

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 18, 2026 9:00 AM

Issued: 05/03/2022

Status: MCCH

Agenda No.: 003

Complexity Level: 1

Status: Active

Respondent: Dos Santos, Jose M; Dos Santos, Aparecida C
 8931 SW 6th St, Boca Raton, FL 33433-4637

CEO: Richard F Cataldo

Situs Address: 8931 SW 6th St, Boca Raton, FL

Case No.: C-2023-02020032

PCN: 00-42-47-29-03-031-0170

Zoned: RM

Violations:

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 large air conditioner unit has been erected or installed at the residence without a valid building permit.

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

Issued: 02/13/2023

Status: MCCH

Agenda No.: 004

Complexity Level: 1

Status: Active

Respondent: Machado, Jose A; Machado, Mildred A
 22321 Doran Ave, Boca Raton, FL 33428-3994

CEO: Richard F Cataldo

Situs Address: 22321 Doran Ave, Boca Raton, FL

Case No.: C-2023-12270018

PCN: 00-41-47-26-03-030-0040

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, the driveway has been widened without a valid building permit.

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

Issued: 01/02/2024

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, concrete pavers have been installed in the right-of-way without a valid building permit.

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

Issued: 01/02/2024

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, an attached roofed canopy structure on the right side of the residence has been erected or installed without a valid building permit.

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

Issued: 01/02/2024

Status: MCCH

7 **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.

More specifically, a permit is on file for a screen enclosure as the pool barrier, however, the screen enclosure has been removed.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)

Issued: 01/02/2024

Status: MCCH

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MARCH 18, 2026 9:00 AM

- Issued:** 10/22/2024 **Status:** CCH
- 7 **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 trailer from the front setback or other area between the structure and street. Park trailer in the side or rear yard.
- Code:** Unified Land Development Code - 6.D.1.A.1.b
Issued: 10/22/2024 **Status:** CCH
- 8 **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.3.c
Issued: 10/22/2024 **Status:** CCH
- 9 **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.
- 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: 10/22/2024 **Status:** CCH
- 10 **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.
- Obtain required building permits for the fence or remove the fence.
- Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/22/2024 **Status:** CCH
- 11 **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.
- Obtain required building permits for the gravel driveway or remove the gravel driveway.
- Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/22/2024 **Status:** CCH

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- 12 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, site development and fill dirt

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10

Issued: 10/22/2024

Status: CCH

- 13 Details:** Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.

On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.

Obtain a Permit for the Site Development and Fill.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1

Issued: 10/22/2024

Status: CCH

- 14 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.

Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)

Issued: 10/22/2024

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- 15 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.

Prune and maintain hedge height at no more than the maximum allowable height of four feet in the required front yard and eight feet in the side or rear yard.

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

Issued: 10/22/2024

Status: CCH

- 16 Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.

Post the numerical address in accordance with Section 14-33 (c). POST THE HOUSE NUMBER TO BE VISIBLE AT ALL HOURS OF THE DAY

Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)

Issued: 10/22/2024

Status: CCH

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MARCH 18, 2026 9:00 AM

Situs Address: 1486 Skees Rd, Unit D, West Palm Beach, FL 33411 **Case No:** C-2022-02140002
PCN: 00-42-43-27-05-004-0101 **Zoned:** IL

- Violations:**
- 7** **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 2018 - 1.12.6.3
 Issued: 02/25/2022 **Status:** MCCH
 - 11** **Details:** 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 2018 - Chapter 8 8.3.3.1
 Issued: 02/25/2022 **Status:** MCCH

cc: Alliance Skees Road Llc
Alliance Skees Road Llc

Agenda No.: 021 **Complexity Level:** 2 **Status:** Active
Respondent: ALLIANCE SKEES ROAD LLC **CEO:** Christina G Stodd
1201 HAYS St, Tallahassee, FL 32301-2525

Situs Address: 1468 Skees Rd, Unit A, West Palm Beach, FL 33411 **Case No:** C-2022-04210014
PCN: 00-42-43-27-05-004-0101 **Zoned:** IL

- Violations:**
- 3** **Details:** Chapter Administration Permit Required
 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 2018 - 1.12.6.3
 Issued: 05/26/2022 **Status:** MCCH

cc: Alliance Skees Road Llc
Alliance Skees Road Llc

Agenda No.: 022 **Complexity Level:** 1 **Status:** Active
Respondent: Willis, Mary E **CEO:** Jill L Lovett
4830 Badger Ave, West Palm Beach, FL 33417-2914

Situs Address: 4830 Badger Ave, West Palm Beach, FL 33417 **Case No:** C-2015-01080005
PCN: 00-42-43-24-02-004-0090 **Zoned:** RM

- Violations:**
- 1** **Details:** Erecting/installing utility structures, room additions, swimming pool and fencing without first obtaining the required building permits is prohibited.
 Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
 Issued: 04/06/2015 **Status:** MCCH
 - 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.
 Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
 Issued: 04/06/2015 **Status:** MCCH

cc: Code Enforcement

Agenda No.: 023 **Complexity Level:** - **Status:** Active
Respondent: Atlantic Real Estate Holdings LLC **CEO:** Timothy M Madu
3330 Fairchild Gardens Ave, 32516, Palm Beach Gardens, F
33420

Situs Address: 5675 1st Rd, Lake Worth, FL 33467 **Case No:** C-2021-01190031
PCN: 00-42-43-27-05-032-2840 **Zoned:** AR

- Violations:**
- 1** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
 More specifically, all motorized vehicles parked on the grass.
 Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
 Issued: 01/20/2021 **Status:** MCCH
 - 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, the unlicensed and or inoperable vehicles, tires, and other similar items stored at the front of the property,
 Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

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	Issued: 01/20/2021	Status: MCCH
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: 01/20/2021	Status: MCCH

cc: Atlantic Real Estate Holdings Llc

Agenda No.: 024	Complexity Level: -	Status: Active
Respondent: MOORE, ROBERT E Jr; MOORE, EVE 14725 Boxwood Dr, Palm Beach Gardens, FL 33418-7950		CEO: Ronald Ramos
Situs Address: 14725 Boxwood Dr, Palm Beach Gardens, FL		Case No: C-2023-04060059
PCN: 00-41-41-20-01-004-0110		Zoned: AR
Violations:	<p>1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="padding-left: 40px;">>>>More specifically, MEMBRANE STRUCTURES have been erected or installed without a valid building permit. Obtain required building permits for ANY AND ALL MEMBRANE STRUCTURES or remove the ANY AND ALL MEMBRANE STRUCTURES .</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/24/2023 Status: MCCH</p> <p>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.</p> <p style="padding-left: 40px;">More specifically, DETACHED METAL ACCESSORY STRUCTURES (COVERING BOAT) have been erected or installed without a valid building permit. > Obtain required building permits for ANY AND ALL DETACHED METAL ACCESSORY STRUCTURES (COVERING BOAT) or remove ANY AND ALL DETACHED METAL ACCESSORY STRUCTURES (COVERING BOAT)</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/24/2023 Status: MCCH</p> <p>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.</p> <p style="padding-left: 40px;">>>>More specifically, remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/24/2023 Status: SMO</p> <p>4 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="padding-left: 40px;">>>>More specifically, a SHED (WITH A BLUE ROOF) has been erected or installed without a valid building permit. Obtain required building permits for the SHED (WITH A BLUE ROOF) or remove the SHED (WITH A BLUE ROOF) .</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/24/2023 Status: MCCH</p>	

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- 12 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-2017-020985-0000 has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** MCCH
- 13 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-2017-020985-0001 has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** MCCH
- 14 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-2010-023279-0000 has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** MCCH
- 15 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-201-023279-0001 has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** CLS
- 16 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-2010-023279-0003 has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** MCCH
- 17 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-2010-023278-0000 has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** MCCH
- 18 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-2010-023278-0001 has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** MCCH

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- 19 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-2010-023278-0003 has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** MCCH
- 20 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-2005-046528-0000 has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** MCCH
- 21 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-2005-046528-0001 has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** MCCH
- 22 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-2005-046528-0002 has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** MCCH
- 23 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-2005-046528-0003 has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** MCCH
- 24 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 # M-2005-045235-0000 has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** MCCH
- 25 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 # M-2005-045235-0001 has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** CLS

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- 26** **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 # M-2005-045235-0002 has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** CLS
- 27** **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-1994-034619-0000 has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** MCCH
- 28** **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-1991-016309-0000 Y has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** MCCH
- 29** **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-1991-016308-0000 Y has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** MCCH
- 30** **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-1989-014896-0000 has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** MCCH
- 31** **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-1989-013856-0000 has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** MCCH
- 32** **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-1986-000885-0000 has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** MCCH

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- 40 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-1980-022687-0000 has become inactive or expired.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** CLS
- 41 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-1988-002032-0000 has become inactive or expired.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/08/2019 **Status:** MCCH

cc: 1803 Murano Llc

Agenda No.: 027 **Complexity Level:** - **Status:** Active
Respondent: 1803 MURANO LLC **CEO:** Joanna Mirodias
550 Biltmore Way, Ste 200, Coral Gables, FL 33134
Situs Address: 1401 S Military Trl, West Palm Beach, FL 33415 **Case No:** C-2020-07070010
PCN: 00-42-44-12-00-000-3201 **Zoned:** UI

- Violations:**
- 2 Details:** The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail.
- Specifically: The dumpsters are not enclosed as proposed on the Site Plan of origin and/or openly exposed, and this is a violation of this Section.
- Code:** Unified Land Development Code - 2.A.6.B.4
Issued: 07/09/2020 **Status:** MCCH

cc: 1803 Murano Llc
1803 Murano Llc

Agenda No.: 028 **Complexity Level:** - **Status:** Active
Respondent: RASAVONG, DARAVONE K; NGUYEN, HIEP H **CEO:** Ronald Ramos
8583 Crater Ter, West Palm Beach, FL 33403-1678
Situs Address: 8583 Crater Ter, West Palm Beach, FL **Case No:** C-2023-06050007
PCN: 00-43-42-19-04-000-0801 **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, remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/13/2023 **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, NEW WINDOWS have been erected or installed without a valid building permit. Obtain required building permits for the NEW WINDOWS or remove the NEW WINDOWS.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/13/2023 **Status:** MCCH

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- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 03/22/2019 **Status:** MCCH
- 2 Details:** Erecting/installing accessory structure without a permit (street light with pole, south side of structure) without first obtaining required building permits is prohibited.
 More specifically, obtain required building permits for the accessory structure without a permit (street light with pole, south side of structure) or remove the accessory structure without a permit (street light with pole, south side of structure).
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 03/22/2019 **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, a chain linked fence has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 03/22/2019 **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, electrical / plumbing and sewage hookups have been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 03/22/2019 **Status:** MCCH

cc: Sanchez, Cesar Jr

Agenda No.: 032	Complexity Level: 1	Status: Active
Respondent: PASSE, JEAN CATU; PASSE, SIMONE 5149 45th St, West Palm Beach, FL 33407-1603		CEO: Nedssa Miranda
Situs Address: 5149 45th St, West Palm Beach, FL		Case No.: C-2024-02140028
PCN: 00-42-43-02-01-003-0131		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.

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, including but not limited to refrigerator, carpets, bulk trash or any items storage in public view.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/15/2024 **Status:** CLS

2 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: 02/15/2024 **Status:** MCCH

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- Code:** Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 11/23/2020 **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, a chain link fence has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 11/23/2020 **Status:** MCCH
- 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, a wood ramp has been erected or installed at unit #3 without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 11/23/2020 **Status:** MCCH
- 9 **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, wall mounted air conditioners have been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 11/23/2020 **Status:** MCCH
- 10 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically several broken windows. Doors not weather-tight.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 11/23/2020 **Status:** MCCH
- 11 **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 trash/debris, building materials, and appliances in front and to the rear of structure.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/23/2020 **Status:** MCCH
- 12 **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. More specifically the grass and low lying vegetation.
- Code:** Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)
Issued: 11/23/2020 **Status:** MCCH

cc: Assured Properties Llc
 Assured Properties Llc

Agenda No.: 034 **Complexity Level:-** **Status:** Active
Respondent: BAEZ, RICHARD SOLANO; BEATO, JAZMIN LEYBA **CEO:** Paul Pickett
 12142 old country Rd, Wellington, FL 33414
Situs Address: 6454 18th, 117, West Palm Beach, FL **Case No:** C-2024-12090009
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. More specifically, ADDITION (RIGHT SIDE) has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/12/2024 **Status:** MCCH

