



**CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 20, 2024 9:00 AM**

Special Magistrate: Thomas H Dougherty

Agenda No.: 001 **Complexity Level:** 1 **Status:** Active
Respondent: 4105 COOLEY COURT LLC **CEO:** Maggie Bernal
501 SW Riverview Ave, Stuart, FL 34994
Situs Address: 4105 Cooley Ct, Lake Worth, FL 33461 **Case No:** C-2022-07140039
PCN: 00-42-44-25-00-000-1021 **Zoned:** RM

- Violations:**
- 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically: 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:**
- 1** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. 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
 - 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically: 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

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

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- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 05/20/2021 **Status:** MCEH
- 18 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
- 22 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, MXP, and TMD. [Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-018]
- Table 5.E.5.A ; Hours of Operation
- | Non-Residential Use Classification | Hours (1) |
|--|---|
| Commercial | 6:00 a.m. to 11:00 p.m. |
| Recreation | 6:00 a.m. to 11:00 p.m. |
| Institutional, Public, and Civic | 6:00 a.m. to 11:00 p.m. |
| Industrial with Outdoor Activities | 7:00 a.m. to 7:00 p.m. (Monday through Saturday) |
| Industrial without Outdoor Activities | 6:00 a.m. to 11:00 p.m. (Monday through Saturday) |
| Transportation | 7:00 a.m. to 11:00 p.m. |
| Temporary | 6:00 a.m. to 11:00 p.m. |
| Accessory Non-Residential Uses to Residential Uses | 7:00 a.m. to 7:00 p.m. |
- [Ord. 2017-007] [Ord. 2018-018]
- More specifically, Kanela's lack of separation requirements determines that the business must close at 11:00 p.m.
- Code:** Unified Land Development Code - 5.E.5.A
Issued: 05/20/2021 **Status:** MCEH

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- 24 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
- 25 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
- 27 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.: 005 **Complexity Level:** - **Status:** Active
Respondent: ROYAL PALM MOBILE HOME PARK, LLC **CEO:** Jose Feliciano
1200 S Pine Island Rd, Plantation, FL 33324
Situs Address: 2781 2nd Ave N, Lake Worth, FL 33461 **Case No:** C-2020-12230013
PCN: 00-43-44-20-01-100-0010 **Zoned:** CN

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

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MARCH 20, 2024 9:00 AM

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:

1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior alterations including electrical, plumbing and construction has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/31/2021 Status: MCEH</p>
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cc: 1014 Pepper Inc
 Levy Ministry International, Inc

Agenda No.: 007 **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-2021-03260008
PCN: 00-42-43-25-00-000-3070 **Zoned:** CG

Violations:

1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior alterations (restaurant) has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/31/2021 Status: MCEH</p>
2	<p>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 & Choucouné Restaurant) without BTR.</p> <p>Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17 Issued: 03/31/2021 Status: MCEH</p>
3	<p>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.</p> <p>Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17 Issued: 03/31/2021 Status: MCEH</p>

cc: 1014 Pepper, Inc

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: 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:

2	<p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (j) Issued: 08/02/2022 Status: MCEH</p>
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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: **2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the 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: **1** **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, the 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

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

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

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2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed on the eastside has been erected or installed without a valid building permit.
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: **6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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.: 015 **Complexity Level:** - **Status:** Removed
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: **6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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:

- 1** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.A.1.D.19.b.5)b)
Issued: 06/02/2020 **Status:** MCEH
- 2** **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
- 3** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 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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Issued: 01/26/2022 **Status:** MCEH

7 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.: 022 **Complexity Level:** 2 **Status:** Active
Respondent: JMVD SOUTH MILITARY TRAIL LLC **CEO:** 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:

1 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

2 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.: 023 **Complexity Level:** 1 **Status:** Active
Respondent: SMITH, IVY D **CEO:** 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

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5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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: Pbs0

Agenda No.: 025 **Complexity Level:** 1 **Status:** Active
Respondent: VEGA, PAULINO **CEO:** 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:**
- 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, 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
 - 2** **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
 - 4** **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 05/13/2021 **Status:** CLS
 - 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ACCESSORY STRUCTURE (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
 - 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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
 - 7** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ACCESSORY STRUCTURE (METAL STRUCTURE) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

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

8 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ACCESSORY STRUCTURE (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.: 026 **Complexity Level:** 1 **Status:** Removed
Respondent: WEST PALM BEACH MANAGEMENT LLC **CEO:** 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:

- 1 **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
- 2 **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
Code: National Fire Protection Association 1 2018 - 1.12.6.3
Issued: 05/13/2022 **Status:** MCEH

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3 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 affects multiple tenants and we still do not know the extent of the affected or coverage area of the fire alarm system. The site was placed 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 removal 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 initiate your FIRE WATCH. Provide me back the following detail:

1. Fire Watch initiated date and time (Immediately):

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

 More specifically, 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
 - 2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 03/14/2022 **Status:** CLS
 - 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/14/2022 **Status:** MCEH
 - 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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
 - 5 **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
 - 6 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

 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 camper trailer parked on the property.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 10/19/2022 **Status:** MCEH

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- | | |
|----------|---|
| 2 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/19/2022 Status: MCEH</p> |
| 3 | <p>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.</p> <p>Code: Unified Land Development Code - 8.E
Issued: 10/19/2022 Status: MCEH</p> |

cc: King Jesus, Inc.

Agenda No.: 029	Complexity Level: -	Status: Active
Respondent: 3441 HI ST LLC		CEO: 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:

- | | |
|----------|---|
| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>>>>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.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/16/2021 Status: MCEH</p> |
| 2 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>>>>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) or remove the electrical outlet(s) -(west living room wall).</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/16/2021 Status: MCEH</p> |
| 3 | <p>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.</p> <p>>>>More specifically, Fascia wood on the north and south side are in disrepair. Maintain exterior of structure in good repair, structurally sound and sanitary.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 08/16/2021 Status: MCEH</p> |
| 4 | <p>Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight.</p> <p>>>>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 08/16/2021 Status: MCEH</p> |
| 5 | <p>Details: All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.</p> <p>>>>More specifically, The faucet at the bathtub is leaking. Repair all inoperative or faulty plumbing.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 08/16/2021 Status: MCEH</p> |

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

>>>More specifically, 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
Situs Address: 8825 159th Ct N, Palm Beach Gardens, FL 33418 **Case No:** C-2021-01140020
PCN: 00-42-41-17-00-000-3060 **Zoned:** AR

Violations:

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

>>>More specifically, (a 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.: 031 **Complexity Level:** 1 **Status:** Active
Respondent: Gomez, Carlos M **CEO:** 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:

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

Specifically: An 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
Issued: 05/03/2022 **Status:** CLS

Agenda No.: 032 **Complexity Level:** - **Status:** Active
Respondent: Vargas, Fabiel Gil **CEO:** 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:

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

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

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

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SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
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2	Issued: 10/29/2020	Status: MCEH	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="text-align: center;">More specifically: Shed (2) has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1</p>
	Issued: 10/29/2020	Status: MCEH	
3			<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="text-align: center;">More specifically: An added addition in the rear of the Subject Property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1</p>
	Issued: 10/29/2020	Status: MCEH	
4			<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the</p> <p style="text-align: center;">Specifically: A Brick Paver Driveway has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1</p>
	Issued: 10/29/2020	Status: MCEH	

Agenda No.: 033	Complexity Level: -	Status: Active
Respondent: YECAF LLC 11 SW 4th Ave, Unit 29, Boca Raton, FL 33432		CEO: Christina G Stodd
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:	1	<p>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the 4 ft wood fence in the front of the property is in disrepair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)</p>
		<p>Issued: 10/28/2022</p> <p>Status: CLS</p>
	2	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, stucco on the mobile home has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p>
		<p>Issued: 10/28/2022</p> <p>Status: MCEH</p>
	3	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6 ft wood privacy fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p>
		<p>Issued: 10/28/2022</p> <p>Status: MCEH</p>

cc: Property Management Pioneer Consulting & Mgmt, Llc
Yecaf Llc
Yecaf Llc

Agenda No.: 034	Complexity Level: 1	Status: Active
Respondent: Casanola, Nelson V 6545 Pioneer Rd, West Palm Beach, FL 33413-2319		CEO: Charles Zahn
Situs Address: 6545 Pioneer Rd, West Palm Beach, FL 33413		Case No: C-2022-05050042

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PCN: 00-42-43-27-05-013-0110

Zoned: AR

Violations:

- 1 **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
- 2 **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 05/09/2022 **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, 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
Issued: 05/09/2022 **Status:** MCEH

Agenda No.: 035

Complexity Level: -

Status: Active

Respondent: Florida Green Inc

CEO: 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:

- 1 **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
- 2 **Details:** Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, a 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
- 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the 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
- 5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the 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

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- 6 **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

- 7 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the covered structures other than 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: MERCHANT, Theresa 16995 Brian Way, Jupiter, FL 33478-5233		CEO: Ozmer M Kosal
Situs Address: 16995 Brian Way, Jupiter, FL 33478		Case No: C-2021-04050003
PCN: 00-41-41-09-00-000-1010		Zoned: AR

Violations:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the 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 4656 Cambridge St, Lake Worth, FL 33463-2271		CEO: Omar J Sheppard
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:

- 1 **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

- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, A SHED has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 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.: 038	Complexity Level: -	Status: Active
Respondent: Palm Coast Plaza Resolution Llc 4440 Pga Blvd, Ste 502, Palm Beach Gardens, FL 33410-65		CEO: Jose Feliciano
Situs Address: 3044 S Military Trl, A, Lake Worth, FL 33463		Case No: C-2019-08220001

CODE ENFORCEMENT

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MARCH 20, 2024 9:00 AM

PCN: 00-42-44-24-01-000-0021

Zoned: CG

Violations:

- 1** **Details:** Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, nightclub.
 Code: Unified Land Development Code - 4.A.7.C.5
 Issued: 08/23/2019 **Status:** CLS
- 2** **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
- 3** **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, MXP, and TMD.
 Code: Unified Land Development Code - 5.E.5.A
 Issued: 08/23/2019 **Status:** CLS
- 4** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-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
- 5** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-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
- 6** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-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
- 7** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # 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
- 8** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-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

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

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