

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM

Violations:

- 1 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically: several vehicles not displaying current tags.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 08/31/2023 **Status:** MCEH
- 2 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 08/31/2023 **Status:** MCEH
- 3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: Open storage including but not limited to tires, car parts, containers, tools and boxes.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/31/2023 **Status:** MCEH
- 4 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 08/31/2023 **Status:** MCEH
- 5 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. More specifically: Shutters allowed only in lieu of storm.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 08/31/2023 **Status:** MCEH

cc: Starkie, Eric D

Agenda No.: 023

Complexity Level: 1

Status: Active

Respondent: Rodriguez, Erik

CEO: Jose Feliciano

16744 E Prestwich Dr, Loxahatchee, FL 33470-4059

Situs Address: 4636 Mathis St, Lake Worth, FL 33461

Case No: C-2022-09120002

PCN: 00-43-44-30-06-000-0021

Zoned: RM

Violations:

- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, rigid roofed porch structure has been erected or installed without a valid building permit at side yard of rear Apartment #4636.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/16/2022 **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, wooden roofed porch structure has been erected or installed without a valid building permit at the side yard of front Apartment # 4638.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/16/2022 **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, wooden and metal fences has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/16/2022 **Status:** CLS

Agenda No.: 024

Complexity Level: 1

Status: Active

Respondent: CAMDEN G CONDOMINIUM ASSOCIATION, INC.

CEO: John Gannotti

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM

163 Camden G, West Palm Beach, FL 33417

Situs Address: Camden G, West Palm Beach, FL
PCN:

Case No: C-2023-03100006
Zoned: RH

Violations:

1	<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 all exterior stairway, deck, porch, balcony, railings, spindles and all other appurtenances.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (j) Issued: 03/10/2023 Status: MCEH</p>
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cc: Camden G Condominium Association, Inc.

Agenda No.: 025	Complexity Level: -	Status: Active
Respondent: Rosales, Francy D 8955 Cypress St, Boynton Beach, FL 33436-2324		CEO: Dennis A Hamburger
Situs Address: 8955 Cypress St, Boynton Beach, FL 33436		Case No: C-2021-10140010
PCN: 00-42-45-13-02-000-0950		Zoned: AR

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, metal garage has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/15/2021 Status: MCEH</p>
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Agenda No.: 026	Complexity Level: -	Status: Active
Respondent: FYR SFR BORROWER LLC; . 1201 HAYS St, TALLAHASSEE, FL 32301		CEO: Nedssa Miranda
Situs Address: 5307 Harriet Pl, West Palm Beach, FL 33407		Case No: C-2020-04300015
PCN: 00-42-43-02-01-005-0190		Zoned: RM

Violations:

1	<p>Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p>Code: Unified Land Development Code - 6.D.1.A.4.a.2.b Issued: 06/08/2020 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. More specifically, fence (chain-link) has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1 Issued: 06/08/2020 Status: MCEH</p>

cc: Fyr Sfr Borrower Llc

Agenda No.: 027	Complexity Level: -	Status: Active
Respondent: ST FORT, AUGUSTE; ST FORT, ELIPHETE 4987 Caribbean Blvd, West Palm Beach, FL 33407-1771		CEO: Nedssa Miranda
Situs Address: 4987 Caribbean Blvd, West Palm Beach, FL 33407		Case No: C-2021-04080013
PCN: 00-42-43-01-04-000-0020		Zoned: RM

Violations:

1	<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: 04/12/2021 Status: CLS</p>
2	<p>Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. Every habitable space shall have at least one (1) openable window that can be easily opened. The total openable area of the window in every room shall be equal to at least forty-five (45) percent of the minimum glazed area required in subsection 14-42(a). More specifically, please remove the board up from the windows if the house is not vacant.</p> <p style="text-align: center;">Supply or maintain at least one easily openable window in every habitable space. More specifically, please remove the board up from the windows if the house is not vacant.</p>

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- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)
Palm Beach County Property Maintenance Code - Section 14-43 (a)
Issued: 04/12/2021 **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, fence (chain-link and wood) has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/12/2021 **Status:** CLS
- 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, light fixture has been erected or installed without a valid building permit.
- Obtain required building permits for the light fixture or remove the light fixture.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/12/2021 **Status:** MCEH
- 5** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
- Repair/maintain all accessory structures in disrepair. More specifically, include but not limited to disrepair wood and chain-link fence.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/12/2021 **Status:** MCEH
- 6** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
- Please cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 04/12/2021 **Status:** MCEH
- 7** **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: 04/12/2021 **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, structure on the (North East) side of the property has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/12/2021 **Status:** MCEH

Agenda No.: 028

Complexity Level: 1

Status: Active

Respondent: Jones, Cecil B; Bowen, Roberta A
8266 Chadburn Xing, Montgomery, AL 36116-7281

CEO: Joanna Mirodias

Situs Address: Indiantown Rd, FL

Case No.: C-2021-08250007

PCN: 00-41-40-33-00-000-5070

Zoned: AR

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM

Situs Address: 6048 Pinebrook Dr, Boca Raton, FL 33433
PCN: 00-42-47-26-07-001-0010

Case No: C-2020-03130031
Zoned: AR

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, pavers have been erected or installed in the driveway without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 09/02/2020 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. More specifically, a gate/fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 09/02/2020 Status: MCEH</p> |
| 3 | <p>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # P-1982-010592-0000 (solar water heating system-solar panels) has become inactive or expired.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
 Issued: 09/02/2020 Status: MCEH</p> |

cc: Engineering Road Bridge

Agenda No.: 031

Complexity Level: 1

Status: Active

Respondent: Turner, Monica

CEO: Nick N Navarro

22253 SW 64th Way, Boca Raton, FL 33428-4305

Situs Address: 22253 SW 64th Way, Boca Raton, FL

Case No: C-2023-02210038

PCN: 00-42-47-30-08-017-0290

Zoned: RM

Violations:

- | | |
|----------|--|
| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="margin-left: 20px;">>> More specifically, a shed erected or installed without a valid building permit. Remove the shed or obtain the proper permit(s) through the PBC Building Division. Please refer to the Permit Center for further assistance in obtaining your permit(s).</p> <p style="margin-left: 20px;">Building Permit Customer Service: 561-233-5119
 Email: PZB-BLD-PermitAssist@pbcgov.org
 Office: 2300 N. Jog Road - W.P.B, FL 33411
 Apply online for permits: https://www.pbcgov.org/epzb</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 02/22/2023 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 style="margin-left: 20px;">>> More specifically, a pergola has been erected or installed without a valid building permit. Remove the pergola or Obtain the proper permit(s) through the PBC Building Division. Please refer to the Permit Center for further assistance in obtaining your permit(s).</p> <p style="margin-left: 20px;">Building Permit Customer Service: 561-233-5119
 Email: PZB-BLD-PermitAssist@pbcgov.org
 Office: 2300 N. Jog Road - W.P.B, FL 33411
 Apply online for permits: https://www.pbcgov.org/epzb</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 02/22/2023 Status: CLS</p> |

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM

781 Caroline Ave, West Palm Beach, FL 33413-1284

Situs Address: 781 Caroline Ave, West Palm Beach, FL 33413

Case No: C-2022-04120033

PCN: 00-42-43-35-07-013-0060

Zoned: RM

Violations:

- | | |
|----------|--|
| 1 | <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: 04/13/2022 Status: MCEH</p> |
| 3 | <p>Details: It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.</p> <p>Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
 Issued: 04/13/2022 Status: MCEH</p> |
| 4 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ROOF EXTENSION IN THE REAR OF THE PROPERTY has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 04/13/2022 Status: MCEH</p> |

Agenda No.: 035

Complexity Level: -

Status: Active

Respondent: LANDTRUST HOLDINGS LLC

CEO: David T Snell

2613 Georgia Ln, Lake Worth Beach, FL 33460-6326

Situs Address: 2126 Major Dr, West Palm Beach, FL 33415

Case No: C-2021-03300029

PCN: 00-42-44-14-65-002-0000

Zoned: RM

Violations:

- | | |
|----------|--|
| 3 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>Specifically: The premises is utilized to openly store a verity of trash and debris which is a violation of this Section.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
 Issued: 05/03/2021 Status: MCEH</p> |
| 5 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>Specifically: A Shed/Utility Type Structure(s) has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 05/03/2021 Status: MCEH</p> |

cc: Landtrust Holdings Llc

Agenda No.: 036

Complexity Level: -

Status: Active

Respondent: Berwick, Marcia; Willer, Eric D; Willer, Hallie

CEO: Charles Zahn

9266 Pinion Dr, Lake Worth, FL 33467-1067

Situs Address: 9266 Pinion Dr, Lake Worth, FL 33467

Case No: C-2020-09090012

PCN: 00-42-44-19-01-004-0060

Zoned: AR

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM

	Issued: 03/30/2021		Status: CLS
2	<p>Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:</p> <p>a. The barrier must be at least four (4) feet high on the outside.</p> <p>b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.</p> <p>c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide direct access from the home to the swimming pool.</p> <p>d. The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail person who may have managed to penetrate the barrier from immediately falling into the water. Sufficiently away from the water's edge shall mean no less than twenty (20) inches from the barrier to the water's edge.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 03/30/2021 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, the gravel driveway has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/30/2021 Status: MCEH</p>		
5	<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, the flat roof canopy/structure has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/30/2021 Status: CLS</p>		

Agenda No.:	Complexity Level: 1	Status: Active
Respondent: Fiore, Carlos 16972 W Calder Dr, Loxahatchee, FL 33470-4142		CEO: David T Snell
Situs Address: 4282 Marilyn Dr, Lake Worth, FL 33461		Case No: C-2022-09120027
PCN: 00-42-44-24-05-000-0321		Zoned: RM
Violations:	<p>3 Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</p> <p style="padding-left: 20px;">Specifically: The 6ft privacy fence is not maintained as described in this Section fences, All fences shall be maintained structurally sound and in good repair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 09/12/2022 Status: MCEH</p>	
	<p>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.</p> <p style="padding-left: 20px;">Specifically: A 6ft wooden privacy Fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 09/12/2022 Status: MCEH</p>	
	<p>5 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="padding-left: 20px;">Specifically: Two (2) wooden structures have been erected or installed without a valid building permit.</p>	

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Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/12/2022 **Status:** MCEH

Agenda No.: **Complexity Level:** 1 **Status:** Active
Respondent: Casa Del Monte MHP LLC; Robert S. Davis I LLC **CEO:** Charles Zahn
1200 S Pine Island Rd, Plantation, FL 33342
Situs Address: 6151 Forest Hill Blvd, West Palm Beach, FL 33415 **Case No:** C-2023-05220001
PCN: 00-42-44-10-00-000-5030 **Zoned:** AR

Violations:

1	Details: FL NFPA 1 2018 Chapter 4 General Requirements: 4.5.8.1 - Continuously Maintained - Device, Equipment, System. Specifically: THERE IS NO WATER ON THE FIRE LOOP SYSTEM AND FIRE HYDRANTS THAT SUPPLY THIS PROPERTY. THE FIRE ALARM SYSTEM IS IN "TROUBLE" FROM THE CONTINUAL RUNNING OF THE FIRE JOCKEY PUMP, WHICH IS CAUSED BY CRACKS AND POSSIBLE LEAKS IN THE LOOP SYSTEM. FURTHER ISSUE OF MANUAL OPERATION (HAND LEVER) OF THE FIRE PUMP FOR FIRE GROUND OPERATIONS SUPPLING WATER AND PRESSURE TO THE LOOP SYSTEM. Code: National Fire Protection Association 101 2018 - 4.5.8.1 Issued: 06/01/2023 Status: MCEH
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cc: Casa Del Monte Mhp/Robert S Davis I Llc
Robert S Davis I, 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. "