



CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

AUGUST 05, 2026 11:00 AM

Special Magistrate: Natalie Green-Moore

Agenda No.: 001

Respondent: Hartman, William; Hartman, Soraya

Situs Address: 6 Sussex A, West Palm Beach, FL

PCN: 00-42-43-23-39-001-0060

Violations:

Complexity Level: 1

7 Sussex A, West Palm Beach, FL 33417-1333

Case No: C-2025-02030017

Zoned: RH

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, windows/door has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 02/14/2025

Status: CLS

Status: Active

CEO: John Gannotti

cc: Hartman, Soraya

Hartman, William

Agenda No.: 002

Respondent: Ticas, Oscar L

Situs Address: 1838 Violet Ave, West Palm Beach, FL

PCN: 00-42-44-11-06-029-0250

Violations:

Complexity Level: 1

1838 Violet Ave, West Palm Beach, FL 33415-6348

Case No: C-2023-03160003

Zoned: RM

1

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

Code: Unified Land Development Code - 6.D.1.A.1.b

Issued: 03/16/2023

Status: CLS

2

Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district

Code: Unified Land Development Code - 6.D.1.A.4.a.2.b

Issued: 03/16/2023

Status: CLS

3

Details: It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.

Code: Unified Land Development Code - 6.D.1.A.4.a.2.a

Issued: 03/16/2023

Status: CLS

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 material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

Issued: 03/16/2023

Status: CLS

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: Paved driveway has been erected or installed without a valid building permit.

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

Issued: 03/16/2023

Status: MCCH

Status: Active

CEO: Maggie Bernal

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- 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: Fence has been erected or installed without a valid building permit.

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

Issued: 03/16/2023

Status: MCCH

Agenda No.: 003

Complexity Level: 1

Status: Active

Respondent: Basile, Mario

CEO: Brian Burdett

13720 Hamlin Blvd, Ste, West Palm Beach, FL 33412-2676

Situs Address: 13676 Hamlin Blvd, West Palm Beach, FL

Case No: C-2023-03140012

PCN: 00-41-42-21-00-000-3050

Zoned: AR

Violations:

- 1
- Details: A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district. More specifically: no storing of boats, trailers or RVs on vacant lot.

Code: Unified Land Development Code - 6.D.1.A.1

Issued: 03/28/2023

Status: MCCH
- 2
- Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically: commercial vehicles stored on vacant lot.

Code: Unified Land Development Code - 6.A.1.B.2.a

Issued: 03/28/2023

Status: MCCH
- 3
- Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: Open storage including but not limited to stones, basketball goal, metal and tank.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

Issued: 03/28/2023

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, chain link fencing has been erected or installed without a valid building permit.

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

Issued: 03/28/2023

Status: MCCH
- 5
- Details: Parking shall be prohibited on all vacant properties in residential districts. More specifically: no storing of vehicles on a vacant lot.

Code: Unified Land Development Code - 6.D.1.A.4.a.3

Issued: 03/28/2023

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, several poles has been erected or installed without a valid building permit.

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

Issued: 03/28/2023

Status: 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, shipping containers (Storage structure) has been erected or installed without a valid building permit.

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

Issued: 03/28/2023

Status: MCCH

CODE COMPLIANCE

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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, paved black top surface has been erected or installed without a valid building permit.

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

Issued: 03/28/2023

Status: MCCH

cc: Taylor, Susan L Esq

Agenda No.:	004	Complexity Level:	1	Status:	Active
Respondent:	Saintard, Frantz; Etienne, Jesula	CEO:	John Gannotti		
	1915 Iris Rd, West Palm Beach, FL 33415-6333				
Situs Address:	1915 Iris Rd, West Palm Beach, FL 33415	Case No:	C-2021-06070016		
PCN:	00-42-44-11-01-005-0420	Zoned:	RM		
Violations:	1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically: 6ft wooden privacy fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/11/2021 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: Windows have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/11/2021 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. Specifically: Doors have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/11/2021 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. Specifically: Shutters has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/11/2021 Status: MCCH 5 Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically: The premises is utilized to park vehicles on the "Unimproved" surface in the Urban Suburban Tier. Code: Unified Land Development Code - 6.D.1.A.4.a.2.b Issued: 06/11/2021 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. Specifically: A shed has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/11/2021 Status: MCCH				

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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: Tiled areas have been erected or installed in the rear setback without a valid building permit.

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

Issued: 06/11/2021

Status: MCCH
- 9

Details: Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixtures shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot and cold running water.

Specifically: There is a report of no hot running water for the bathtub or shower which is a violation of this Section.

Code: Palm Beach County Property Maintenance Code - Section 14-45 (d) (1)

Issued: 06/11/2021

Status: CLS
- 10

Details: All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

Specifically: The cooking appliance within the structure is inoperative and violates the Section according to the wording of said prepare foods.

Code: Palm Beach County Property Maintenance Code - Section 14-44 (h)

Issued: 06/11/2021

Status: CLS

Agenda No.: 005

Respondent: Yarensky, Annie S

Situs Address: 5904 S Rue Rd, West Palm Beach, FL 33415

PCN: 00-42-44-14-19-018-0251

Complexity Level: 1

Case No: C-2022-10200021

Zoned: RM

Status: Active

CEO: Maggie Bernal

- 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/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

Issued: 10/20/2022

Status: MCCH

2

Details: All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

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

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

Issued: 10/20/2022

Status: MCCH

3

Details: All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

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

Issued: 10/20/2022

Status: MCCH

4

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 #B2021-048462 Roofing(SFD/Duplex) has become inactive or expired.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued: 10/20/2022

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: Fence has been erected or installed without a valid building permit.

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

Issued: 10/20/2022

Status: MCCH

Agenda No.: 006	Complexity Level: 1	Status: Active
Respondent: Ngoc Huy Ho, Nhan; Phuong N Ho, Jena 3979 NW 7th Pl, Deerfield Beach, FL 33442-7358		CEO: Steve G Bisch
Situs Address: 22366 SW 65th Ave, Boca Raton, FL 33428		Case No: C-2021-06040022
PCN: 00-42-47-30-04-015-0130		Zoned: RM

Violations:	1	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 06/10/2021 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 fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/10/2021 Status: MCCH

cc: Ngoc Huy Ho, Nhan

Agenda No.: 007	Complexity Level: 1	Status: Active
Respondent: RORABECK'S PLANTS AND PRODUCE, INC 2421 Quantum Blvd, Boynton Beach, FL 33426		CEO: Debbie N Plaud
Situs Address: 5539 S Military Trl, Lake Worth, FL		Case No: C-2023-08210008
PCN: 00-42-44-36-09-001-0010		Zoned: AR

Violations:	1	Details: All signs, except signs exempted by Art. 8.B, EXEMPTIONS, shall receive a building permit prior to construction, erection, attachment or placement from PBC. Non-exempt signs not erected or repaired pursuant to a valid permit are considered illegal. No sign shall be structurally altered, enlarged, or relocated except in conformity with this Article. The repair or changing of movable parts, sign copy, display, or graphic material is not deemed an alteration. Electronic Message Signs 1. Applicability and Approval Process Electronic message signs shall only be allowed as follows: [Ord. 2015-031] see Table 8.G.3.B, Electronic Message Sign Types and Approval Process Illumination shall be constant and shall not consist of flashing, animated or changing lights, except for permitted change of message for electronic message signs, pursuant to Art. 8.G.3.B, Electronic Message Signs; and, [Ord. 2014-025] [Ord. 2017-025] [Ord. 2018-002] More specifically, but not limited to, signs have been erected/installed with prohibited electrical displays without proper approvals and inspections. Code: Unified Land Development Code - 8.E.ProceduresforSignage Unified Land Development Code - 8.F.5.A.3Illumination Unified Land Development Code - 8.G.3.B.1ElectronicMessageSigns Unified Land Development Code - 8.G.3.BElectronicMessageSignsTable Issued: 12/08/2023 Status: MCCH
	2	Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. Code: Unified Land Development Code - 8.C.1 Issued: 12/08/2023 Status: MCCH

CODE COMPLIANCE

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- 3

Details:

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2019-025994-0000 (Sign - Freestanding) has become inactive or expired.

Code:

PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued:

12/08/2023

Status: MCCH
- 4

Details:

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2019-025994-0000 (Sign - Freestanding) requires certificate of completion.

Code:

PBC Amendments to FBC 7th Edition (2020) - 111.5

Issued:

12/08/2023

Status: MCCH
- 5

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-2019-025993-0000 (Sign - Freestanding) has become inactive or expired.

Code:

PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued:

12/08/2023

Status: MCCH
- 6

Details:

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2019-025993-0000 (Sign - Freestanding) requires certificate of completion.

Code:

PBC Amendments to FBC 7th Edition (2020) - 111.5

Issued:

12/08/2023

Status: MCCH

cc: Rorabeck'S Plants And Produce, Inc
Rorabecks Plants & Produce Inc

Agenda No.:	008	Complexity Level:	-	Status:	Active
Respondent:	LUNACSEK, ORSOLYA E			CEO:	Ronald Ramos
	16694 121st Ter N, Jupiter, FL 33478-6006				
Situs Address:	16694 121st Ter N, Jupiter, FL 33478			Case No:	C-2022-02240034
PCN:	00-41-41-10-00-000-1780			Zoned:	AR
Violations:	1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. >>>>More specifically, wood fence with metal gates has been erected or installed without a valid building permit. Obtain required building permits for the wood fence with metal gates or remove the wood fence with metal gates. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/05/2022 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 columns have been erected or installed without a valid building permit. Obtain required building permits for all existing concrete columns or remove all existing concrete columns. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/05/2022 Status: MCCH				

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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, exterior lights with electrical service have been erected or installed on top of the concrete columns without a valid building permit. Obtain required building permits for the exterior lights with electrical service or remove the exterior lights with electrical service. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/05/2022 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 chain link fence (along the northern boundary) has been erected or installed without a valid building permit. Obtain required building permits for the chain link fence (along the northern boundary) or remove the chain link fence (along the northern boundary) . Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/05/2022 Status: MCCH

Agenda No.: 009	Complexity Level: 1	Status: Active
Respondent: Martinez, Yideira; Larsen, Morten		CEO: Charles Zahn
	160 Elaine Rd, West Palm Beach, FL 33413-2311	
Situs Address: 160 Elaine Rd, West Palm Beach, FL 33413		Case No: C-2022-05180028
PCN: 00-42-43-27-05-013-0022		Zoned: RE

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, guest house has been erected or installed without a valid Palm Beach County Building permit. The final inspection shall be made after all work required by the building permit is completed. 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. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10 PBC Amendments to FBC 7th Edition (2020) - 111.1 Issued: 05/24/2022	Status: MCCH
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Agenda No.: 010	Complexity Level: 1	Status: Active
Respondent: MIKE FLOORING SERVICES, CORP. 17146 62nd Rd N, Loxahatchee Groves, FL 33470		CEO: Omar J Sheppard
Situs Address: 17146 62nd Rd N, Loxahatchee, FL		Case No: C-2025-02070017
PCN: 00-40-42-35-00-000-5710		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 pond has been filled in without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/26/2025 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 # C-2023-050619-0000 for footing has become inactive. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
AUGUST 05, 2026 11:00 AM

cc: Mike Flooring Services, Corp.

Agenda No.: 011	Complexity Level: -	Status: Active
Respondent: CATCHPOLE, Christine		CEO: Elizabeth A Gonzalez
	11095 162nd Pl N, Jupiter, FL 33478-6140	
Situs Address: 11095 162nd Pl N, Jupiter, FL 33478		Case No: C-2022-04010013
PCN: 00-41-41-11-00-000-5690		Zoned: AR

2 Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to 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.

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

Code: Unified Land Development Code - 6.D.1.A.1.b
Unified Land Development Code - 6.D.1.A.1.c

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

3 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle or trailers 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: 04/05/2022 **Status:** CLS

4 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, fill dirt appearing brought onto your property driveway drainage conduit is in requirement of an approved valid site development fill permit issued from the County Building Department.

Code: PBC Amendments to FBC 7th Edition (2020) - 110.9

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

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, the accessory structure appearing to be a barn has been erected or installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records.

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

Issued: 04/05/2022 **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, the shipping container appearing on your property has been erected or installed without a valid building permit issued by the County Building Department, as reflected in Building Permits records.

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

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

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
AUGUST 05, 2026 11:00 AM

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, the fence and gate have been erected or installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/05/2022 Status: CLS
8	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, storage of trailers and equipment is prohibited in your zoning district. Remove all prohibited equipment not related to your zoning classification from the property. Code: Unified Land Development Code - 4.A.7.C.6 Issued: 04/05/2022 Status: CLS

cc: Catchpole, Christine
Catchpole, Christine

Agenda No.: 012	Complexity Level: 1	Status: Active								
Respondent: ROSANNA TOUSSAINT EST Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Unde or Against the Estate of ROSANNA TOUSSAINT and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located 2201 W Carol, West Palm Beach FL 33415 -7346, PCN 00-42-44-13-10-000-0030 2201 W Carol Cir, West Palm Beach, FL 33415-7346		CEO: Paul Pickett								
Situs Address: 2201 W Carol Cir, West Palm Beach, FL 33415		Case No: C-2022-07120015								
PCN: 00-42-44-13-10-000-0030		Zoned: RM								
Violations:	<table><tr><td>1</td><td> Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Specifically: The grass, weeds and low-growing vegetation is not maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 07/14/2022 Status: CLS </td></tr><tr><td>2</td><td> Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically: The premises is utilized to store more than the required inoperable and unlicensed vehicles, and buckets and other trash and debris with is a violation of this Section. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 07/14/2022 Status: MCCH </td></tr><tr><td>3</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. Specifically: A 4ft chain linked fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/14/2022 Status: MCCH </td></tr><tr><td>4</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. Specifically: A 6ft wooden privacy fence has been erected or installed without a valid building permit. </td></tr></table>		1	Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Specifically: The grass, weeds and low-growing vegetation is not maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 07/14/2022 Status: CLS	2	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically: The premises is utilized to store more than the required inoperable and unlicensed vehicles, and buckets and other trash and debris with is a violation of this Section. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 07/14/2022 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. Specifically: A 4ft chain linked fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/14/2022 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. Specifically: A 6ft wooden privacy fence has been erected or installed without a valid building permit.
1	Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Specifically: The grass, weeds and low-growing vegetation is not maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 07/14/2022 Status: CLS									
2	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically: The premises is utilized to store more than the required inoperable and unlicensed vehicles, and buckets and other trash and debris with is a violation of this Section. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 07/14/2022 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. Specifically: A 4ft chain linked fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/14/2022 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. Specifically: A 6ft wooden privacy fence has been erected or installed without a valid building permit.									

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
AUGUST 05, 2026 11:00 AM

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/14/2022 Status: MCCH
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Issued: 07/14/2022	Status: MCCH
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Issued: 07/14/2022	Status: MCCH
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Status: MCCH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

AUGUST 05, 2026 11:00 AM

- 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, Wall For Future Sign Permit (entry feature in median) # B-2017-010986-0000 has become inactive or expired. The contractor was NPS Inc. (954-725-4089 jrs47@att.net)

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued: 03/23/2021

Status: MCCH

- 8 Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Clubhouse Interior Improvement permit # B-2010-007632-0000 has become inactive or expired. The contractor was RDJ Building Services. (954-650-0110 rdjbuilding@yahoo.com)

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued: 03/23/2021

Status: CLS

- 9 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, the Sidewalk around Lake permit # B-2010-002262-0000 has become inactive or expired. The contractor was RDJ Building Services. (954-650-0110 rdjbuilding@yahoo.com)

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued: 03/23/2021

Status: CLS

- 10 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, Fire Damage Repair Storage Room Permit # B-2009-004568-0000 has become inactive or expired. The contractor was Agnello & Son's. (561-743-3199 Agnello n @Hotmail.com)

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued: 03/23/2021

Status: CLS

- 11 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, Electrical Repairs Permit # E-2009-004461-0000 has become inactive or expired. The contractor was Lewdi Electric Inc. (954-868-9707 nigelalfie@yahoo.com)

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued: 03/23/2021

Status: CLS

- 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, Chain Link Fence Tennis Courts permit # B-1994-033046-0000 has become inactive or expired. The contractor was Gator Court Contractors. (561-367-0740)

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued: 03/23/2021

Status: CLS

cc: Arbor Oaks Apartments Property Owner Llc

Fire Rescue

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
AUGUST 05, 2026 11:00 AM

Agenda No.:	014	Complexity Level:	1	Status:	Active
Respondent:	Rivera Mejia, Isabel teresa 1510 Crest Dr, Lake Worth Beach, FL 33461-6064			CEO:	Maggie Bernal
Situs Address:	1510 Crest Dr, Lake Worth, FL			Case No:	C-2026-02110004
PCN:	00-43-44-32-04-009-0100			Zoned:	RS
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/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/13/2026 Status: MCCH 2 Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district. Code: Unified Land Development Code - 6.D.1.A.1.b.2 Issued: 02/13/2026 Status: MCCH				

Agenda No.:	015	Complexity Level:	1	Status:	Active
Respondent:	Seligson, Scott 6389 Casabella Ln, Boca Raton, FL 33433-5436			CEO:	Steve G Bisch
Situs Address:	6389 Casabella Ln, Boca Raton, FL			Case No:	C-2023-03150008
PCN:	00-42-47-27-21-000-0450			Zoned:	AR
Violations:	1 Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically: areas of missing roof tiles, eaves appear to be rotting and has apparently detached from the main structure and have apparently been shored. Code: Palm Beach County Property Maintenance Code - Section 14-33 (g) Issued: 03/15/2023 Status: MCCH				

Agenda No.:	016	Complexity Level:	1	Status:	Active
Respondent:	Seligson Beatrice R Est, Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Beatrice R Seligson and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 6389 Casabella Ln, Boca Raton, Florida: 33433 5436. PCN 00-42-47-27-21-000-0450 6389 Casabella Ln, Boca Raton, FL 33433-5436			CEO:	Steve G Bisch
Situs Address:	6389 Casabella Ln, Boca Raton, FL 33433			Case No:	C-2021-11170009
PCN:	00-42-47-27-21-000-0450			Zoned:	AR
Violations:	1 Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. Specifically there are shingles that have become misaligned on the front side of the building and in the valley that ends over the front door and the eave appears to be hanging down.. There are areas of swollen wood on the roof. Code: Palm Beach County Property Maintenance Code - Section 14-33 (g) Issued: 11/19/2021 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 # M-1994-034606-0000 Air Conditioning has become inactive or expired. Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 Issued: 11/19/2021 Status: MCCH				

cc: Reverse Mortgage Solutions Inc

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
AUGUST 05, 2026 11:00 AM

Agenda No.:	017	Complexity Level:	1	Status:	Active
Respondent:	WE BUY DAMAGED HOMES AND ASSIGNS AKA WE BUY DAMAGED HOMES LLC 299 W Camino Gdns, 2nd Floor, Boca Raton, FL 33432			CEO:	Steve G Bisch
Situs Address:	6389 Casabella Ln, Boca Raton, FL			Case No:	C-2024-06140029
PCN:	00-42-47-27-21-000-0450			Zoned:	AR

Violations:	1 Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically the roof is damaged including but not limited to missing tiles, bowed, swollen and warped underlayment and eaves. Code: Palm Beach County Property Maintenance Code - Section 14-33 (g) Issued: 06/17/2024 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, dwelling had received notice of intent due to needed repairs. demolition is taking place for renovation of the dwelling and there are no permit applications apparent Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/17/2024 Status: MCCH
	3 Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. more specifically the overhead garage door is damaged Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) Issued: 06/17/2024 Status: MCCH
	4 Details: Every door, window and other outside opening utilized or intended for ventilation purposes serving any structure containing habitable rooms, shall have approved, tightly fitting screens of not less than 16 mesh per inch. Screening on front screen door is torn and missing. Several screens are missing from openable windows. Code: Palm Beach County Property Maintenance Code - Section 14-43 (a) (1) Issued: 06/17/2024 Status: MCCH
	5 Details: All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. Large numbers of bees were observed entering and exiting through an opening in the damaged eaves at the southwest corner of the dwelling. Code: Palm Beach County Property Maintenance Code - Section 14-36 Issued: 06/17/2024 Status: MCCH

Agenda No.: 018	Complexity Level: -	Status: Active
Respondent: Menendez, Kimel; Pena nka Magnolia Joselina Menendez, Magnolia Rodriguez 9725 SW 2nd St, Boca Raton, FL 33428-4353	CEO: Steve R Newell	
Situs Address: 9725 SW 2nd St, Boca Raton, FL 33428	Case No: C-2022-07140024	
PCN: 00-42-47-30-08-017-0450	Zoned: RM	

Violations:	
1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, roofed screen enclosure has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/20/2022 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. Specifically, a white pvc fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/20/2022 Status: CLS

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

AUGUST 05, 2026 11:00 AM

- 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 brick paver driveway has been installed without a valid building permit.

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

Issued: 07/20/2022

Status: CLS
- 5

Details:

Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to landscape material.

Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030

Issued: 07/20/2022

Status: CLS

Agenda No.:

019

Complexity Level:

1

Status:

Active

Respondent:

Cruz, Fredis A; Hernandez, Rosa M

CEO:

Paul Pickett

954 Peeples Dr, West Palm Beh, FL 33415-3943

Situs Address:

954 Peeples Dr, West Palm Beach, FL 33415

Case No:

C-2022-05050035

PCN:

00-42-44-01-00-000-7900

Zoned:

RM

- Violations:

1

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 Overlay.

Specifically: The premises is utilized as a storage yard for landscaping materials such as: pavers, sand, gravel, commercial vehicle(s) and other equipment and supplies of the trade which are stored on the premises.

Code: Unified Land Development Code - 4.A.7.C.6

Issued: 05/05/2022

Status: MCCH

2

Details:

All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

Specifically: All accessory structures, including fences, shall be maintained structurally sound and in good repair.

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

Issued: 05/05/2022

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.

Specifically: A shed has been erected or installed without a valid building permit.

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

Issued: 05/05/2022

Status: MCCH

Agenda No.:

020

Complexity Level:

1

Status:

Active

Respondent:

Clemente La Rosa, Jose

CEO:

Brian Burdett

9469 Mandarin Blvd, Loxahatchee, FL 33470-2655

Situs Address:

9469 Mandarin Blvd, Loxahatchee, FL 33470

Case No:

C-2022-10210013

PCN:

00-40-42-14-00-000-7010

Zoned:

AR

- 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, pole barn has been erected or installed without a valid building permit.

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

Issued: 10/25/2022

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, PVC, chain link and wood plank and metal gate fencing has been erected or installed without a valid building permit.

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

Issued: 10/25/2022

Status: CLS

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

AUGUST 05, 2026 11:00 AM

- 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, green shed has been erected or installed without a valid building permit.

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

Issued: 10/25/2022

Status: MCCH

cc: Clemente La Rosa, Jose

Agenda No.: 021

Complexity Level: 1

Status: Active

Respondent: Zenith Global LLC, Trustee of 4129 Garden Lake Land Trust

CEO: John Gannotti

dated November 20, 2023, whose post office address is 6574 N State Rd 7 #175, Coconut Creek, FL 33073 hereinafter called the Grantee. Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Palm Beach, State of Florida, to wit: Lot 33, Block 3 GARDEN LAKE, according to the plat thereof, recorded in Plat Book 26, Page 35, of the Public Records of Palm Beach County, Florida. Parcel Identification Number: 00-42-43-13-01-003-0300. 6574 N State Road 7, 175, Pompano Beach, FL 33073-3625

Situs Address: 4129 Community Dr, West Palm Beach, FL

Case No: C-2025-01130024

PCN: 00-42-43-13-01-003-0330

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, an accessory structure (shed) in rear of property has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 01/14/2025

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 wood deck with stairs has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 01/14/2025

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 wood fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 01/14/2025

Status: MCCH
- 4
- Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically the soffits and exterior metal/wood on the east side of the roof.

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

Issued: 01/14/2025

Status: MCCH
- 5
- Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically parking vehicle on unimproved surface.

Code: Unified Land Development Code - 6.D.1.A.1.b.2

Issued: 01/14/2025

Status: MCCH

cc: Ganediwal, Shriniwas
Zenith Global Llc, Trustee Of 4129 Garden Lake Land Trust Dated November 20, 2023,

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
AUGUST 05, 2026 11:00 AM

Agenda No.: 022	Complexity Level: 1	Status: Active										
Respondent: KGMT LLC 6830 N Federal Hwy, Boca Raton, FL 33487		CEO: Joanna Mirodias										
Situs Address: 15914 Assembly Loop, Jupiter, FL 33478		Case No: C-2022-01110007										
PCN: 00-41-41-18-02-001-0000		Zoned: PIPD										
Violations:	<table><tr><td>1</td><td>Details: No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, obtain a certificate of occupancy for the warehouse with accessory offices (permit #B-2003-029245-0000). Code: PBC Amendments to FBC 7th Edition (2020) - 111.1 Issued: 01/14/2022 Status: MCCH</td></tr><tr><td>2</td><td>Details: A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit #B-2007-033616-0000 (Fire Sprinkler). Code: PBC Amendments to FBC 7th Edition (2020) - 111.5 Issued: 01/14/2022 Status: MCCH</td></tr><tr><td>3</td><td>Details: All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Code: Palm Beach County Property Maintenance Code - Section 14-33 (f) Issued: 01/14/2022 Status: CLS</td></tr><tr><td>4</td><td>Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) Issued: 01/14/2022 Status: CLS</td></tr><tr><td>5</td><td>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: 01/14/2022 Status: CLS</td></tr></table>		1	Details: No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, obtain a certificate of occupancy for the warehouse with accessory offices (permit #B-2003-029245-0000). Code: PBC Amendments to FBC 7th Edition (2020) - 111.1 Issued: 01/14/2022 Status: MCCH	2	Details: A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit #B-2007-033616-0000 (Fire Sprinkler). Code: PBC Amendments to FBC 7th Edition (2020) - 111.5 Issued: 01/14/2022 Status: MCCH	3	Details: All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Code: Palm Beach County Property Maintenance Code - Section 14-33 (f) Issued: 01/14/2022 Status: CLS	4	Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) Issued: 01/14/2022 Status: CLS	5	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: 01/14/2022 Status: CLS
1	Details: No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, obtain a certificate of occupancy for the warehouse with accessory offices (permit #B-2003-029245-0000). Code: PBC Amendments to FBC 7th Edition (2020) - 111.1 Issued: 01/14/2022 Status: MCCH											
2	Details: A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit #B-2007-033616-0000 (Fire Sprinkler). Code: PBC Amendments to FBC 7th Edition (2020) - 111.5 Issued: 01/14/2022 Status: MCCH											
3	Details: All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Code: Palm Beach County Property Maintenance Code - Section 14-33 (f) Issued: 01/14/2022 Status: CLS											
4	Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) Issued: 01/14/2022 Status: CLS											
5	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: 01/14/2022 Status: CLS											

cc: Kgmt Llc
Kgmt Llc

Agenda No.: 023	Complexity Level: -	Status: Active
Respondent: De Souza, Maria V 9751 SW 1st Pl, Boca Raton, FL 33428-4340		CEO: Steve R Newell
Situs Address: 9751 SW 1st Pl, Boca Raton, FL 33428		Case No: C-2022-06100017
PCN: 00-42-47-30-08-016-0130		Zoned: RM
Violations:	1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, brick paver driveway has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/14/2022Status: MCCH 2 Details: Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to landscape material. More specifically, brick paver "apron" is in the right of way. Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030 Issued: 06/14/2022Status: 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 wood fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/14/2022Status: MCCH	

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

AUGUST 05, 2026 11:00 AM

- 4
- 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, two (2) commercial vehicles are parked on the premises.

Code: Unified Land Development Code - 6.A.1.B.2.a

Issued: 06/14/2022

Status: MCCH

Agenda No.: 024Complexity Level: 1Status: Active

Respondent: Campos, Rosa GCEO: Ray F Leighton

2009 West Dr, West Palm Beach, FL 33409-6125

Situs Address: 2009 West Dr, West Palm Beach, FLCase No: C-2024-06270030

PCN: 00-43-43-30-15-013-0060Zoned: RM

- Violations:
- 1
- Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
More specifically, a paver brick driveway and parking area has been erected or installed without a valid building permit.

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

Issued: 07/09/2024

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, a addition to the house has been erected or installed without a valid building permit.

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

Issued: 07/09/2024

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 fence has been erected or installed without a valid building permit.

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

Issued: 07/09/2024

Status: MCCH

Agenda No.: 025Complexity Level: -Status: Active

Respondent: McMurdy, Darlene; Holzaple, Margaret KCEO: Charles Zahn

913 Harth Dr, West Palm Beach, FL 33415-3829

Situs Address: 913 Harth Dr, West Palm Beach, FL 33415Case No: C-2022-01110013

PCN: 00-42-44-01-12-000-0530Zoned: RM

- Violations:
- 1
- Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
More specifically, shed has been erected or installed without a valid building permit.

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

Issued: 01/13/2022

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. Specifically, unlicensed vehicle(s) parked on the parcel.

Code: Unified Land Development Code - 6.D.1.A.4.a.2.a

Issued: 01/13/2022

Status: MCCH
- 5
- Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, vehicles parked in the yard area.

Code: Unified Land Development Code - 6.D.1.A.4.a.2.b

Issued: 01/13/2022

Status: MCCH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

AUGUST 05, 2026 11:00 AM

- 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, fence has been erected or installed without a valid building permit.

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

Issued: 01/13/2022

Status: MCCH
- 7

Details:

It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically, open storage of garbage, trash or similar items

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

Issued: 01/13/2022

Status: MCCH
- 8

Details:

Every habitable space shall have at least one (1) openable window that can be easily opened. The total openable area of the window in every room shall be equal to at least forty-five (45) percent of the minimum glazed area required in subsection 14-42(a). More specifically awnings are closed and prevent the windows from functioning as per the code.

Code: Palm Beach County Property Maintenance Code - Section 14-43 (a)

Issued: 01/13/2022

Status: MCCH
- 10

Details:

All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Specifically, driveway is in disrepair.

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

Issued: 01/13/2022

Status: MCCH

Agenda No.: 026

Complexity Level: 1

Status: Active

Respondent: VILLARREAL, RAFAEL; VELASCO, CATERINE G

CEO: Brian Burdett

12987 66th St N, West Palm Beach, FL 33412-2010

Situs Address: 12987 66th St N, West Palm Beach, FL 33412

Case No: C-2019-05150004

PCN: 00-41-42-34-00-000-3300

Zoned: AR

Violations:

- 1

Details:

All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, Fill dirt on site without a permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 110.9

Issued: 05/31/2019

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, exterior lighting on posts have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 05/31/2019

Status: CLS

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

AUGUST 05, 2026 11:00 AM

- 3

Details:

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

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 05/31/2019

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 material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: Open storage including but not limited metal fence sections, ladder, gas can, gates and vegetative debris.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

Issued: 05/31/2019

Status: MCCH

Agenda No.:

027

Complexity Level:

1

Status:

Active

Respondent:

Villarreal, Rafael; Velasco, Catherine Guerra

CEO:

Brian Burdett

12987 66th St N, West Palm Beach, FL 33412-2010

Situs Address:

12987 66th St N, West Palm Beach, FL

Case No:

C-2023-04120009

PCN:

00-41-42-34-00-000-3300

Zoned:

AR

- Violations:

1

Details:

It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open/outdoor storage of building material, fence material or similar items on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

Unified Land Development Code - 4.B.1.E.10.k

Issued: 04/26/2023

Status: CLS

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-2020-003228-0000 for Fence - Residential has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, failed to obtain a Certificate of Completion for permit # B-2020-003228-0000 for Fence - Residential.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

PBC Amendments to FBC 7th Edition (2020) - 111.5

Issued: 04/26/2023

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, aluminum and/or panel fence has been erected or installed without a valid building permit.

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

Issued: 04/26/2023

Status: MCCH

5

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, parking commercial vehicle (semi-truck) on property that does not meet the criteria to be parked at a dwelling unit.

Code: Unified Land Development Code - 6.A.1.B.2.a

Issued: 04/26/2023

Status: MCCH

Agenda No.:

028

Complexity Level:

1

Status:

Active

Respondent:

WILLIAMS, ETHANS S

CEO:

Nedssa Miranda

12162 72nd Ct N, West Palm Beach, FL 33412-1442

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
AUGUST 05, 2026 11:00 AM

Situs Address: 5375 45th St, West Palm Beach, FL		Case No: C-2023-03270019	
PCN: 00-42-43-02-01-002-0241		Zoned: RM	
Violations:	2 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. Remove all unlicensed/unregistered vehicles or obtain licenses/registrations for such vehicles One vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is operable and completely screened from view from adjacent roads and lots. Code: Unified Land Development Code - 6.D.1.A.4.a.2.a Issued: 03/28/2023 Status: MCCH 3 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: 03/28/2023 Status: CLS 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, fence (wood) has been erected or installed without a valid building permit. Obtain required building permits for the fence (wood) or remove the fence (wood). Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/28/2023 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, shed/structure has been erected or installed without a valid building permit. Obtain required building permits for the shed/structure or remove the shed/structure. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/28/2023 Status: MCCH		

Agenda No.:	029	Complexity Level:	1	Status:	Active
Respondent:	MAJEWSKI, MICHAEL E 5088 2nd Rd, Lake Worth, FL 33467-5614			CEO:	Rl Thomas
Situs Address:	5088 2nd Rd, Lake Worth, FL 33467			Case No:	C-2021-08310040
PCN:	00-42-43-27-05-032-8030			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 storage container has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 09/21/2021 Status: MCCH				

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
AUGUST 05, 2026 11:00 AM

- 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 canopy structure has been erected or installed without a valid building permit.

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

Issued: 09/21/2021

Status: MCCH

ADJOURNMENT:

"IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. "