



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MARCH 19, 2025 9:00 AM**

9091 SW 1st Dr, Boca Raton, FL 33428-4503

**Situs Address:** 9091 SW 1st Dr, Boca Raton, FL 33428

**Case No:** C-2022-01050052

**PCN:** 00-42-47-30-06-029-0120

**Zoned:** RM

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> 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 has been expanded including crossing county right of way in multiple locations without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 01/11/2022 <span style="float: right;"><b>Status:</b> MCEH</span></p> |
| <b>2</b> | <p><b>Details:</b> 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 Tiki Hut type accessory structure has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 01/11/2022 <span style="float: right;"><b>Status:</b> MCEH</span></p>                           |
| <b>3</b> | <p><b>Details:</b> 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 wooden fence has been erected or altered from the original permitted state a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 01/11/2022 <span style="float: right;"><b>Status:</b> MCEH</span></p>                        |
| <b>4</b> | <p><b>Details:</b> 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 pergola has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 01/11/2022 <span style="float: right;"><b>Status:</b> MCEH</span></p>  |
| <b>5</b> | <p><b>Details:</b> 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, screen porch has been enclosed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 01/11/2022 <span style="float: right;"><b>Status:</b> MCEH</span></p>  |

cc: Code Enforcement

**Agenda No.:** 004

**Complexity Level:** 1

**Status:** Active

**Respondent:** Cordero Aguila, Alejandro E; Mendoza Diaz, Laura  
 13376 Temple Blvd, West Palm Beach, FL 33412-2377

**CEO:** Brian Burdett

**Situs Address:** 13376 Temple Blvd, West Palm Beach, FL 33412

**Case No:** C-2022-10050013

**PCN:** 00-41-42-28-00-000-1080

**Zoned:** AR

**Violations:**

- |          |   |
|----------|---|
| <b>2</b> | <p><b>Details:</b> 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, Exterior lighting has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 10/14/2022 <span style="float: right;"><b>Status:</b> MCEH</span></p> |
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**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MARCH 19, 2025 9:00 AM**

**Violations:**

- 1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Specifically; vegetation at property side and rear yard areas are overgrown.  
  
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. Specifically; existing vegetation throughout property is overgrown and not being maintained.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)  
Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 01/07/2021 **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, accessory structures (Sheds) has been erected or installed without a valid building permit at property rear and west yard areas of property.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/07/2021 **Status:** MCEH

cc: Belfleur, Vincent  
Pbso

**Agenda No.:** 007 **Complexity Level:** - **Status:** Active  
**Respondent:** Belfleur, Vincent **CEO:** Jose Feliciano

4383 Polo Ct, North Port, FL 34286-9039

**Situs Address:** 4140 Selberg Ln, Lake Worth, FL 33461 **Case No:** C-2022-02220003  
**PCN:** 00-42-44-25-00-000-1740 **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. Specifically; debris pile present at property front along with appliances.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 03/07/2022 **Status:** MCEH
  
- 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.  
  
No person shall park, store, or keep equipment, a commercial vehicle, recreational vehicle, marine vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, on any public street, or other thoroughfare or any R-O-W within a residential district 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.A.1.B.2.a  
Unified Land Development Code - 6.D.1.A.4.a.1  
**Issued:** 03/07/2022 **Status:** MCEH
  
- 3 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # P-2021-035544 has become inactive or expired.  
  
The final inspection shall be made after all work required by the building permit is completed. More Specifically, permit # P-2021-035544 requires final inspection and sign-off.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 110.3.10  
**Issued:** 03/07/2022 **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.

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**MARCH 19, 2025 9:00 AM**

**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 03/07/2022 **Status:** MCEH

cc: Belfleur, Vincent

**Agenda No.:** 008 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Case De Recuperacion Para Alcoholicos Inc. **CEO:** Jose Feliciano  
930 Bear Island Cir, West Palm Beach, FL 33409  
**Situs Address:** 4440 Clinton Blvd, Lake Worth, FL **Case No.:** C-2023-03290018  
**PCN:** 00-42-44-24-10-000-5310 **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, addition to dwelling structure is being erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/29/2023 **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, accessory structure (shed) has been erected or installed without a valid building permit at property rear.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/29/2023 **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, rigid roofed structure and concrete slab has been erected or installed without a valid building permit at rear of dwelling structure.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/29/2023 **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, paverbrick parking area has been erected or installed without a valid building permit at property rear.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/29/2023 **Status:** MCEH

cc: Casa De Recuperacion Para Alcoholicos, Inc.

**Agenda No.:** 009 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Palm Beach Plantation LLC **CEO:** Caroline Foulke  
Two North Tamiami Trl, 5th Floor, Sarasota, FL 34236  
**Situs Address:** 6860 Lantana Rd, Lake Worth, FL 33467 **Case No.:** C-2021-06150010  
**PCN:** 00-42-44-39-00-039-0046 **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, fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/23/2021 **Status:** MCEH

cc: Palm Beach Plantation, Llc

**Agenda No.:** 010 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Vazquez, Jorge L; Vazquez, Marta E **CEO:** Dennis A Hamburger

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MARCH 19, 2025 9:00 AM**

1605 Osborne Cir, Lake Worth, FL 33461-6128

**Situs Address:** 1605 Osborne Cir, Lake Worth, FL 33461  
**PCN:** 00-43-44-33-04-024-0070

**Case No:** C-2022-05110034  
**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, multiple roofed and unroofed structures have been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/13/2022 **Status:** MCEH

**Agenda No.:** 011

**Complexity Level:** -

**Status:** Active

**Respondent:** WARD, Charles

**CEO:** Ozmer M Kosal

12291 184th Ct N, Jupiter, FL 33478-2034

**Situs Address:** 12291 184th Ct N, Jupiter, FL 33478

**Case No:** C-2021-08160008

**PCN:** 00-41-40-34-00-000-5100

**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 fence and gate appearing on your property has been erected or installed without a valid building permit issued by the County Building Department, as reflected in Building Permits records.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/18/2021 **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, the accessory structures appearing to be a membrane covered canopy structure and pondside pergola structure 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:** 08/18/2021 **Status:** MCEH

**Agenda No.:** 012

**Complexity Level:** 1

**Status:** Active

**Respondent:** CREWS, ALEXANDER

**CEO:** Nedssa Miranda

5308 Eadie Pl, West Palm Beach, FL 33407-1618

**Situs Address:** 5308 Eadie Pl, West Palm Beach, FL 33407

**Case No:** C-2021-09270035

**PCN:** 00-42-43-02-01-009-0120

**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.
- More specifically, open storage including but not limited to containers, bottles, bucket, concrete block and bottle spray.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 09/28/2021 **Status:** MCEH
- 2** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Park the trailer in the side or rear yard and screen the trailer from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 09/28/2021 **Status:** MCEH
- 3** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Park the boat in the side or rear yard and screen the boat from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
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- Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 09/28/2021 **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.
- Remove boat from the front setback or other area between the structure and street. Park boat in the side or rear yard.
- Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 09/28/2021 **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, membrane covered has been erected or installed without a valid building permit.
- Obtain required building permits for the membrane covered or remove the membrane covered.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/28/2021 **Status:** MCEH
- 6 Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.  
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 open the window awnings if the house is not vacant.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)  
Palm Beach County Property Maintenance Code - Section 14-43 (a)  
**Issued:** 09/28/2021 **Status:** MCEH
- 7 Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.  
Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
- Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) from the public right-of-way: swale, public view, sidewalks, and streets to be removed after pickup no later than the same day collection is scheduled to occur.
- Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.  
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.  
**Issued:** 09/28/2021 **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, Addition/structure has been erected or installed without a valid building permit.
- Obtain required building permits for the Addition/structure or remove the Addition/structure.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/28/2021 **Status:** MCEH
- 9 Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
- Paint all areas where the paint is peeling, flaking and/or chipped. Rusty fascia, damage soffits
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)  
**Issued:** 09/28/2021 **Status:** MCEH
- 10 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 COMPLIANCE**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MARCH 19, 2025 9:00 AM**

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)  
**Issued:** 09/28/2021 **Status:** CLS

**Agenda No.:** 013 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Alpizar, Hector **CEO:** Joanna Mirodias  
1608 SE Avenue G, Lot 28, Belle Glade, FL 33430-4569  
**Situs Address:** Old Conners Hwy, FL **Case No:** C-2023-07180007  
**PCN:** 00-37-41-33-03-039-0010 **Zoned:** CG

- 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:** 07/18/2023 **Status:** CLS
  
  - 2 **Details:** Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. More Specifically, Contractor Storage Yard. 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, Contractor Storage Yard.  
**Code:** Unified Land Development Code - 4.A.7.C  
Unified Land Development Code - 4.A.7.C.6  
**Issued:** 07/18/2023 **Status:** MCEH

**Agenda No.:** 014 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Chavez, Vidal **CEO:** Joanna Mirodias  
37221 Florida Ave, Canal Point, FL 33438-5018  
**Situs Address:** 37221 Florida Ave, Canal Point, FL **Case No:** C-2023-07070022  
**PCN:** 00-37-41-33-03-016-0110 **Zoned:** RM

- Violations:**
- 1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. 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) (1)Table 14-32 ( c)  
Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 07/07/2023 **Status:** CLS
  
  - 2 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, the roof and soffit are in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 07/07/2023 **Status:** MCEH
  
  - 3 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)  
**Issued:** 07/07/2023 **Status:** MCEH
  
  - 4 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, the exterior door is boarded and glass is missing from the window.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
**Issued:** 07/07/2023 **Status:** MCEH
  
  - 5 **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)  
**Issued:** 07/07/2023 **Status:** MCEH

cc: Chavez, Vidal

**Agenda No.:** 015 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Salgado, Ernesto **CEO:** Paul Pickett





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**MARCH 19, 2025 9:00 AM**

**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, but not limited to, several semi trucks and semi trailers on the property.  
**Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 06/15/2023 **Status:** MCEH

cc: Mills, Christopher

**Agenda No.:** 019 **Complexity Level:** - **Status:** Active  
**Respondent:** Allen, Jonathan W; Allen, Paul R **CEO:** Brian Burdett  
11130 61st St N, West Palm Beach, FL 33412-1841

**Situs Address:** 11130 61st St N, West Palm Beach, FL 33412 **Case No:** C-2022-02220019  
**PCN:** 00-41-42-35-00-000-5380 **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, fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/23/2022 **Status:** MCEH

**Agenda No.:** 020 **Complexity Level:** 1 **Status:** Active  
**Respondent:** EASTHAMPTON A CONDOMINIUM ASSOCIATION, IN **CEO:** John Gannotti  
18 Easthampton A, West Palm Beach, FL 33417

**Situs Address:** Easthampton A, West Palm Beach, FL **Case No:** C-2022-04050011  
**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 decks, stairs, railings, spindles and any other appurtenances in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (j)  
**Issued:** 04/07/2022 **Status:** MCEH

cc: Easthampton A Condominium Association, Inc.

**Agenda No.:** 021 **Complexity Level:** - **Status:** Active  
**Respondent:** BOYDEN, KAREN M **CEO:** Ronald Ramos  
12287 Hillman Dr, Palm Beach Gardens, FL 33410-2259

**Situs Address:** 12287 Hillman Dr, Palm Beach Gardens, FL 33410 **Case No:** C-2022-01190019  
**PCN:** 00-43-41-31-04-013-0340 **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, A DETACHED STRUCTURE (S/E BACKYARD) has been erected or installed without a valid building permit. Obtain required building permits for the DETACHED STRUCTURE (S/E BACKYARD) or remove the DETACHED STRUCTURE (S/E BACKYARD).  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/20/2022 **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, A DETACHED STRUCTURE (S/E BACKYARD) has been erected or installed without a valid building permit. Obtain required building permits for the DETACHED STRUCTURE (S/E BACKYARD) or remove the DETACHED STRUCTURE (S/E BACKYARD).  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/20/2022 **Status:** MCEH







**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MARCH 19, 2025 9:00 AM**

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/14/2022 **Status:** MCEH

**Agenda No.:** 025 **Complexity Level:** - **Status:** Active  
**Respondent:** Ryan, Stephen; Ryan, Joanne **CEO:** Nick N Navarro  
3109 Pierson Dr, Delray Beach, FL 33483-6218  
**Situs Address:** 3109 Pierson Dr, Delray Beach, FL **Case No:** C-2023-04200008  
**PCN:** 00-43-46-04-18-000-1050 **Zoned:** RS

**Violations:** **3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
>>More specifically, the pool shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/20/2023 **Status:** MCEH

**Agenda No.:** 026 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Burruezo, Matthew R **CEO:** Charles Zahn  
6911 Sea Daisy Dr, Lake Worth, FL 33462-3419  
**Situs Address:** 410 Forest Estates Dr, West Palm Beach, FL **Case No:** C-2023-04260005  
**PCN:** 00-42-44-02-05-000-0210 **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, Shed has been erected or installed without a valid building permit. (SE Corner)  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/15/2023 **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, electric installed to decorative fountain and has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/15/2023 **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, constructed driveway columns and installed electric without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/15/2023 **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, thatched roofed structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/15/2023 **Status:** MCEH

cc: Burruezo, Matthew R

**Agenda No.:** 027 **Complexity Level:** - **Status:** Active  
**Respondent:** LOPEZ, ROSA ANGELA **CEO:** Joanna Mirodias  
14942 Us Highway 441, Canal Point, FL 33438-9578  
**Situs Address:** 14942 US Highway 441 N, Canal Point, FL 33438 **Case No:** C-2022-03300005  
**PCN:** 00-37-41-23-01-000-0630 **Zoned:** AP

