

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 20, 2024 9:00 AM

Code: Unified Land Development Code - 2.A.6.B.4
Issued: 12/17/2019 **Status:** MCEH

cc: 2154 Zip Code Property Llc
Insurance Leaders Inc
Soccer Depot Llc

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: ADILID ROYAL LLC **CEO:** John Gannotti
2499 Glades Rd, Ste 106B, Boca Raton, FL 33431-7260
Situs Address: 2607 Royal Palm Cir, West Palm Beach, FL **Case No:** C-2024-01120021
PCN: 00-43-43-30-00-000-5030 **Zoned:** RH

- Violations:**
- 1 **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically numerous commercial vehicles parked in fenced in area of property.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 01/12/2024 **Status:** MCEH
 - 2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically numerous commercial and passenger vehicles parked on unimproved surface.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 01/12/2024 **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 tires, barrels, containers, and asphalt.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/12/2024 **Status:** MCEH

cc: Adilid Royal Llc

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: SALISBURY B CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti
38 Salisbury B, West Palm Beach, FL 33417
Situs Address: Salisbury B, West Palm Beach, FL 33417 **Case No:** C-2022-09140006
PCN: **Zoned:** RH

- Violations:**
- 1 **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically the stairs, railings, spindles, decks, walkways and involved appurtenances.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 09/14/2022 **Status:** MCEH

cc: Salisbury B Condominium Association, Inc.

Agenda No.: 009 **Complexity Level:** - **Status:** Active
Respondent: Mayne, Sandra **CEO:** Elizabeth A Gonzalez
6525 Royal Palm Beach Blvd, West Palm Beach, FL
33412-1859
Situs Address: 6525 Royal Palm Beach Blvd, West Palm Beach, FL 33412 **Case No:** C-2021-11100035
PCN: 00-41-42-35-00-000-3340 **Zoned:** AR

- Violations:**
- 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. Specifically, a chain link fence with gates has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/15/2021 **Status:** MCEH

Agenda No.: 010 **Complexity Level:** - **Status:** Active
Respondent: CLEGG, Richard R **CEO:** Ozmer M Kosal

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 20, 2024 9:00 AM

810 Saturn St, Ste 21, Jupiter, FL 33477-4456

Situs Address: 90th Trl N, Jupiter, FL 33478
PCN: 00-42-41-07-00-000-1360

Case No: C-2022-09200025
Zoned: AR

Violations: **2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the gate 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: 09/22/2022 **Status:** MCEH

Agenda No.: 011 **Complexity Level:** 1 **Status:** Active
Respondent: EDISON, Adam H **CEO:** Ozmer M Kosal
 1095 Military Trl, Unit 1201, Jupiter, FL 33468-5109

Situs Address: 18765 131st Trl N, Jupiter, FL **Case No:** C-2021-07090006
PCN: 00-41-40-33-00-000-1160 **Zoned:** AR

Violations: **1** **Details:** Building Code and any further exemptions provided by law, which are subject to the requirements of this Article: Nonresidential farm Buildings on farms, as provided in section 604.50, F.S.
 Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 structures appearing on your property to be a fence, structure erected on the pond, and the appearance of a barn structure erected on the southeast of the property are all in requirement of 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
 Unified Land Development Code - 18.A.1.D
 Unified Land Development Code - 18.A.1.E
 Unified Land Development Code - 18.A.1.F
 Unified Land Development Code - 18.A.4.A & 18.A.4.B & 18.A.4.C.2
Issued: 07/09/2021 **Status:** MCEH

2 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 07/09/2021 **Status:** CLS

3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash, discarded containers and/or similar items. More specifically, trash, debris, and all discarded items to include the piles of containers appearing on the property require removal and proper discarding.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/09/2021 **Status:** CLS

cc: Code Enforcement
 Edison, Adam H

Agenda No.: 012 **Complexity Level:** - **Status:** Active
Respondent: FRANCIS, Sherene A **CEO:** Ozmer M Kosal
 2025 Whitney Rd, West Palm Beach, FL 33409-6431

Situs Address: 2025 Whitney Rd, West Palm Beach, FL 33409 **Case No:** C-2019-08280041
PCN: 00-43-43-29-02-005-0070 **Zoned:** RM

Violations: **1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the accessory structure appearing to be an additional 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 COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 20, 2024 9:00 AM

- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 08/30/2019 **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, the carport enclosure 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 6th Edition (2017) - 105.1
Issued: 08/30/2019 **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 driveway pavers have been installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 08/30/2019 **Status:** MCEH

Agenda No.: 013 **Complexity Level:** - **Status:** Active
Respondent: FYR SFR BORROWER LLC; . **CEO:** Nedssa Miranda
1201 HAYS St, TALLAHASSEE, FL 32301
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** **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: 06/08/2020 **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, fence (chain-link) has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 06/08/2020 **Status:** MCEH

cc: Fyr Sfr Borrower Llc

Agenda No.: 014 **Complexity Level:** - **Status:** Active
Respondent: CROWLEY, JOSHUA COREY **CEO:** Nedssa Miranda
1100 Cherokee St, Jupiter, FL 33458-5624
Situs Address: 1875 Ridge Rd, North Palm Beach, FL 33408 **Case No:** C-2022-07120025
PCN: 00-43-42-04-07-000-0070 **Zoned:** RH

- Violations:**
- 1** **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- Maintain exterior of structure in good repair, structurally sound and sanitary. More specifically, Repair all fire related damages, including but not limited to: Windows, walls, doors and roof or obtained permit to demolish. (Permit is required) Building number 561-233-5100
- The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. More specifically, Burn structure on the proeprty.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)
Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 07/13/2022 **Status:** MCEH

**CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 20, 2024 9:00 AM**

- 2** **Details:** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.
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.
All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.
All electrical equipment, wiring and appliances shall be property installed and maintained in a safe and approved manner.
- More Specifically, obtained electrical, mechanical, and plumbing permits to repair the burned structure as specified on the fire damage report GN-2021-021206-0000 or obtained demolition permit to take down the burned building
- Code:** Palm Beach County Property Maintenance Code - Section 14-34 (c)
Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)
Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
- Issued:** 07/13/2022 **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.
- Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, open storage including but not limited to tree debris, yard debris, coconuts debris, construction materials.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
- Issued:** 07/13/2022 **Status:** CLS
- 4** **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
- Paint all areas where the paint is peeling, flaking and/or chipped. Paint all areas where the paint is peeling, flaking and/or chipped. More specifically, the burn structure building.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)
- Issued:** 07/13/2022 **Status:** MCEH
- 5** **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
- Repair/maintain roof, flashing, drains, gutters and downspouts as required. (permit is required)
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)
- Issued:** 07/13/2022 **Status:** MCEH
- 6** **Details:** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, Obtain a Certificate of Occupancy from the building official.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 111.1
- Issued:** 07/13/2022 **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, Addition/structure at the rear of the property has been erected or installed without a valid building permit.
- Obtain required building permits for the addition/structure including all electrical and plumbing or remove the addition/structure with demolish permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 07/13/2022 **Status:** MCEH

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 20, 2024 9:00 AM

- 8** **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
 Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

 More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
 Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 07/13/2022 **Status:** MCEH
- 9** **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.

 Please provide the appropriate landscape maintenance. More specifically, damage grass areas including not limited to weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. Remove gravel materials or obtained proper permit for the gravel materials.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 07/13/2022 **Status:** MCEH

Agenda No.: 015 **Complexity Level:** 1 **Status:** Active
Respondent: PARKER, LAWRENCE J **CEO:** Nedssa Miranda
 3647 Bahama Rd, Palm Beach Gardens, FL 33410-2368
Situs Address: 3661 Bahama Rd, Palm Beach Gardens, FL 33410 **Case No.:** C-2021-04210045
PCN: 00-43-41-31-01-009-0050 **Zoned:** RM

Violations:

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/28/2021 **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: 04/28/2021 **Status:** SMO
- 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, shed/structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/28/2021 **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, fence (wood and chain-link) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/28/2021 **Status:** MCEH
- 5** **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
 Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
 Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 20, 2024 9:00 AM

6	Issued: 04/28/2021	Status: MCEH
	Details: It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.	
	Code: Unified Land Development Code - 6.D.1.A.4.a.2.a	
	Issued: 04/28/2021	Status: SMO
7	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.	
	Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)	
	Issued: 04/28/2021	Status: SMO

Agenda No.: 016	Complexity Level: -	Status: Active
Respondent: RODRIGUEZ, MARIBEL; RODRIGUEZ, LEONEL RIVE 5047 Eadie Pl, West Palm Beach, FL 33407-1611	CEO: Nedssa Miranda	
Situs Address: 5047 Eadie Pl, West Palm Beach, FL 33407	Case No: C-2021-08170005	
PCN: 00-42-43-02-03-011-0142	Zoned: RM	
Violations:	<p>1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.</p> <p style="text-align: center;">Obtain required building permits for the fence or remove the fence.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 08/18/2021 Status: MCEH</p> <p>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.</p> <p style="text-align: center;">Obtain required building permits for the addition/structure including all electrical and plumbing or remove the addition/structure with demolish permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 08/18/2021 Status: MCEH</p> <p>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, additional/ driveway has been erected or installed without a valid building permit.</p> <p style="text-align: center;">Obtain required building permits for the additional/ driveway or remove the additional/ driveway, the wheel stopped and resod the grass.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 08/18/2021 Status: MCEH</p> <p>8 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.</p> <p style="text-align: center;">Please provide the appropriate landscape maintenance. More specifically, including but not limited to weeding, watering, fertilizing, pruning, sodding the grass or any other actions needed consistent with beautifying the grass and damaged areas.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</p> <p>Issued: 08/18/2021 Status: CLS</p>	

Agenda No.: 017	Complexity Level: 1	Status: Active
Respondent: Turner, Monica 22253 SW 64th Way, Boca Raton, FL 33428-4305	CEO: Nick N Navarro	
Situs Address: 22253 SW 64th Way, Boca Raton, FL	Case No: C-2023-02210038	
PCN: 00-42-47-30-08-017-0290	Zoned: RM	

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 20, 2024 9:00 AM

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, 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>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>>> 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>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> |

Agenda No.: 018	Complexity Level: -	Status: Active
Respondent: Botton, Eduardo Renato Larragan; Bejarano Salazar, Sthefanny J 9161 Southampton Pl, Boca Raton, FL 33434-2801		CEO: Patrick L Prentice
Situs Address: 9161 Southampton Pl, Boca Raton, FL		Case No.: C-2023-11210023
PCN: 00-42-47-07-06-016-0252		Zoned: AR

Violations:

- | | |
|----------|--|
| 6 | <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. Specifically, permit #B-2019-012514-0000 (Wood Fence) has become inactive or expired.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
 Issued: 11/26/2023 Status: MCEH</p> |
| 7 | <p>Details: A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. Specifically, permit #B-2019-012514-0000.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
 Issued: 11/26/2023 Status: MCEH</p> |

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 20, 2024 9:00 AM

8	<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> <ul style="list-style-type: none"> a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door. <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 11/26/2023 Status: MCEH</p>
----------	--

Agenda No.: 019	Complexity Level: -	Status: Active
Respondent: Guzman, Juan C		CEO: Patrick L Prentice
	6580 Sandalfoot Blvd, Boca Raton, FL 33428-7839	
Situs Address: 6580 Sandalfoot Blvd, Boca Raton, FL 33428		Case No.: C-2022-04040013
PCN: 00-42-47-30-01-001-0070		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. Specifically, the screened patio on the east side of the residence has been altered/enclosed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/18/2022 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. Specifically, a room under the carport has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/18/2022 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. Specifically, shutters have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/18/2022 Status: CLS</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, a car port has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/18/2022 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. Specifically, a concrete driveway has been erected or installed on the west side of the residence without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/18/2022 Status: MCEH</p>

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 20, 2024 9:00 AM

Agenda No.: 020 **Complexity Level:** - **Status:** Active
Respondent: Pear Consulting Services Inc. **CEO:** Patrick L Prentice
3872 Cypress Lake Dr, Lake Worth, FL 33467
Situs Address: 23142 SW 59th Ave, Boca Raton, FL 33428 **Case No:** C-2021-05100013
PCN: 00-42-47-31-06-056-0030 **Zoned:** RM

Violations:

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

Agenda No.: 021 **Complexity Level:** - **Status:** Active
Respondent: JUPITER INVESTMENTS LC **CEO:** Ronald Ramos
750 S HACKETT Rd, WATERLOO, IA 50701
Situs Address: 6804 2nd St, Jupiter, FL **Case No:** C-2024-03210042
PCN: 00-42-41-03-01-000-2350 **Zoned:** RH

Violations:

- 1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots one-half acre or less: 18 inches on the entire lot.

>>>MORE SPECIFICALLY, please cut the grass, weeds and low growing vegetation and maintain at or below 18 inches in height.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)
Issued: 03/22/2024 **Status:** MCEH
- 2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

>>>MORE SPECIFICALLY, remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/22/2024 **Status:** MCEH

Agenda No.: 022 **Complexity Level:** 1 **Status:** Active
Respondent: Gomez, Andres **CEO:** David T Snell

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 20, 2024 9:00 AM

5465 Lee Ct, West Palm Beach, FL 33415-3742

Situs Address: 5465 Lee Ct, West Palm Beach, FL 33415
PCN: 00-42-44-02-19-001-0100

Case No: C-2022-08120028
Zoned: RM

Violations:

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

Specifically: A 6' wooden privacy fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/16/2022 **Status:** MCEH

Agenda No.: 023

Complexity Level: -

Status: Active

Respondent: Ramos Cordero, Marco A; Ortega Godinez, Roxana M
 2019 Trinidad Ct, West Palm Beach, FL 33415-7429

CEO: David T Snell

Situs Address: 2019 Trinidad Ct, West Palm Beach, FL 33415
PCN: 00-42-44-13-27-000-0031

Case No: C-2022-02180012
Zoned: RM

Violations:

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

Specifically: A large A-frame structure has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/22/2022 **Status:** MCEH

Agenda No.: 024

Complexity Level: -

Status: Active

Respondent: Berwick, Marcia; Willer, Eric D; Willer, Hallie
 9266 Pinion Dr, Lake Worth, FL 33467-1067

CEO: Charles Zahn

Situs Address: 9266 Pinion Dr, Lake Worth, FL 33467
PCN: 00-42-44-19-01-004-0060

Case No: C-2020-09090012
Zoned: AR

Violations:

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

B-2015-029266-0000 Accessory Dwelling Inactive
 B-2014-019927-0000 Door - O.H. Inactive
 E-2014-014351-0000 Electrical Change Of Service Inactive
 B-2015-001803-0000 Alterations - Residential Inactive
 P-2015-029266-0002 P General Plumbing Inactive
 E-2015-029266-0003 E General Electrical Inactive
 B-2015-029266-0004 B Roofing (Sub) Inactive
 E-2015-029266-0005 E Low Voltage (Sub) Inactive
 M-2015-029266-0006 M General Mechanical Inactive
 E-2015-001803-0001 E General Electrical Inactive
 M-2015-001803-0002 M General Mechanical Inactive

The final inspection shall be made after all work required by the building permit is completed. Specifically, no final inspection.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Specifically, no certificate of complication or certificate of occupancy.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
 PBC Amendments to FBC 6th Edition (2017) - 110.3.10
 PBC Amendments to FBC 6th Edition (2017) - 111.1
Issued: 09/09/2020 **Status:** MCEH

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 20, 2024 9:00 AM

2 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permits #
 B-2016-028294-0000 1 Demolition Interior
 E-2017-010250-0000 2 Electrical Fire Alar
 B-2020-005270-0000 2 Sign - Wall Supported
 B-2020-043883-0000 2 Sign - Wall Supported
 B-2020-043885-0000 2 Sign - Wall Supported
 have become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 01/11/2022 **Status:** MCEH

cc: West Palm Realty Associates Llc

Agenda No.: 028 **Complexity Level:** - **Status:** Active
Respondent: Guevara, Nubia A; Alvarado, Felix **CEO:** Dennis A Hamburger
 3447 Artesian Dr, Lantana, FL 33462-3613
Situs Address: 3447 Artesian Dr, Lake Worth, FL 33462 **Case No:** C-2022-01270002
PCN: 00-43-45-06-02-037-0141 **Zoned:** RS

Violations:

2 **Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 02/01/2022 **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, wood fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/01/2022 **Status:** MCEH

6 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
 More specifically multiple vehicles parked on a non-approved surface (grass).
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 02/01/2022 **Status:** CLS

Agenda No.: 029 **Complexity Level:** 1 **Status:** Active
Respondent: Affholder, David Jr **CEO:** Christina G Stodd
 4209 Bougainvillea St, West Palm Beach, FL 33406-3915
Situs Address: Pine Grove, FL **Case No:** C-2023-03280003
PCN: 00-42-43-26-00-000-1190 **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, 6 ft wood privacy fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/28/2023 **Status:** MCEH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Observed wood and other debris on the vacant lot.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/28/2023 **Status:** MCEH

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 20, 2024 9:00 AM

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

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

Issued: 03/28/2023

Status: MCEH

cc: Affholder, David Jr

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. "