Uses identified with an "A" are allowed in the zoning districts with a recommendation by the Zoning Commission, and approved by the BCC in accordance with Art. 2.B, Public Hearing Processes. More specifically, Kanela's requires a Class A Conditional Use approval.

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

Issued: 05/20/2021 **Status:** MCEH

3 Details: FL NFPA 1 2015

Chapter 14 Means of Egress

14.5.3.4.1- Panic or Fire Exit Hardware Installation Requirements.

Code: National Fire Protection Association 1 - FL NFPA1 2015 14.5.3.4.1

Issued: 05/20/2021 Status: CLS

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

Code: Palm Beach County Property Maintenance Code - Section 14-33 (c) **Issued:** 05/20/2021 **Status:** MCEH

6 Details: FL NFPA1 2015

CHAPTER 14 MEANS OF EGRESS

14.5.2.3 - Locks - No Key, tool, or special Knowledge

Code: National Fire Protection Association 1 - NFPA1 2015 14.5.2.3 **Issued:** 05/20/2021 **Status:** CLS

9 **Details:** The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. More specifically, the current approved site plan under control number 1968-0004 currently shows Kanela's Lounge as retail space and needs to be corrected or the space needs to be returned to a Retail Use..

Code: Unified Land Development Code - 2.A.6.B.4

Issued: 05/20/2021 **Status:** MCEH

10 Details: No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law. More specifically, Kanelas Lounge currently has a Business Tax Receipt in place for a Restaurant and Pool Tables and not for a Cocktail Lounge.

Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17

Issued: 05/20/2021 **Status:** MCEH

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

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

Issued: 05/20/2021 **Status:** MCEH

12 Details: Required trees, palms, pines, shrubs, landscape barrier or ground treatment that become damaged, diseased, removed or are dead shall be immediately replaced, and where specified, are subject to the Tree Removal and Replacement Permit process. More specifically, the dead or missing landscaping along the border of Military Trail and within the parking areas.

Code: Unified Land Development Code - 7.E.3.B

Issued: 05/20/2021 **Status:** MCEH

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, replace or repair the wheel stops that have been broken or misplaced, damaged bollards, damaged traffic direction signs, and cracked and missing asphalt.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) Issued: 05/20/2021 Status: MCEH

14 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 trash,landscape materials, and debris about the parking lot and behind the buildings.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) **Issued:** 05/20/2021 **Status:** MCEH

15 Details: The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. More specifically, the current approved site plan shows a 6' boundary wall along the eastern and southern border. It is currently a 6' wooden privacy fence. Amend the site plan to reflect the current barrier.

Code: Unified Land Development Code - 2.A.6.B.4

Issued: 05/20/2021 **Status:** MCEH

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 perimeter privacy fence has been erected or installed without a valid building permit.

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

Issued: 05/20/2021 **Status:** MCEH

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

More specifically, the perimeter privacy fence in disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) **Issued:** 05/20/2021 **Status:** MCEH

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

More specifically, the window signage that is missing on the monument signs.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) **Issued:** 05/20/2021 **Status:** MCEH

19 **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited.

More specifically, several of the businesses are using banners as wall mounted signs.

Code: Unified Land Development Code - 8.C.1

Issued: 05/20/2021 **Status:** MCEH

20 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 parking lot lighting was converted to LED lighting has been erected or installed without a valid building permit.

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

Issued: 05/20/2021 **Status:** MCEH

Details: Separation Requirements

A Cocktail Lounge, which includes outdoor areas, shall not be located within 250 feet of a parcel of land with a residential FLU designation or use and shall be separated a minimum of 750 feet from another Cocktail Lounge. The Zoning Director may ask for a signed/sealed survey certifying that another lounge does not exist within 750 feet off the subject lounge, a residential district is more than 250 feet from the subject lounge, or the subject lounge is more than 500 feet from a school as required by the State of Florida, F.S. § 562.45, as amended. Measurement shall be taken from the structure to the property line of a residential use or FLU designation. [Ord. 2017-029]

More specifically, the outdoor patio/deck of Kanela's is located within the 250' Separation Requirements.

Code: Unified Land Development Code - 4.B.2.C.6.f

Issued: 05/20/2021 **Status:** MCEH

23 Details: Proximity to Residential

Any non-residential use shall be subject to the hours of operations indicated in Table 5.E.5.A, Hours of Operation, when located within 250 feet of a parcel of land with a residential FLU designation or use, unless stated otherwise. Mixed uses located in the following zoning districts shall not be considered residential uses for the purposes of hours of operation: Neighborhood General (NG), Neighborhood Commercial (NC), and Urban General (UG) Sub-areas of the WCRAO and UC, UI, MXPD, and TMD. [Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-018]

Table 5.E.5.A ¿ Hours of Operation

Non-Residential Use Classification Hours (1)

Commercial 6:00 a.m. to 11:00 p.m.

Recreation 6:00 a.m. to 11:00 p.m.

Institutional, Public, and Civic 6:00 a.m. to 11:00 p.m.

Industrial with Outdoor Activities 7:00 a.m. to 7:00 p.m. (Monday through Saturday)

Industrial without Outdoor Activities 6:00 a.m. to 11:00 p.m. (Monday through Saturday)

Transportation 7:00 a.m. to 11:00 p.m.

Temporary 6:00 a.m. to 11:00 p.m.

Accessory Non-Residential Uses to Residential Uses 7:00 a.m. to 7:00 p.m.

[Ord. 2017-007] [Ord. 2018-018]

More specifically, Kanela's lack of separation requirements determines that the business must close at 11:00 p.m.

Print Date: 3/19/2024 04:51 PM

Code: Unified Land Development Code - 5.E.5.A

Issued: 05/20/2021 **Status:** MCEH

- **Details:** Any door in a required means of egress from an area having an occupant load of 100 or more persons shall be permitted to be provided with a latch or lock only if the latch or lock is panic hardware or fire exit hardware complying with 7.2.1.7, unless otherwise permitted by one of the following:
 - $1. \ This \ requirement \ shall \ not \ apply \ to \ delayed-egress \ electrical \ locking \ systems \ as \ permitted \ in \\ 13.2.2.2.5$
 - 2. This requirement shall not apply to sensor release of electrical locking systems as permitted in 13.2.2.2.6

More specifically, Kanela's Lounge must have NFPA approved panic hardware.

Code: National Fire Protection Association 1 - 13.2.2.2.3

Issued: 05/20/2021 **Status:** CLS

Details: Exits, other than the main exterior doors that obviously and clearly are identifiable as exits, shall be marked by an approved sign that is readily visible from any direction of exit access.

More specifically, Kanela's lounge is deficient in exit signs by the office. **Code:** National Fire Protection Association 1 - 7.10.1.2.2 Exit Signs Required **Issued:** 05/20/2021 **Status:** CLS

26 Details: Smoking in assembly occupancies shall be regulated by the authority having jurisdiction.

THE FIRE MARSHAL OF PALM BEACH COUNTY PROHIBITS THE USE OF ANY TYPE OF SMOKING MATERIALS INCLUDING BUT NOT LIMITED TO THE USE OF VAPES, HOOKAHS, E-CIGARETTES, OR REGULAR CIGARETTES.

More specifically, Kanela's Lounge was allowing the use of Hookahs onsite. **Code:** National Fire Protection Association 1 - 12.7.8.1 Smoking in Assemblies **Issued:** 05/20/2021 **Status:** CLS

Details: All cornices, belt courses, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

More specifically, the metal awning on the side of unit A has multiple holes and is in a state of disrepair.

All canopies, marquees, signs, metal awnings, fire escapes, stand pipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

More specifically, the metal awning on the side of unit A has multiple holes and is in a state of disrepair

Code: Palm Beach County Property Maintenance Code - Section 14-33 (i) **Issued:** 05/20/2021 **Status:** MCEH

cc: Fortress Palm Coast Plaza Llc Palm Coast Plaza Resolution Llc Palm Coast Plaza Resolution Llc

Agenda No.:005Complexity Level: -Status: ActiveRespondent:ROYAL PALM MOBILE HOME PARK, LLCCEO: Jose Feliciano

1200 S Pine Island Rd, Plantation, FL 33324

PCN: 00-43-44-20-01-100-0010 **Zoned:** CN

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, wooden fence has been erected or installed without a valid building permit at front of property entrance facing 2nd Ave S.

The final inspection shall be made after all work required by the building permit is completed. More Specifically, obtain final Building Department Inspection for wooden fence installed and erected at property front entrance facing 2nd Ave S.

Print Date: 3/19/2024 04:51 PM

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

PBC Amendments to FBC 6th Edition (2017) - 110.3.10

Issued: 01/04/2021 **Status:** MCEH

cc: Royal Palm Mobile Home Park, Llc Royal Palm Mobile Home Park, Llc

Agenda No.: 006 Complexity Level: 1 Status: Active

Respondent: 1014 Pepper Inc CEO: John Gannotti

7806 Charney Ln, Boca Raton, FL 33496

Situs Address: 4738 Okeechobee Blvd, West Palm Beach, FL 33417 Case No: C-2021-03250078

PCN: 00-42-43-25-00-000-3070 **Zoned:** CG

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, interior alterations including electrical, plumbing and construction has been

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

Issued: 03/31/2021 **Status:** MCEH

cc: 1014 Pepper Inc

Levy Ministry International, Inc

Agenda No.:007Complexity Level: 1Status: ActiveRespondent:1014 PEPPER, INCCEO: John Gannotti

7806 Charney Ln, Boca Raton, FL 33496

Situs Address: 4738 Okeechobee Blvd, West Palm Beach, FL 33417 Case No: C-2021-03260008

PCN: 00-42-43-25-00-000-3070 **Zoned:** CG

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, interior alterations (restaurant) has been erected or installed without a valid building permit.

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

Issued: 03/31/2021 **Status:** MCEH

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

Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17

Issued: 03/31/2021 **Status:** MCEH

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

Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17

Issued: 03/31/2021 **Status:** MCEH

cc: 1014 Pepper, Inc

Agenda No.:008Complexity Level: 1Status: ActiveRespondent:WALTHAM B CONDOMINIUM ASSOCIATION, INC.CEO: John Gannotti

29 Waltham B, West Palm Beach, FL 33417

Situs Address: Waltham B, West Palm Beach, FL 33417 Case No: C-2022-08010001

PCN: Zoned: RH

Violations:

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 stairs, railings, decks, balconies

and all other appurtenances.

• Palm Beach County Property Maintenance Code - Section 14-33 (i)

Code: Palm Beach County Property Maintenance Code - Section 14-33 (j) **Issued:** 08/02/2022 **Status:** MCEH

cc: Waltham B Condominium Association, Inc.

Agenda No.: 009 Complexity Level: - Status: Active

Respondent: Walsh, Michael J; Wagner, Catherine J CEO: Dwayne E Johnson

4304 Frances Dr, Delray Beach, FL 33445-3219

Situs Address: 4304 Frances Dr, Delray Beach, FL 33445 Case No: C-2021-12070008

PCN: 00-42-46-13-05-001-0060 **Zoned:** RS

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 two sheds have been erected without valid building permits.

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

Issued: 12/07/2021 **Status:** MCEH

Agenda No.: 010 Complexity Level: - Status: Active

Respondent: CUFFARO, Paul CEO: Ozmer M Kosal

16331 123rd Ter N, Jupiter, FL 33478-6574

Situs Address: 16331 123rd Ter N, Jupiter, FL 33478 Case No: C-2022-01060006

PCN: 00-41-41-10-00-000-5260 **Zoned:**

Violations:

Details: All construction activity regulated by this code shall be performed

in a manner so as not to adversely impact the condition of adjacent property, unless such activity

is permitted to affect said property pursuant to a consent granted by the applicable property owner,

under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface

water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected

sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the

improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, the modifications in excavation to the property of fill dirt appearing on your property is in requirement of a valid site development fill permit issued from the County Building Department.

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

Issued: 01/10/2022 **Status:** MCEH

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 alteration/modification structure appearing to the residence frontage has been erected or installed without a valid building permit issued by the County Building Department, as reflected in Building Permits records.

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

Issued: 01/10/2022 **Status:** MCEH

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

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

Issued: 01/10/2022 **Status:** MCEH

cc: Cuffaro, Paul

Agenda No.: 011 Complexity Level: - Status: Active

Respondent: HARRIS, Steven R; HARRIS, Nancy J CEO: Ozmer M Kosal

10175 Sandy Run, Jupiter, FL 33478-9336

PCN: 00-41-41-13-00-000-1670 **Zoned:** AR

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 fence and gate appearing on your property has been erected or installed without a valid building permit issued by the County Building Department, as reflected in Building Permits records.

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

Issued: 12/15/2021 **Status:** MCEH

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.

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)

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

Issued: 12/15/2021 **Status:** MCEH

Agenda No.: 012 Complexity Level: - Status: Active

Respondent: LANDEWEER, Peter H; LANDEWEER, Barbara J CEO: Ozmer M Kosal

2196 SW 96th St, Stuart, FL 34997-2620

Situs Address: 15924 Assembly Loop, Jupiter, FL 33478 Case No: C-2020-07270032

PCN: 00-41-41-18-01-000-0140 Zoned: PIPD

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 mezzanine with stairs, an awning structure, along with electrical have been erected or installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 07/29/2020 **Status:** MCEH

cc: Fire Rescue

Agenda No.: 013 Complexity Level: 1 Status: Active

Respondent: Caban, Brandon CEO: Ray F Leighton

 $310\ Hemlock\ Rd,\ West\ Palm\ Beach,\ FL\ 33409-6214$

Situs Address: 310 Hemlock Rd, West Palm Beach, FL 33409 Case No: C-2022-05120014

PCN: 00-43-43-30-16-006-0030 **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, a shed on the southside has been erected or installed without a valid building permit.

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

Issued: 05/12/2022 **Status:** MCEH

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

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

Issued: 05/12/2022 **Status:** MCEH

Agenda No.: 014 Complexity Level: - Status: Active

Respondent: HAYES, J R STANFIELD; HAYES, RAE ANN CEO: Nedssa Miranda

8615 Hall Blvd, Loxahatchee, FL 33470-5662

Situs Address: 8615 Hall Blvd, Loxahatchee, FL 33470 Case No: C-2021-02120024

PCN: 00-41-42-19-00-000-1840 **Zoned:** AR

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

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

Issued: 02/16/2021 **Status:** MCEH

Agenda No.:015Complexity Level: -Status:RemovedRespondent:HAYES, J R STANFIELD;HAYES, RAE ANNCEO:Nedssa Miranda

8615 Hall Blvd, Loxahatchee, FL 33470-5662

Situs Address: 8615 Hall Blvd, Loxahatchee, FL 33470 Case No: C-2021-02120024

PCN: 00-41-42-19-00-000-1840 **Zoned:** AR

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

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

Issued: 02/16/2021 **Status:** MCEH

Agenda No.: 016 Complexity Level: - Status: Active

Respondent: PMC SFR BORROWER LLC CEO: Nedssa Miranda

1201 HAYS St, TALLAHASSEE, FL 32301

Situs Address: 4786 Arthur St, Palm Beach Gardens, FL 33418 Case No: C-2020-04280008

PCN: 00-42-42-13-09-002-0011 Zoned: RM

Violations:

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

Code: Unified Land Development Code - 6.A.1.D.19.b.5)b)

Issued: 06/02/2020 **Status:** MCEH

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: 06/02/2020 **Status:** MCEH

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

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

Issued: 06/02/2020 **Status:** MCEH

cc: Pmc Sfr Borrower Llc

Agenda No.: 017 Complexity Level: - Status: Active

Respondent: TRUE NORTH PROPERTY OWNER A, LLC CEO: Nedssa Miranda

1201 HAYS St, TALLAHASSEE, FL 32301

Situs Address: 4786 Arthur St, Palm Beach Gardens, FL 33418 Case No: C-2021-09290016

PCN: 00-42-42-13-09-002-0011 **Zoned:** RM

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Violations:

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

Code: Unified Land Development Code - 6.A.1.D.19.b.5)b)

Issued: 09/30/2021 **Status:** MCEH

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: 09/30/2021 **Status:** MCEH

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

Park the boat in the side or rear yard and screen the 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.c

Issued: 09/30/2021 **Status:** MCEH

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

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

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

Issued: 09/30/2021 **Status:** MCEH

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.

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: 09/30/2021 **Status:** MCEH

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, white containers, box, loan mower or anything in public view.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) **Issued:** 09/30/2021 **Status:** MCEH

cc: True North Property Owner A, Llc

Agenda No.: 018 Complexity Level: 1 Status: Active

Respondent: Young, Richard; Callahan, Mary Carlisle CEO: Joanna Mirodias

3335 Cove Rd, Tequesta, FL 33469-2412

PCN: 00-43-40-30-05-000-0200 **Zoned:** RS

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 enclosed garage has been erected or installed without a valid building permit.

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

Issued: 04/07/2022 **Status:** MCEH

Agenda No.: 019 Complexity Level: 1 Status: Active

Respondent: Surmont, Susan M CEO: Joanna Mirodias

2589 W Edgewater Dr, Palm Beach Gardens, FL 33410-243

Situs Address: 2589 W Edgewater Dr, Palm Beach Gardens, FL 33410 Case No: C-2021-05060030

PCN: 00-43-41-32-06-000-0080 **Zoned:** RS

Violations:

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 or window that opens to provide direct access from the home to the swimming pool.
- 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.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) **Issued:** 05/06/2021 **Status:** MCEH

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

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

Issued: 05/06/2021 **Status:** MCEH

3 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #B-2005-034251-0000 (Pool Residential - In-Ground) has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2005-034251-0000 (Pool Residential - In-Ground).

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

Issued: 05/06/2021 **Status:** MCEH

Agenda No.: 020 Complexity Level: - Status: Active

Respondent: Madhusudan LLC, a Florida Limited Liability Company, as CEO: Nick N Navarro

Trustee for 22992 Tradewind Rd Land Trust, Agreement

Dated December 05, 2019

6574 N State Road 7, 175, Pompano Beach, FL 33073-3625

Situs Address: 22992 Tradewind Rd, Boca Raton, FL 33428 Case No: C-2020-09010002

PCN: 00-41-47-36-03-000-7640 **Zoned:** AR

Violations:

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

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

Issued: 09/01/2020 Status: MCEH

Details: Every window, door, and frame shall be kept in sound condition, good repair, and weather tight.

More specifically, this includes but is not limited to the broken windows.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) **Issued:** 09/01/2020 **Status:** MCEH

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 6th Edition (2017) - 105.1

Issued: 09/01/2020 **Status:** MCEH

cc: Madhusudan Llc, A Florida Limited Liability Company

Agenda No.:021Complexity Level: 1Status: ActiveRespondent:BUILDING BLOCKS II LEARNING CENTER OF PALMCEO: Paul Pickett

BEACH COUNTY INC

6639 Marbletree Ln, Lake Worth, FL 33467-7238

Situs Address: 4600 Purdy Ln, West Palm Beach, FL 33415 Case No: C-2022-01240009

PCN: 00-42-44-13-00-000-3210 **Zoned:** UI

Violations:

Details: All vacant structures and premises shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.

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.

Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.

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

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

Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)

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

All canopies, marquees, signs, metal awnings, fire escapes, stand pipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment. More specifically, but not limited to, Canopy structure / canopy frame is in disrepair. All structures shall be kept free from disrepair and deterioration or shall be removed.

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

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

3 **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. More specifically, but not limited to, surfaces that have been graffitied on shall be covered up / painted and maintained.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (b) **Issued:** 01/26/2022 **Status:** MCEH

Details: All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, but not limited to, sections of the wall on the south end of the structure have holes and exposed wood. The structure shall be kept free from holes and deterioration. Ongoing property and structure maintenance is the responsibility of the property owner.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (f) **Issued:** 01/26/2022 **Status:** MCEH

Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, but not limited to, the areas of damaged and hanging gutters / soffits shall be repaired and maintained.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (g) **Issued:** 01/26/2022 **Status:** MCEH

Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, but not limited to areas of the chain link fence and the wooden picket fence are in disrepair. All accessory structures / fences shall be kept free from disrepair.

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

Issued: 01/26/2022 **Status:** MCEH

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, tires, auto parts, construction materials, pieces of trash debris left by trespassers / vagrants shall be removed.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) **Issued:** 01/26/2022 **Status:** MCEH

Agenda No.:022Complexity Level: 2Status: ActiveRespondent:JMVD SOUTH MILITARY TRAIL LLCCEO: Paul Pickett

912 W UNIVERSITY Ave, GAINESVILLE, FL 32601

Situs Address: 2270 S Military Trl, West Palm Beach, FL 33415 Case No: C-2021-04010025

PCN: 00-42-44-13-02-001-0232 **Zoned:** UI

Violations:

Details: A. General Pruning Requirements

- 1. A maximum of one-fourth of the tree canopy may be removed from a tree within a one-year period, provided that the removal conforms to the standards of crown reduction, crown cleaning, crown thinning, crown raising, vista pruning, and crown restoration pruning techniques. All pruning shall comply with the most recent published version of the American National Standards Institute, ANSI provisions related to tree, shrub and other woody plant maintenance, as amended. The crown of a tree Unified Land Development Code Supplement No. 25 (Printed 02/19) Article 7 landscaping 52 of 54 required by this Code or condition of approval shall not be reduced below the minimum spread or height requirements of Art. 7.D.2.A, Trees, or specific conditions of approval. A tree which is pruned in excess of these requirements shall be replaced with a tree that meets the minimum requirements of Art. 7.D.2.A, Trees, and Table 7.D.2.E, Tree Credit and Replacement. [Ord. 2014-025]
- 2. If other than the mature height and spread is desired for any required tree, the size and shape shall be indicated on an approved site plan, planting plan, landscape plan. Shaping of a tree shall be permitted if the tree is to be used as an accent, focal point, or as part of an overall landscape design. A maintenance program shall be clearly outlined on the approved landscape plan to explain the care and upkeep of a shaped tree.
- 3. When cutting back trees, care shall be taken to promote the shape and form typical of the tree¿s species in similar settings in PBC.
- 4. Tree topping (hatracking) is prohibited. **Code:** Unified Land Development Code 7.F.4.A

Issued: 04/08/2021 **Status:** MCEH

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, LANDSCAPE AND FULL SITE PLAN REVIEW.

Code: Unified Land Development Code - 2.A.6.B.4

Issued: 04/08/2021 **Status:** MCEH

3 Details: Tree topping (hatracking) is prohibited.
Code: Unified Land Development Code - 7.F.4.A.4

Issued: 04/08/2021 **Status:** CLS

4 **Details:** Required or preserved vegetation that becomes damaged, diseased, removed or is dead shall be

immediately

replaced with plant material to comply with the approved standards and height requirements of

this Article or conditions of approval,

whichever is greater.

Code: Unified Land Development Code - 7.E.3.C

Issued: 04/08/2021 **Status:** MCEH

cc: Jmvd South Military Trail Llc

Agenda No.:023Complexity Level: 1Status: ActiveRespondent:SMITH, IVY DCEO: Paul Pickett

5840 Tiffany Pl, West Palm Beach, FL 33417-4338

Situs Address: 5840 Tiffany Pl, West Palm Beach, FL 33417 Case No: C-2019-10100027

PCN: 00-42-43-26-17-004-0080 **Zoned:** RH

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, ACCESSORY STRUCTURE (SHED) has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 10/17/2019 **Status:** MCEH

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:** 10/17/2019 **Status:** MCEH

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

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

Issued: 10/17/2019 **Status:** MCEH

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

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) **Issued:** 10/17/2019 **Status:** MCEH

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 (WOOD FENCE) has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 10/17/2019 **Status:** SMO

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

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 10/17/2019 **Status:** MCEH

Agenda No.:024Complexity Level: 1Status: ActiveRespondent:SMITH, IVY DCEO: Paul Pickett

5840 Tiffany Pl, West Palm Beach, FL 33417-4338

Situs Address: 5840 Tiffany Pl, West Palm Beach, FL 33417 Case No: C-2020-11230041

PCN: 00-42-43-26-17-004-0080 **Zoned:** RH

Violations:

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:** 12/02/2020 **Status:** MCEH

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: 12/02/2020 Status: MCEH

Details: All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (1) **Issued:** 12/02/2020 **Status:** MCEH

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:** 12/02/2020 **Status:** MCEH

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

More specifically, PLUMBING (SEWER) has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 12/02/2020 **Status:** MCEH

cc: Pbso

Agenda No.:025Complexity Level: 1Status: ActiveRespondent:VEGA, PAULINOCEO: Paul Pickett

1486 SW Apache Ave, Port Saint Lucie, FL 34953-1150

Situs Address: 5142 Pine Grove Dr, West Palm Beach, FL 33417 Case No: C-2021-05030007

PCN: 00-42-43-26-00-000-1160 **Zoned:** RH

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, ACCESSORY STRUCTURE (GAZEBO) has been erected or installed without a valid building permit.

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

Issued: 05/13/2021 **Status:** CLS

Details: A maximum of one recreational vehicle and any two of the following, or a maximum of three of any of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle, marine vessel with accompanying trailers, and trailers.

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

Issued: 05/13/2021 **Status:** MCEH

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.

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

Issued: 05/13/2021 **Status:** MCEH

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

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

Issued: 05/13/2021 **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, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit.

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

Issued: 05/13/2021 **Status:** MCEH

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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: 05/13/2021 **Status:** MCEH

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 STRUCTURE) has been erected or installed without a valid building permit.

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

Issued: 05/13/2021 **Status:** MCEH

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 (BUILDING, WEST SIDE) has been erected or installed without a valid building permit.

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

Issued: 05/13/2021 **Status:** MCEH

cc: Vega, Paulino Vega, Paulino

Agenda No.:026Complexity Level: 1Status: RemovedRespondent:WEST PALM BEACH MANAGEMENT LLCCEO: Paul Pickett

317 71ST St, MIAMI, FL 33141

Situs Address: 2601 S Military Trl, West Palm Beach, FL 33415 Case No: C-2022-05110010

PCN: 00-42-44-13-41-002-0010 **Zoned:** UC

Violations:

Details: System deficiencies shall be corrected. Inspector Comments: 5/11/2022 -

NO CHANGE - NO FIRE ALARM SYSTEM CORRECTIONS REPORT PROVIDED.
NO DRAWINGS OF FIRE ALARM SYSTEM ON SITE TO VERIFY THE COVERAGE OF THE SYSTEM IN THE PLAZA.

ALL VIOLATIONS MUST BE ABATED IMMEDIATELY.

Code: National Fire Protection Association 72 2016 - 14.2.2.2.2

Issued: 05/13/2022 **Status:** MCEH

Details: Where additional permits, approvals, certificates, or licenses are required by other agencies, approval shall be obtained from those other agencies.

Inspector Comments: 5/10/2022 - SITE MEET WITH REP ADAM ANDERSON

5/11/2022 - EMAIL

2. Units 27 and 28/30 are vacant under renovation changes to bring to shell condition. The units are not permitted for shell Reno. The fire sprinklers as installed do not protect the space with the ceiling grids removed. Electrical and basic plumbing is in process. Fire wall re construction for unit separation was performed without permit. Your project to renovate to shell has not been proactive and compliant with Palm Beach County Building code requirements for permit and submittal packages for review. Hire a consultant and engineer to correct your process to complete properly.

ACTION REQUIRED: Obtain a building permit for Shell Renovation.

ACTION REQUIRED: Obtain a building permit for any changes from the last approved floor plan.

ACTION REQUIRED: The original business tax receipt application with zoning approval was not available at the time of inspection.

UNIT 28-30

STOP WORK WITHOUT PERMIT BOX ONSITE - CONTRACTOR ACTIVATE FIRE SPRINKLER SYSTEM - FIRE ALARM DID NOT GO OFF, NO FR DISPATCH. SHUT DOWN WORK UNTIL ALL RESOLVED-

FIRE WATCH REQUIRED.

Inspector Comments: 2. Units 27 and 28/30 are vacant under renovation changes to bring to shell condition. The units are not permitted for shell Reno. The fire sprinklers as installed do not protect the space with the ceiling grids removed. Electrical and basic plumbing is in process. Fire wall re construction for unit separation was performed without permit. Your project to renovate to shell has not been proactive and compliant with Palm Beach County Building code requirements for permit and submittal packages for review. Hire a consultant and engineer to correct your process to complete properly

Print Date: 3/19/2024 04:51 PM

Code: National Fire Protection Association 1 2018 - 1.12.6.3

Issued: 05/13/2022 **Status:** MCEH

Details: The AHJ shall have the authority to require standby fire personnel or an approved fire watch when potentially hazardous conditions or a reduction in a life safety feature exist due to the type of performance, display, exhibit, occupancy, contest, or activity; an impairment to a fire protection feature; or the number of persons present.

Inspector Comments: 5/10/2022 - SITE MEET WITH REP - ADAM ANDERSON

5/11/2022 - EMAIL

1. The buildings life safety systems did not respond during a sprinkler activation and the fire alarm company who responded could not provide the information or drawings to show the coverage of the fire alarm system where it begins and ends within the complex. The issue effects multiple tenants and we still do not know the extent of the affected or coverage area of the fire alarm system. The site was place on a fire watch which has not been performed and remains on a fire watch until the details of the repairs can be verified and the drawings can show the area of coverage the system is protecting in the complex.

5/6/2022 -Rani,

Your site has had a fire sprinkler activation and the fire alarm system did not operate and did not dispatch Fire Rescue.

I am placing the site on fire watch until your vendors can prove to me the system is operational and reporting to code.

Have your vendors provide system documentation of correction and to schedule me onsite to verify. Once completed, I will then remove the fire watch requirement.

This is an immediate order to start your watch.

FIRE WATCH NOTICE

DATE: 5/3/22

SITE: CRESTWOOD PLAZA

ADDRESS: 2601 MILITARY TRAIL

TO: RANI DISHI

I am providing you notice to initiate an immediate FIRE WATCH at the site listed above due to the following reasons:

- a. A required fire protection system that fails, is altered or not being used as intended.
- b. An impairment to a fire protection feature.
- c. An excessive number of accidental activations/nuisance alarms i. A nuisance alarm is defined as "any alarm caused by mechanical failure, malfunction, improper installation, or lack of proper maintenance, or any alarm activated by a cause that cannot be determined.
- d. A required fire protection system is in a trouble or a supervisory mode for more than four hours.
- e. The activation of a required fire protection system that needs to be restored.
- f. The unauthorized, non-permitted removable of a required fire protection system.

Additional Description if needed:

Per the Florida Fire Prevention Code, the Authority Having Jurisdiction or Fire Marshal shall have the authority to require an approved Fire Watch when potentially hazardous conditions or a reduction in a life safety feature exists due to any of the following:

A required fire protection system that fails is altered, not being used as intended, or out of service for more than 4 hours.

An impairment to a fire protection feature.

An excessive number of accidental activations/nuisance alarms.

I have included two attachments, A & B with the information you need that defines what a Fire Watch is, the required action, and your responsibilities for these actions.

A fire watch is the action of an on-site person designated by the property owner or their agent meeting the approval of the Fire Marshal, whose responsibilities include continually monitoring the property for fire, preventing fire from occurring, notifying property occupants and the fire department if a fire occurs, and using a fire extinguisher to extinguish a small fire.

Please contact your safety system service provider to determine the timeframe of the system deficiency or service outage to intiate your FIRE WATCH. Provide me back the following detail: 1. Fire Watch initiated date and time (Immediately):

2. Expected timeframe of out of service (Immediately):

3. System corrected/Fire Watch ended date and time:

4. Return to Fire Watch Log as completed to me by email for review.

Code: National Fire Protection Association 1 2018 - 1.7.17.1

Issued: 05/13/2022 **Status:** MCEH

cc: West Palm Beach Management Llc West Palm Beach Management Llc

Agenda No.: 027 Complexity Level: 1 Status: Active

Respondent: Dent, Ruth CEO: Debbie N Plaud

7342 Willow Spring Cir S, Boynton Beach, FL 33436-9416

Situs Address: 7342 Willow Spring Cir S, Boynton Beach, FL 33436 Case No: C-2022-03100026

PCN: 00-42-45-12-15-000-1750 **Zoned:** RS

Violations:

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

More specifically, but not limited to, trash/debris in front of property.

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

Issued: 03/14/2022

Status: MCEH

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)

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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/walkway has been erected or installed without a valid building permit.

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

Issued: 03/14/2022 **Status:** MCEH

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

More specifically, but not limited to, fence in disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) **Issued:** 03/14/2022 **Status:** MCEH

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

More specifically, but not limited to, garage door in disrepair.

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

Issued: 03/14/2022. Status: MCEH

Agenda No.: 028 Complexity Level: 1 Status: Active

Respondent: King Jesus, INC. CEO: Patrick L Prentice

4907 Cypress Way, Pompano Beach, FL 33073-4907

Situs Address: 22962 Camino Del Mar, Boca Raton, FL 33433 Case No: C-2022-10180007

PCN: 00-42-47-26-05-007-0010 **Zoned:** AR

Violations:

1 Details: Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. Specifically, the compart trailer perked on the property.

minimum of six feet in height. Specifically, the camper trailer parked on the property.

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

Issued: 10/19/2022 **Status:** MCEH

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:** 10/19/2022 **Status:** MCEH

Details: All signs, except signs exempted by Article 8.B, EXEMPTIONS, shall receive a building permit prior to construction, erection, attachment or placement from PBC. Non-exempt signs not erected or repaired pursuant to a valid permit are considered illegal. No sign shall be structurally altered, enlarged, or relocated except in conformity with this Article. The repair or changing of movable parts, sign copy, display, or graphic material is not deemed an alteration. Specifically, the large sign in the front of the property.

Code: Unified Land Development Code - 8.E

Issued: 10/19/2022 **Status:** MCEH

cc: King Jesus, Inc.

Agenda No.:029Complexity Level: -Status: ActiveRespondent:3441 HI ST LLCCEO: Ronald Ramos

370 CAMINO GARDENS Blvd, Ste 301, Boca Raton, FL

33432

Situs Address: 3469 Hi St, Lake Worth, FL 33461 Case No: C-2021-08120069

PCN: 00-43-44-20-01-048-0070 **Zoned:** RH

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, Central H/VAC System has been erected or installed without a valid building permit. Obtain required building permits for the Central H/VAC System or remove the Central H/VAC System.

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

Issued: 08/16/2021 **Status:** MCEH

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 electrical outlet(s) -(west living room wall) have been erected or installed without a valid building permit. Obtain required building permits for the electrical outlet(s) -(west living room wall).

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

Issued: 08/16/2021

Status: MCEH

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, Fascia wood on the north and south side are in disrepair. Maintain exterior of structure in good repair, structurally sound and sanitary.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (a) **Issued:** 08/16/2021 **Status:** MCEH

4 Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight.

>>>More specifically. several windows are broken and the front door is in total disrepair. Maintain windows, doors and frames in sound condition, good repair and weather-tight.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) **Issued:** 08/16/2021 **Status:** MCEH

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, The faucet at the bathtub is leaking. Repair all inoperative or faulty plumbing.

Print Date: 3/19/2024 04:51 PM

Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1) **Issued:** 08/16/2021 **Status:** MCEH

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

>>>More specifically, romex exiting drywall from under the circuit breaker box, has been erected or installed without a valid building permit.

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

Issued: 08/16/2021 **Status:** MCEH

cc: 3441 Hi St Llc Pbso

Agenda No.: 030 Complexity Level: - Status: Active

Respondent: FLORIDA PARADISE LLC CEO: Ronald Ramos

4521 Pga Blvd, 157, Palm Beach Gardens, FL 33418-3997

PCN: 00-42-41-17-00-000-3060 **Zoned:** AR

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, (a multi-level set of exterior stairs leading top the roof) has been erected or installed without a valid building permit.

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

Issued: 01/21/2021 **Status:** MCEH

Agenda No.:031Complexity Level: 1Status: ActiveRespondent:Gomez, Carlos MCEO: David T Snell

4375 Forest Rd, West Palm Beach, FL 33406-4841

Situs Address: 4375 Forest Rd, West Palm Beach, FL 33406 Case No: C-2022-05020027

PCN: 00-42-44-12-02-000-0570 **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.

Specifically: An CBS addition has been erected or installed without a valid building permit.

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

Issued: 05/03/2022 **Status:** MCEH

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

Specifically: A covered structure has been erected or installed without a valid building permit.

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

Agenda No.:032Complexity Level: -Status: ActiveRespondent:Vargas, Fabiel GilCEO: David T Snell

1528 Live Oak Dr, West Palm Beach, FL 33415-5533

Situs Address: 1528 Live Oak Dr, West Palm Beach, FL 33415 Case No: C-2020-10280046

PCN: 00-42-44-11-07-000-0330 **Zoned:** RS

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: A Shed (1) has been erected or installed without a valid building permit.

Print Date: 3/19/2024 04:51 PM

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 10/29/2020 Status: MCEH

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, 2 or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 (2) has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 10/29/2020 Status: MCEH

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, 3 or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 added addition in the rear of the Subject Property has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 10/29/2020 Status: MCEH

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

Specifically: A Brick Paver Driveway has been erected or installed without a valid building

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 10/29/2020 Status: MCEH

Agenda No.: 033 **Complexity Level: -**Status: Active

Respondent: YECAF LLC CEO: Christina G Stodd

11 SW 4th Ave, Unit 29, Boca Raton, FL 33432

Situs Address: 1698 Drexel Rd, West Palm Beach, FL 33417 Case No: C-2022-10270009

PCN: 00-42-43-26-16-013-0050 Zoned: RH

Violations:

Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the 4 ft wood fence in the front of the property is in disrepair.

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

Issued: 10/28/2022 **Status: CLS**

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, 2 or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, stucco on the mobile home has been erected or installed without a valid building permit.

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

Issued: 10/28/2022 Status: MCEH

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

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

Issued: 10/28/2022 Status: MCEH

cc: Propery Management Pioneer Consulting & Mgmt, Llc

Yecaf Llc Yecaf Llc

Agenda No.: 034 Complexity Level: 1 **Status:** Active Respondent: Casanola, Nelson V CEO: Charles Zahn

6545 Pioneer Rd, West Palm Beach, FL 33413-2319

Situs Address: 6545 Pioneer Rd, West Palm Beach, FL 33413 Case No: C-2022-05050042

PCN: 00-42-43-27-05-013-0110 **Zoned:** AR

Violations:

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

multiple cars parked on the parcel.

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

Issued: 05/09/2022 **Status:** CLS

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: 05/09/2022 **Status:** MCEH

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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, column, and gate(s) has been erected or installed without a valid building permit.

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

Agenda No.:035Complexity Level: -Status: ActiveRespondent:Florida Green IncCEO: Charles Zahn

8358 Pinion Dr, Lake Worth, FL 33467

Situs Address: 8358 Pinion Dr, Lake Worth, FL 33467 Case No: C-2021-05110024

PCN: 00-42-44-19-01-018-0080 **Zoned:** AR

Violations:

Details: The maximum height for a fence or wall on or adjacent to a residential lot line or in a landscape buffer shall be as follows: Within required front setback: four feet. Within required side, side street, and rear setback: six feet. More specifically, the roll gates are taller than the allowable 4' that was permitted.

Code: Unified Land Development Code - 5.B.1.A.2.B.1

Issued: 05/11/2021 **Status:** MCEH

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 landscape service is a prohibited use on an AR/USA tiered property.

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

Issued: 05/11/2021 **Status:** MCEH

3 Details: Collocated Use

Shall be allowed only in conjunction with a Retail or Wholesale Nursery, and both uses shall be operated under the same ownership, subject to the following: [Ord. 2019-039]

- 5) AR/USA, RE, RT, RM, RS, UC, UI, CH-MUPD, CH-MXPD, NC-TND, and TMD within the U/S, Rural, or Exurban Tiers
- a) Shall be on a minimum of three acres; and [Ord. 2019-039]
- b) Approval Process ¿ Class A Conditional Use
- (1) The area(s) designated for Landscape Service (On-Site Activities) shall be a maximum of 30 percent of the Growing Area or one acre, whichever is less. [Ord. 2019-039]

Code: Unified Land Development Code - 4.B.2.C.21.i

Issued: 05/11/2021 **Status:** MCEH

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

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

Issued: 05/11/2021 **Status:** MCEH

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 parking pad has been erected or installed without a valid building permit.

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

Issued: 05/11/2021 **Status:** MCEH

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 vegetative debris and building materials on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) **Issued:** 05/11/2021 **Status:** MCEH

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 covered structures other that the 2 (two) 12x20 sheds that are permitted have been erected or installed without a valid building permit.

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

Issued: 05/11/2021 **Status:** MCEH

cc: Florida Green Inc

Agenda No.: 036 Complexity Level: - Status: Active

Respondent: MARCHANT, Theresa CEO: Ozmer M Kosal

16995 Brian Way, Jupiter, FL 33478-5233

Situs Address: 16995 Brian Way, Jupiter, FL 33478 Case No: C-2021-04050003

PCN: 00-41-41-09-00-000-1010 Zoned: AR

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 accessory structure appearing to be a storage shed has been erected or installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records.

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

Issued: 04/08/2021 **Status:** MCEH

Agenda No.: 037 Complexity Level: - Status: Active

Respondent: CANA, DAYAN CEO: Omar J Sheppard

4656 Cambridge St, Lake Worth, FL 33463-2271

Situs Address: 5701 Orange Rd, West Palm Beach, FL 33413 Case No: C-2021-05200003

PCN: 00-42-43-35-11-014-0181 **Zoned:** RM

Violations:

Details: A maximum of one recreational vehicle and any two of the following, or a maximum of three of any of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle, marine vessel with accompanying trailers, and trailers.

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

Issued: 05/25/2021 **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, A SHED has been erected or installed without a valid building permit.

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

Issued: 05/25/2021 **Status:** MCEH

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, HEAVY REPAIR AND MAINTENANCE IS PROHIBITED IN MULTI-FAMILY RESIDENTIAL (MEDIUM DENSITY)

DISTRICT.

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

Issued: 05/25/2021 **Status:** CLS

cc: Cana, Dayan

Agenda No.:038Complexity Level: -Status: ActiveRespondent:Palm Coast Plaza Resolution LlcCEO: Jose Feliciano

4440 Pga Blvd, Ste 502, Palm Beach Gardens, FL 33410-65

Situs Address: 3044 S Military Trl, A, Lake Worth, FL 33463 Case No: C-2019-08220001

PCN: 00-42-44-24-01-000-0021 **Zoned:** CG

Violations:

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, nightclub.

Code: Unified Land Development Code - 4.A.7.C.5

Issued: 08/23/2019 **Status:** CLS

Details: All mobile vehicles and portable trailers shall vacate the site by midnight, unless otherwise stated within Art. 5.E.5, Hours of Operation, whichever is more restrictive.

Code: Unified Land Development Code - 4.B.11.C.3.f.2)

Issued: 08/23/2019 **Status:** MCEH

Details: Any non-residential use shall be subject to the hours of operations indicated in Table 5.E.5.A, Hours of Operation, when located within 250 feet of a parcel of land with a Residential FLU designation or use, unless stated otherwise. Mixed uses located in the following zoning districts shall not be considered residential uses for the purposes of hours of operation: Neighborhood General (NG), Neighborhood Commercial (NC) and Urban General (UG) Sub-areas of the WCRAO and UC, UI, MXPD, and TMD.

Code: Unified Land Development Code - 5.E.5.A

Issued: 08/23/2019 **Status:** CLS

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-2015-009949 Interior Improvement has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 08/23/2019 **Status:** MCEH

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-2011-013379 Sign has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 08/23/2019 **Status:** MCEH

Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2011-013379 Sign has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 08/23/2019 **Status:** MCEH

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-2006001957 Awning has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 08/23/2019 **Status:** MCEH

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-2004-031896 interior improvement has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 08/23/2019 **Status:** MCEH

Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2004-024025 HVAC has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 08/23/2019 **Status:** MCEH

10 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1989- 005088 interior renovations has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 08/23/2019 **Status:** MCEH

11 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1988-022841 sign has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 08/23/2019 **Status:** MCEH

12 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1987-033726 sign has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 08/23/2019 **Status:** MCEH

13 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # P-2018-003590 plumbing has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 08/23/2019 **Status:** MCEH

14 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2016-028621 alterations has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 08/23/2019 **Status:** MCEH

15 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1989-003229 sign has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 08/23/2019 **Status:** MCEH

16 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1988-029304 sign has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 08/23/2019 **Status:** MCEH

17 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1988-014475 sign has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 08/23/2019 **Status:** MCEH

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
More specifically, B-1988-014470 sign has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 08/23/2019 **Status:** CLS

19 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1987-033732 sign has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 08/23/2019 **Status:** MCEH

cc: Palm Coast Plaza Resolution Llc Palm Coast Plaza Resolution Llc

ADJOURNMENT:

"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. "