





**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 21, 2025 9:00 AM**

**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: The premises is utilized to park multiple vehicles which are inoperable, and a broken trampoline, and an assortment of other items meeting the criteria of trash and debris.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 02/24/2023 **Status:** CLS
- 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:** 02/24/2023 **Status:** CLS
- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
  
Specifically: A shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/24/2023 **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.  
  
Specifically: A 4ft chain linked fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/24/2023 **Status:** CLS

**Agenda No.:** 007 **Complexity Level:** 2 **Status:** Removed  
**Respondent:** Dunmire, Matthew; Dunmire, Courtney **CEO:** Dennis A Hamburger  
10692 Tamis Trl, Wellington, FL 33449-5496  
**Situs Address:** 10692 Tamis Trl, Lake Worth, FL 33449 **Case No:** C-2021-09020026  
**PCN:** 00-41-44-36-00-000-3030 **Zoned:** AR

**Violations:**

- 1 **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 110.9  
**Issued:** 10/27/2021 **Status:** MCEH

cc: Engineering Road Bridge

**Agenda No.:** 008 **Complexity Level:** - **Status:** Active  
**Respondent:** Freijo, George; Fuchs, Evelin **CEO:** Brian Burdett  
15668 62nd Pl N, Loxahatchee, FL 33470-3472  
**Situs Address:** 15668 62nd Pl N, Loxahatchee, FL 33470 **Case No:** C-2022-05090042





**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 21, 2025 9:00 AM**

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

cc: Belfleur, Vincent

**Agenda No.:** 011 **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

**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:** 04/05/2022 **Status:** CLS

**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 but not limited to, all items of ply wood, fence material, construction material, tools or the like shall be removed or properly stored.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 04/05/2022 **Status:** CLS

**3 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structure / shed(s) /lean-to / storage shelter and also the wooden porch and roof structure off the rear of the house, has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/05/2022 **Status:** MCEH

**Agenda No.:** 012 **Complexity Level:** 1 **Status:** Active  
**Respondent:** KENCO LTD **CEO:** Nedssa Miranda  
 3676 Collin Dr, Ste 10, West Palm Beach, FL 33406-4727  
**Situs Address:** 8682 Pluto Ter, West Palm Beach, FL **Case No:** C-2023-09050029  
**PCN:** 00-43-42-19-04-000-0311 **Zoned:** RM

**Violations:**

**1 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) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.  
**Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.  
 Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.  
**Issued:** 09/07/2023 **Status:** MCEH









**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 21, 2025 9:00 AM**

**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.

>>More specifically, the FASCIA AND EXTERIOR WOOD ON THE SFD ARE IN DISREPAIR.  
 Maintain exterior of structure in good repair, structurally sound and sanitary.

**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 01/02/2024 **Status:** MCEH

**Agenda No.:** 020 **Complexity Level:** - **Status:** Active  
**Respondent:** Acosta Lopez, Sheila N; Aguilera, Freddy A **CEO:** Brian Burdett  
 15277 Citrus Grove Blvd, Loxahatchee, FL 33470-2830  
**Situs Address:** 15277 Citrus Grove Blvd, Loxahatchee, FL 33470 **Case No:** C-2021-01190058  
**PCN:** 00-41-42-19-00-000-2100 **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, metal carport structure has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/08/2021 **Status:** MCEH

**Agenda No.:** 021 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Herrera, Reinaldo E **CEO:** Jose Feliciano  
 1549 Live Oak Dr, West Palm Beach, FL 33415-5532  
**Situs Address:** 1549 Live Oak Dr, West Palm Beach, FL 33415 **Case No:** C-2022-09070036  
**PCN:** 00-42-44-11-07-000-0350 **Zoned:** RS

**Violations:** **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, Alterations permit # B-2019-000871 has become inactive or expired.

The final inspection shall be made after all work required by the building permit is completed. More Specifically, obtain the required final inspection and sign-off from the Building Department for the Alterations Permit #2019-000871.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
 PBC Amendments to FBC 7th Edition (2020) - 110.3.10  
**Issued:** 10/18/2022 **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. More specifically; covered utility trailer improperly parked at property front.

**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 10/18/2022 **Status:** CLS

**Agenda No.:** 022 **Complexity Level:** - **Status:** Active  
**Respondent:** SRP Sub LLC **CEO:** Steve R Newell  
 1201 Hays St, Tallahassee, FL 32301  
**Situs Address:** 9064 SW 1st St, Boca Raton, FL 33428 **Case No:** C-2022-06100018  
**PCN:** 00-42-47-30-06-028-0030 **Zoned:** RM

**Violations:** **1** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Remove the boat from the front yard.

**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 06/14/2022 **Status:** MCEH



**CODE COMPLIANCE**  
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**Violations:**

- 1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 08/16/2024 **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, open storage including but not limited to car parts, tools, gas tank, roofing shingles and tires.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 08/16/2024 **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, post with lighting by sidewalk and exterior wall light near garage door has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/16/2024 **Status:** MCEH

**Agenda No.:** 025

**Complexity Level:** 1

**Status:** Active

**Respondent:** Shelest, Art

**CEO:** Teresa G Rouse

PO BOX 8441, Pompano Beach, FL 33075-8441

**Situs Address:** 23083 Watergate Cir, Boca Raton, FL

**Case No:** C-2024-05140035

**PCN:** 00-41-47-36-03-000-6640

**Zoned:** AR

**Violations:**

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to construction material and pallets.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 05/24/2024 **Status:** CLS
- 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:** 05/24/2024 **Status:** SIT
- 3 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 05/24/2024 **Status:** MCEH
- 4 **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. More specifically, living room ceiling is in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (c)  
**Issued:** 05/24/2024 **Status:** MCEH
- 5 **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. More specifically, the ceilings throughout the home have signs of water damage.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (c)  
**Issued:** 05/24/2024 **Status:** MCEH
- 6 **Details:** All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-36  
**Issued:** 05/24/2024 **Status:** MCEH
- 7 **Details:** 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. More specifically, centralize air conditioning unit is in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)  
**Issued:** 05/24/2024 **Status:** MCEH







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**Violations:**

**1** **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, for site development, excavating, land clearing and fill brought in to the vacant lot.

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, site development of the vacant lot without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
PBC Amendments to FBC 7th Edition (2020) - 110.9  
**Issued:** 11/15/2023 **Status:** MCEH

cc: L & D Construction Services Inc

**Agenda No.:** 033 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Rull, Emma **CEO:** Paul Pickett  
4544 Sutton Ter S, West Palm Beach, FL 33415-4653  
**Situs Address:** 4544 Sutton Ter S, West Palm Beach, FL 33415 **Case No.:** C-2022-05040019  
**PCN:** 00-42-44-12-19-002-0010 **Zoned:** UI

**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 shed has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/04/2022 **Status:** MCEH

**Agenda No.:** 034 **Complexity Level:** - **Status:** Active  
**Respondent:** Simpson, Thabo Z **CEO:** Patrick L Prentice  
9607 SW 13th Pl, Boca Raton, FL 33428-6036  
**Situs Address:** 9607 SW 13th Pl, Boca Raton, FL 33428 **Case No.:** C-2022-04110048  
**PCN:** 00-42-47-30-02-010-0080 **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 pvc fence has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/19/2022 **Status:** MCEH

**2** **Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:  
1) Hedges shall not exceed four feet in height when located within the required front setback.  
2) Hedges shall not exceed eight feet in height when located on or adjacent to the side, side street, or rear property lines.

**Code:** Unified Land Development Code - 7.D.4.A.1.a

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 21, 2025 9:00 AM**

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| <b>3</b> | <p><b>Issued:</b> 04/19/2022 <span style="float: right;"><b>Status:</b> MCEH</span></p> <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 chain link fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p>   |
| <b>4</b> | <p><b>Issued:</b> 04/19/2022 <span style="float: right;"><b>Status:</b> MCEH</span></p> <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, security lights have been installed above the garage door without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p>  |
| <b>5</b> | <p><b>Issued:</b> 04/19/2022 <span style="float: right;"><b>Status:</b> MCEH</span></p> <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, an addition to the rear of the property has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 04/19/2022 <span style="float: right;"><b>Status:</b> CLS</span></p> |

**cc:** Code Enforcement  
Simpson, Thabo Z

**Agenda No.:** 035 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Scott, Frederick C; Scott, Regina C **CEO:** Ray F Leighton  
2329 Robin Rd, West Palm Beach, FL 33409-6155  
**Situs Address:** 2329 Robin Rd, West Palm Beach, FL **Case No:** C-2023-08170014  
**PCN:** 00-42-43-25-09-034-0180 **Zoned:** RM

|                    |   |
|--------------------|---|
| <b>Violations:</b> | <p><b>1</b> <b>Details:</b> 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><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 08/17/2023 <span style="float: right;"><b>Status:</b> CLS</span></p>  |
|                    | <p><b>2</b> <b>Details:</b> 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.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)</p> <p><b>Issued:</b> 08/17/2023 <span style="float: right;"><b>Status:</b> CLS</span></p>   |
|                    | <p><b>3</b> <b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.b</p> <p><b>Issued:</b> 08/17/2023 <span style="float: right;"><b>Status:</b> CLS</span></p>   |
|                    | <p><b>4</b> <b>Details:</b> 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.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.c</p> <p><b>Issued:</b> 08/17/2023 <span style="float: right;"><b>Status:</b> CLS</span></p>   |
|                    | <p><b>5</b> <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 chain link fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 08/17/2023 <span style="float: right;"><b>Status:</b> MCEH</span></p> |

**Agenda No.:** 036 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Stefan, Steve; Stefan, Marcilene **CEO:** Nick N Navarro

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 21, 2025 9:00 AM**

5114 Ferndale Dr, Delray Beach, FL 33484-1714

**Situs Address:** 5114 Ferndale Dr, Delray Beach, FL 33484

**Case No:** C-2022-07070020

**PCN:** 00-42-46-11-05-000-0320

**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, wood fencing and chain-link gates have been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/19/2022 **Status:** MCEH

**Agenda No.:** 037

**Complexity Level:** -

**Status:** Active

**Respondent:** Jean Baptiste, Lumose D

**CEO:** Brian Burdett

16743 86th St N, Loxahatchee, FL 33470-2720

**Situs Address:** 16743 86th St N, Loxahatchee, FL 33470

**Case No:** C-2022-01250019

**PCN:** 00-40-42-24-00-000-3980

**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, post wire, wood privacy fencing/ structure has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/10/2022 **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: Open storage including but not limited to scaffolding, wood and pvc piping.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 02/10/2022 **Status:** MCEH
- 3** **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:** 02/10/2022 **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 roofed structures without permits has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/10/2022 **Status:** MCEH
- 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, driveway Modification has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/10/2022 **Status:** CLS
- 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, shed/ structure has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/10/2022 **Status:** MCEH

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 21, 2025 9:00 AM**

**8** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, single family dwelling permit # B-2014-011322 has become inactive or expired.

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 Certificate of Occupation.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.1  
**Issued:** 02/10/2022 **Status:** MCEH

cc: Jean Baptiste, Lumose D

**Agenda No.:** 038 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Gutierrez, Daniela **CEO:** Paul Pickett  
6216 Calle Del Fur, Lot 174, West Palm Beach, FL 33415  
**Situs Address:** 6216 Calle Del Fur, Lot 174, FL **Case No:** C-2023-03140024  
**PCN:** **Zoned:**

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

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/20/2023 **Status:** MCEH

**Agenda No.:** 039 **Complexity Level:** 1 **Status:** Active  
**Respondent:** SHOPPES OF LAKE WORTH LLC **CEO:** Paul Pickett  
4000 HOLLYWOOD Blvd, 765-S, HOLLYWOOD, FL 330  
**Situs Address:** 6651 Lake Worth Rd, Lake Worth, FL 33467 **Case No:** C-2022-05160017  
**PCN:** 00-42-43-27-05-022-0772 **Zoned:** CG

**Violations:** **1** **Details:** All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and shall be ordered by the building official to be abated by the owner, through repair and rehabilitation or by demolition and removal, in accordance with this code. The extent of repairs shall be determined by the building official. More specifically but not limited to, the unpermitted electrical work is considered unsafe and shall be corrected immediately. The numerous cords running though the drop ceilings shall be removed or permitted. The cords coming out of the electric panel shall be removed. All Zip Cords shall be removed. All exposed wires shall be abated. Cords / extension cords cannot be used as substitute to fix the numerous electrical violations observed. This establishment is commercial, therefor a LICENSED CONTRACTOR is REQUIRED for ALL ELECTRICAL WORK. Obtain the required permits for the needs electrical demolition. Obtain the required permits for all other remaining electrical. More specifically, but not limited to, the electrical work / electrical wiring / electrical panels / electrical outlets and the like shall be permitted by a licensed contractor. Removal of the before mentioned will require a demolition permit and all work must be completed by a licensed contractor. All electrical outlets shall have proper covers and panels shall have proper voids. All extension cords shall be removed and no longer used.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 116.1  
**Issued:** 05/17/2022 **Status:** MCEH



