

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

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: Gravel driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/30/2024 **Status:** MCCH

- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
 More Specifically: Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/30/2024 **Status:** MCCH

Agenda No.: 004 **Complexity Level:** - **Status:** Active
Respondent: 14948 Markland Lane, LLC **CEO:** Steve G Bisch
 3850 NW Boca Raton Blvd, Ste 4, Boca Raton, FL 33431
Situs Address: 14948 Markland Ln, Delray Beach, FL 33484 **Case No:** C-2022-03170021
PCN: 00-42-46-14-01-000-0080 **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.

 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, detached rear accessory structure (garage) B-1990-013639-0000 (B90016014) has been converted into living area, two (2) apartments an upper and lower apartment without a valid building permit
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 PBC Amendments to FBC 7th Edition (2020) - 111.1
Issued: 03/25/2022 **Status:** MCCH

cc: 14948 Markland Lane, Llc
 Fox Rothschild Llp

Agenda No.: 005 **Complexity Level:** 1 **Status:** Active
Respondent: Costa Del Sol Property Owners Association, Inc. **CEO:** Steve G Bisch
 6111 Broken Sound Pkwy NW, Ste 200, Boca Raton, FL 33487
Situs Address: 23260 Costa Del Sol Blvd, Boca Raton, FL 33433 **Case No:** C-2021-07150010
PCN: 00-42-47-34-21-001-0000 **Zoned:** RS

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, permit # B-2016-022305-0000 and sub permit E-2016-22305-0001 have become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 07/21/2021 **Status:** MCCH

- 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, permit # B-2016-022304-0000 and sub permit E-2016-022304-0001 have become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

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3	Issued: 07/21/2021	Status: MCCH
	Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2013-023258-0000 has become inactive or expired.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1	
	Issued: 07/21/2021	Status: MCCH

cc: Costa Del Sol Property Owners Association, Inc
Sachs Sax Caplan Attorneys At Law

Agenda No.: 006	Complexity Level: -	Status: Active																
Respondent: Da Silva, Octavio Lucio 24 Auburn St, Everett, MA 02149-4615		CEO: Steve G Bisch																
Situs Address: 23087 Atlantic Cir, Boca Raton, FL		Case No: C-2023-01260001																
PCN: 00-41-47-36-03-000-6890		Zoned: AR																
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">1</td> <td style="width: 15%;">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 wooden privacy fence has been erected or installed around the property without a valid building permit.</td> </tr> <tr> <td></td> <td>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td> </tr> <tr> <td></td> <td>Issued: 01/25/2023</td> </tr> <tr> <td></td> <td style="text-align: right;">Status: MCCH</td> </tr> <tr> <td style="text-align: center;">2</td> <td>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, It appears demolition and re construction work is taking place without a valid building permit.</td> </tr> <tr> <td></td> <td>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td> </tr> <tr> <td></td> <td>Issued: 01/25/2023</td> </tr> <tr> <td></td> <td style="text-align: right;">Status: MCCH</td> </tr> </table>		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 wooden privacy fence has been erected or installed around the property without a valid building permit.		Code: PBC Amendments to FBC 7th Edition (2020) - 105.1		Issued: 01/25/2023		Status: MCCH	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, It appears demolition and re construction work is taking place without a valid building permit.		Code: PBC Amendments to FBC 7th Edition (2020) - 105.1		Issued: 01/25/2023		Status: MCCH
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	Issued: 01/25/2023																	
	Status: MCCH																	

Agenda No.: 007	Complexity Level: -	Status: Active																
Respondent: Snyder, Eric James 14948 Markland Ln, Delray Beach, FL 33484-8149		CEO: Steve G Bisch																
Situs Address: 14948 Markland Ln, Delray Beach, FL 33484		Case No: C-2019-04290052																
PCN: 00-42-46-14-01-000-0080		Zoned: AR																
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	Code: PBC Amendments to FBC 6th Edition (2017) - 111.1																	
	Issued: 05/06/2019																	
	Status: MCCH																	

Agenda No.: 008	Complexity Level: 1	Status: Active
Respondent: Antonio T. Ribeiro, trustee, of the Antonio T. Ribeiro revocable trust , dated September 10, 2010 7169 120th Ave N, West Palm Beach, FL 33412-1465		CEO: Brian Burdett
Situs Address: 7169 120th Ave N, West Palm Beach, FL 33412		Case No: C-2022-11030018

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- 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, Paver Driveway Addition as been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/14/2023 **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. More specifically, Garage Conversion has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/14/2023 **Status:** MCCH

cc: Jonathan Ettman; Laura Ettman

Agenda No.: 011 **Complexity Level:** 1 **Status:** Active
Respondent: ZAYAS, KENIA; ZAYAS, HECTOR Jr **CEO:** Frank A Davis
 2911 New York St, West Palm Beach, FL 33406-4224
Situs Address: 2911 New York St, West Palm Beach, FL **Case No:** C-2023-09270020
PCN: 00-43-44-05-04-000-0072 **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, Carport Addition has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/29/2023 **Status:** MCCH
 - 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, Boat Canopy has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/29/2023 **Status:** MCCH
 - 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, Shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/29/2023 **Status:** MCCH
 - 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, Rear Addition has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/29/2023 **Status:** MCCH
 - 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, 6' Wood Fence/ Gate has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/29/2023 **Status:** MCCH

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

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 6ft wooden privacy has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/06/2023 **Status:** MCCH

- 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.

Specifically, A shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/06/2023 **Status:** MCCH

Agenda No.: 016 **Complexity Level:** - **Status:** Active
Respondent: Redling, Matthew; Redling, Tracy **CEO:** Elizabeth A Gonzalez
 27 Sentinel Dr, Basking Ridge, NJ 07920-4231
Situs Address: 7190 Valencia Dr, Boca Raton, FL 33433 **Case No:** C-2019-04170009
PCN: 00-42-47-16-15-000-0550 **Zoned:** RS

Violations:

- 1 **Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 04/19/2019 **Status:** CCH

- 2 **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, Rear of home in disrepair, pool and or hot tub.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 04/19/2019 **Status:** MCCH

- 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, temporary fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 04/19/2019 **Status:** MCCH

- 4 **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: 04/19/2019 **Status:** CCH

- 5 **Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)
Issued: 04/19/2019 **Status:** CCH

Agenda No.: 017 **Complexity Level:** 1 **Status:** Active
Respondent: Lamartine, Issac; Laurente, Blaise **CEO:** Adam F Moulton
 5964 Deerfield Pl, Lake Worth, FL 33463-6759
Situs Address: 5964 Deerfield Pl, Lake Worth, FL **Case No:** C-2023-09250015
PCN: 00-42-44-34-35-000-8070 **Zoned:** RS

Violations:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed at rear of situs with damaged metal roof has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/13/2023 **Status:** CLS

CODE COMPLIANCE
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NOVEMBER 19, 2025 9:00 AM

	Issued: 03/09/2022	Status: MCCH
4	Details: Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. Specifically, trailer(s) are not screened from view.	
	Code: Unified Land Development Code - 6.D.1.A.1.c	
	Issued: 03/09/2022	Status: MCCH

Agenda No.: 024	Complexity Level: 1	Status: Active
Respondent: ADAMES, JOSE CRISTINO DIAZ 2700 Ranch House Rd, Apt 1, West Palm Beach, FL 33406-3302		CEO: Frank A Davis
Situs Address: 216 Henning Dr, West Palm Beach, FL		Case No: C-2023-02010016
PCN: 00-43-44-05-07-000-0160		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, Garage Conversion has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/01/2023 Status: MCCH
	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, Rear Porch Addition has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/01/2023 Status: MCCH
	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, Paver Driveway has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/01/2023 Status: MCCH
	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, Windows has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/01/2023 Status: MCCH

cc: Adames, Jose Cristino Diaz

Agenda No.: 025	Complexity Level: 1	Status: Active
Respondent: De Oca, Sergio Daniel Montes 6983 Lakeside Rd, Royal Palm Beach, FL 33411-2623		CEO: Omar J Sheppard
Situs Address: 6983 Lakeside Rd, West Palm Beach, FL 33411		Case No: C-2022-12200007
PCN: 00-42-43-27-18-000-0181		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, DEMOLITION OF POOL has been STARTED without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 01/24/2023 Status: CLS
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CODE COMPLIANCE
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NOVEMBER 19, 2025 9:00 AM

- 8 **Details:** One business related vehicle per dwelling unit not over one ton rated capacity may be parked at the home, provided the vehicle is registered to a resident of the dwelling, commercial vehicles are prohibited.
Code: Unified Land Development Code - 4.B.1.E.10.n
Issued: 11/02/2021 **Status:** MCCH

- 9 **Details:** Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, a contractors storage yard is seen in the backyard southeast corner, as referenced in ULDC 4.B.5.C.1
Code: Unified Land Development Code - 4.A.7.C.6
Issued: 11/02/2021 **Status:** MCCH

- 10 **Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)
Issued: 11/02/2021 **Status:** CLS

- 13 **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.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 11/02/2021 **Status:** CLS

cc: Ap Law, Llc

Agenda No.: 030 **Complexity Level:** - **Status:** Active
Respondent: ALSTON'S EMBROIDERY LLC **CEO:** Omar J Sheppard
1442 Briar Oak Dr, Royal Palm Beach, FL 33411
Situs Address: 9020 Bellhurst Way, Unit 115, West Palm Beach, FL 33411 **Case No:** C-2021-08200007
PCN: 00-42-43-31-03-002-1150 **Zoned:** IG

- Violations:**
- 1 **Details:** Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the AHJ. [101:4.6.12.1]
Code: National Fire Protection Association 1 - 4.5.8.1 - Continuously Maintained
Issued: 12/14/2021 **Status:** CLS

 - 2 **Details:** 11.1.3.2 - Multiplug Adapters shall not be used as a Substitute for Permanent Wiring or Receptacles.

Multiplug adapters shall not be used as a substitute for permanent wiring or receptacles.
Code: National Fire Protection Association 1 - 11.1.3.2 - Multiplug Adapters shall not
Issued: 12/14/2021 **Status:** CLS

 - 3 **Details:** 11.1.5.5 - Extension & Flexible Cords shall not Extend through Walls, Ceilings, Floors.

Extension cords and flexible cords shall not be affixed to structures; extend through walls, ceilings, or floors, or under doors or floor coverings; or be subject to environmental or physical damage.
Code: National Fire Protection Association 1 - 11.1.5.5 - Extension & Flexible Cords s
Issued: 12/14/2021 **Status:** CLS

 - 4 **Details:** 11.1.5.6 - Extension Cords shall not be used as a Substitute for Permanent Wiring.

Extension cords shall not be used as a substitute for permanent wiring.
Code: National Fire Protection Association 1 - 11.1.5.6 - Extension Cords shall not be
Issued: 12/14/2021 **Status:** CLS

 - 5 **Details:** Where additional permits, approvals, certificates, or licenses are required by other agencies, approval shall be obtained from those other agencies.
Code: National Fire Protection Association 1 - 1.12.6.3 - Permit Required
Issued: 12/14/2021 **Status:** MCCH

 - 6 **Details:** Permits, where required, shall comply with Section 1.12.
Code: National Fire Protection Association 1 - 13.1.1.1 - Permits.
Issued: 12/14/2021 **Status:** MCCH

 - 7 **Details:** 11.1.4.1 - RPTs shall be Polarized or Grounded with Overcurrent Protection

Relocatable power taps shall be listed to UL 1363, Standard for Relocatable Power Taps, or UL 1363A, Outline of Investigation for Special Purpose Relocatable Power Taps, where applicable.
Code: National Fire Protection Association 1 - 11.1.4.1 - RPTs shall be Polarized or G

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
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- 8** **Issued:** 12/14/2021 **Status:** CLS
Details: 14.4.2.1 - No Furnishings, Decorations, or Other Objects shall Obstruct Exits or Egress therefrom, or Visibility thereof.
- No furnishings, decorations, or other objects shall obstruct exits or their access thereto, egress therefrom, or visibility thereof. [101:7.1.10.2.1]
- Code:** National Fire Protection Association 1 - 14.4.2.1 - No Furnishings
Issued: 12/14/2021 **Status:** CLS
- 9** **Details:** 14.4.4 - Storage above Means of Egress.
- There shall be no storage above any component of the means of egress unless it is on a separate floor, mezzanine, or engineered and approved platform constructed in accordance with the Florida Building Code.
- Code:** National Fire Protection Association 1 - 14.4.4 - Storage above Means of Egress
Issued: 12/14/2021 **Status:** MCCH
- 10** **Details:** 7.5.2.2 - Exits shall be Clearly Recognizable.
- Exit access and exit doors shall be designed and arranged to be clearly recognizable.
- Code:** National Fire Protection Association 101 - 7.5.2.2 - Exits shall be Clearly Recogn
Issued: 12/14/2021 **Status:** MCCH
- 11** **Details:** 7.10.1.2.1 - Exits Signs Required.
- Exits, other than main exterior exit doors that obviously and clearly are identifiable as exits, shall be marked by an approved sign that is readily visible from any direction of exit access.
- Code:** National Fire Protection Association 101 - 7.10.1.2.1 - Exits Signs Required
Issued: 12/14/2021 **Status:** MCCH
- 12** **Details:** 43.1.1 - Spray Application of Flammable & Combustible Materials.
- Operations involving the spray application of flammable and combustible materials shall comply with NFPA 33 and Section 43.1.
- Code:** National Fire Protection Association 1 - 43.1.1 - Spray Application of Flammable
Issued: 12/14/2021 **Status:** CLS
- 13** **Details:** 8.3.3.1 - Protect Openings in Fire Barrier.
- Every opening in a fire barrier shall be protected to limit the spread of fire from one side of the fire barrier to the other.
- Code:** National Fire Protection Association 101 - 8.3.3.1 - Protect Openings in Fire Barr
Issued: 12/14/2021 **Status:** MCCH
- 14** **Details:** 14.8.3.4.1.1 - Excerpt: The width of exit access serving not more than...
- The width of exit access serving not more than six people, and having a length not exceeding 50 ft (15 m) shall meet both of the following criteria:
- 1.The width shall be not less than 18 in. (455 mm), at and below a height of 38 in. (965 mm), and not less than 28 in. (710 mm) above a height of 38 in. (965 mm).
- 2.A width of not less than 36 in. (915 mm) for new exit access, and not less than 28 in. (710 mm) for existing exit access, shall be capable of being provided without moving permanent walls. [101:7.3.4.1.1]
- Code:** National Fire Protection Association 1 - 14.8.3.4.1.1 - Excerpt
Issued: 12/14/2021 **Status:** CLS
- 15** **Details:** 5.2.1.1.5 - Escutcheons and Cover Plates - Recessed, Flush and Concealed Sprinklers.
- Escutcheons and cover plates for recessed, flush, and concealed sprinklers shall be replaced with their listed escutcheon or cover plate if found missing during the inspection.
- Code:** National Fire Protection Association 25 - 5.2.1.1.5 - Escutcheons and Cover Plates
Issued: 12/14/2021 **Status:** CLS
- 16** **Details:** Open junction boxes and open wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.
- Code:** Palm Beach County Codes & Ordinances - 11.1.11
Issued: 12/14/2021 **Status:** CLS
- 17** **Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.
- Code:** Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 12/14/2021 **Status:** MCCH

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
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	Issued: 06/08/2020	Status: MCCH
4	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 materials/debris, construction debris/materials, automotive parts, tires, vegetative debris, garbage, household items, trash/debris or similar items.	
	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)	
	Issued: 06/08/2020	Status: MCCH

Agenda No.: 033	Complexity Level: 1	Status: Active
Respondent: MAHADHATUJETIYARAM TEMPLE INC 4691 Royal Palm Beach Blvd, Royal Palm Beach, FL 33411-9186		CEO: Darrin L Emmons
Situs Address: 4691 Royal Palm Beach Blvd, West Palm Beach, FL		Case No.: C-2024-04290005
PCN: 00-41-43-11-00-000-3700		Zoned: AR
Violations:		
1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the front driveway has been paved without a valid building permit.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	
	Issued: 05/01/2024	Status: MCCH
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 6-foot wood on wood fence has been erected or installed without a valid building permit.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	
	Issued: 05/01/2024	Status: MCCH

Agenda No.: 034	Complexity Level: 1	Status: Active
Respondent: MAHADHATUJETIYARAM TEMPLE INC 4691 Royal Palm Beach Blvd, Royal Palm Beach, FL 33411-9186		CEO: Darrin L Emmons
Situs Address: 4661 Royal Palm Beach Blvd, West Palm Beach, FL		Case No.: C-2024-05060033
PCN: 00-41-43-11-00-000-3850		Zoned: AR
Violations:		
1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a paved driveway has been erected or installed without a valid building permit.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	
	Issued: 05/08/2024	Status: MCCH
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 6-foot White wood on wood fence has been erected or installed without a valid building permit.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	
	Issued: 05/08/2024	Status: MCCH

Agenda No.: 035	Complexity Level: 1	Status: Active
Respondent: Rashid, Monira 2071 E Carol Cir, West Palm Beach, FL 33415-7309		CEO: Rl Thomas
Situs Address: 2071 E Carol Cir, West Palm Beach, FL		Case No.: C-2024-02070009
PCN: 00-42-44-13-10-000-0390		Zoned: RM

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
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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 chain link fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/13/2023 **Status:** MCCH
- 2 **Details:** The maximum height for a fence or wall on or adjacent to a residential lot line or in a landscape buffer shall be as follows: Within required front setback: four feet. Within required side, side street, and rear setback: six feet
Code: Unified Land Development Code - 5.B.1.A.2.B.1
Issued: 11/13/2023 **Status:** MCCH

Agenda No.: 038

Complexity Level: 1

Status: Active

Respondent: Lopez, Gerardo M; Lopez, Ciria M
 5102 2nd Rd, Lake Worth, FL 33467-5616

CEO: Debbie N Plaud

Situs Address: 5102 2nd Rd, Lake Worth, FL

Case No.: C-2023-10120001

PCN: 00-42-43-27-05-032-8010

Zoned: AR

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.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 12/06/2023 **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, wood and metal fence with gates and columns has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/06/2023 **Status:** MCCH
- 3 **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:
 - 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.**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 12/06/2023 **Status:** MCCH
- 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, brick paver driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/06/2023 **Status:** CLS
- 5 **Details:** One business related vehicle per dwelling unit not over one ton rated capacity may be parked at the home, provided the vehicle is registered to a resident of the dwelling, commercial vehicles are prohibited.
Code: Unified Land Development Code - 4.B.1.E.10.n
Issued: 12/06/2023 **Status:** CLS
- 6 **Details:** No equipment or materials used in the home occupation shall be stored or displayed outside of the dwelling, including driveways.
Code: Unified Land Development Code - 4.B.1.E.10.k
Issued: 12/06/2023 **Status:** CLS

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

Situs Address: 3117 Vassallo Ave, Lake Worth, FL
PCN: 00-43-44-20-04-012-0040

Case No: C-2023-09140004
Zoned: RM

- Violations:**
- 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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/18/2023 **Status:** MCCH
 - 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, a metal porch cover on the back of the house has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/18/2023 **Status:** MCCH
 - 5** **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: 09/18/2023 **Status:** MCCH

Agenda No.: 045

Complexity Level: 2

Status: Active

Respondent: Valbrun, Sabrina G
5165 Cleveland Rd, Delray Beach, FL 33484-4221

CEO: Richard W Padgett

Situs Address: 5165 Cleveland Rd, Delray Beach, FL 33484
PCN: 00-42-46-23-03-000-7670

Case No: C-2020-11190024
Zoned: RS

- 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.

More specifically the trailer.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 12/08/2020 **Status:** MCCH
 - 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.

More specifically, the trailer.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 12/08/2020 **Status:** MCCH
 - 3** **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: The box truck.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 12/08/2020 **Status:** MCCH
 - 4** **Details:** One business related vehicle per dwelling unit not over one ton rated capacity may be parked at the home, provided the vehicle is registered to a resident of the dwelling, commercial vehicles are prohibited.
Code: Unified Land Development Code - 4.B.1.E.10.n
Issued: 12/08/2020 **Status:** MCCH
 - 5** **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, the use of residential single family zoned property for commercial use is not allowed.
Code: Unified Land Development Code - 4.A.7.C
Issued: 12/08/2020 **Status:** MCCH

