

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JUNE 03, 2026 11:00 AM

- 5 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More Specifically: Fence in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 05/09/2023 **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, wood fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/09/2023 **Status:** MCCH

Agenda No.: 003 **Complexity Level:** - **Status:** Active
Respondent: Munoz, Yariel **CEO:** Timothy M Madu
17851 62nd Rd N, Loxahatchee, FL 33470-3218
Situs Address: 17851 62nd Rd N, Loxahatchee, FL **Case No:** C-2024-09090009
PCN: 00-40-42-35-00-000-7520 **Zoned:** AR

Violations:

- 1 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.

Specifically, the commercial vehicle on the property.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 09/11/2024 **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, the fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/11/2024 **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, shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/11/2024 **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, the external structure to the northeast of the property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/11/2024 **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, the metal container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/11/2024 **Status:** MCCH

Agenda No.: 004 **Complexity Level:** 1 **Status:** Active
Respondent: MITCHELL E. LEWIS and JANICE J. LEWIS AS TRUST **CEO:** Nedssa Miranda
OF THE MITCHELL E. LEWIS AND JANICE J. LEWIS
LIVING TRUST AGREEMENT DATED MAY 31, 2016.

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JUNE 03, 2026 11:00 AM

4657 Juniper Ln, Palm Beach Gardens, FL 33418-4513

Situs Address: 1810 Ocala Rd, North Palm Beach, FL 33408

Case No: C-2021-04120011

PCN: 00-43-41-33-01-000-0211

Zoned: RH

Violations:

- | | |
|----------|---|
| 1 | <p>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</p> <p style="padding-left: 20px;">Repair/maintain all accessory structures in disrepair. More specifically, included but not limited to disrepair wall behind the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
 Issued: 04/15/2021 Status: MCCH</p> |
| 3 | <p>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, Screen enclosure in front of the property door has been erected or installed without a valid building permit.</p> <p style="padding-left: 20px;">Obtain required building permits for the Screen enclosure in front of the property door or remove the Screen enclosure in front of the property door.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 04/15/2021 Status: MCCH</p> |
| 4 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p style="padding-left: 20px;">Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, open storage included but not limited to yard debris, concrete block/rocks materials.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
 Issued: 04/15/2021 Status: MCCH</p> |

Agenda No.: 005

Complexity Level: 1

Status: Active

Respondent: McAfee, Keith; McAfee, Sara
 4073 Barnes Cove Dr, Antioch, TN 37013-4460

CEO: Joanna Mirodias

Situs Address: 3040 Tropical Trl, Lake Worth, FL

Case No: C-2024-08190008

PCN: 00-43-45-06-01-012-0020

Zoned: RS

Violations:

- | | |
|----------|---|
| 1 | <p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
 Issued: 08/22/2024 Status: CLS</p> |
| 2 | <p>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the fence.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
 Issued: 08/22/2024 Status: CLS</p> |
| 3 | <p>Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:</p> <ul style="list-style-type: none"> a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide direct access from the home to the swimming pool. d. The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail person who may have managed to penetrate the barrier from immediately falling into the water. Sufficiently away from the water's edge shall mean no less than twenty (20) inches from the barrier to the water's edge. <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
 Issued: 08/22/2024 Status: MCCH</p> |

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JUNE 03, 2026 11:00 AM

PCN: 00-43-42-04-00-000-3760

Zoned: RH

Violations:

- 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- >>>MORE SPECIFICALLY, A WOOD FENCE has been erected or installed without a valid building permit. Obtain required building permits for the WOOD FENCE or remove the WOOD FENCE.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/03/2024 **Status:** MCCH

Agenda No.: 014

Complexity Level: 1

Status: Active

Respondent: South Florida Commercial Properties of Georgia, LLC
 115 N Calhoun St, Ste 4, Tallahassee, FL 32301

CEO: Teresa G Rouse

Situs Address: 11509 Palmetto Park Rd, Boca Raton, FL

Case No: C-2024-05090001

PCN: 00-41-47-23-08-002-0000

Zoned: RE

Violations:

- 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-2022-014948-0000 has become inactive or expired.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 05/24/2024 **Status:** MCCH
- 3** **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-2022-014948-0000 for a sign face change is inactive.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 05/24/2024 **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 # B-2018-012002-0000 has become inactive or expired.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 05/24/2024 **Status:** MCCH
- 5** **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-2018-012002-0000 for a sign - freestanding - non-billboard is inactive.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 05/24/2024 **Status:** MCCH
- 6** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2017-009566-0000 has become inactive or expired.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 05/24/2024 **Status:** MCCH
- 7** **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-2017-009566-0000 for wall supported sign is inactive.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 05/24/2024 **Status:** MCCH

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JUNE 03, 2026 11:00 AM

- 8 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2014-017372-0000 has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 05/24/2024 **Status:** MCCH

- 9 **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 # M-2014-017372-0000 for the gas tank permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 05/24/2024 **Status:** MCCH

- 10 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the Food Mart Sign has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/24/2024 **Status:** MCCH

- 12 **Details:** Window signs not exceeding 20 percent coverage of each glass window or glass door to which the sign is attached. Any sign either hung within two feet of a window or attached to a display located within two feet of a window is considered a window sign. Message Center or Digital Display are prohibited for window signs.
Code: Unified Land Development Code - 8.B.4
Issued: 05/24/2024 **Status:** MCCH

cc: South Florida Commercial Properties Of Georgia, Llc
South Florida Commercial Properties Of Georgia, Llc
South Florida Commercial Properties Of Georgia, Llc

Agenda No.: 015 **Complexity Level:-** **Status:** Active
Respondent: PARRINELLO, Justin; PARRINELLO, Amy **CEO:** Elizabeth A Gonzalez
12310 189th Ct N, Jupiter, FL 33478-3705
Situs Address: 12310 189th Ct N, Jupiter, FL 33478 **Case No:** C-2022-12190003
PCN: 00-41-40-34-00-000-1550 **Zoned:** AR

- Violations:**
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the appearance of a roofed canopy structure 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: 12/22/2022 **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, the accessory structure 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: 12/22/2022 **Status:** MCCH

Agenda No.: 016 **Complexity Level:** 1 **Status:** Active
Respondent: Joseph, Edouard **CEO:** Richard W Padgett
7443 Westcliff Dr, West Hills, CA 91307-5210
Situs Address: 10519 Pine Tree Ter, Boynton Beach, FL 33436 **Case No:** C-2019-11070025
PCN: 00-42-45-25-03-000-0430 **Zoned:** RS

