

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 01, 2026 11:00 AM

- 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

- 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.: 006	Complexity Level: 1	Status: Active
Respondent: Moll, Camilo Pineiro 695 Dixie Ln, West Palm Beach, FL 33415-3623		CEO: Brian Burdett
Situs Address: 695 Dixie Ln, West Palm Beach, FL		Case No: C-2024-07260003
PCN: 00-42-44-02-01-000-1021		Zoned: RS

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, wood, pvc, chain link fencing, columns with lighting and gate has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/31/2024 **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 fencing material.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/31/2024 **Status:** CLS

Agenda No.: 007	Complexity Level: -	Status: Active
Respondent: Wiggins, Puncho 17645 77th Ln N, Loxahatchee, FL 33470-2922		CEO: Brian Burdett
Situs Address: 17645 77th Ln N, Loxahatchee, FL		Case No: C-2023-05300022
PCN: 00-40-42-26-00-000-3520		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 garage door enclosure on the southwest side of the house has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/02/2023 **Status:** MCCH

- 2 **Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)
Issued: 06/02/2023 **Status:** CLS

- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, light poles have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/02/2023 **Status:** MCCH

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- 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, fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/02/2023 **Status:** MCCH

- 5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a barn or roof structure on the rear of the storage building has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/02/2023 **Status:** MCCH

Agenda No.: 008 **Complexity Level:** - **Status:** Active
Respondent: The Beatriz Martinez Revocable Living Trust Agreement **CEO:** Richard F Cataldo
dated September 8th, 2022
10683 Shady Pond Ln, Boca Raton, FL 33428-5723
Situs Address: 10683 Shady Pond Ln, Boca Raton, FL **Case No:** C-2023-03090014
PCN: 00-41-47-25-09-000-1800 **Zoned:** RS

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, white PVC fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/10/2023 **Status:** MCCH

- 5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an attached roofed/screened structure at the rear of the residence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/10/2023 **Status:** MCCH

Agenda No.: 009 **Complexity Level:** 1 **Status:** Active
Respondent: Malafronte, Frank R **CEO:** Darrin L Emmons
17285 42nd Rd N, Loxahatchee, FL 33470-3510
Situs Address: 17285 42nd Rd N, Loxahatchee, FL **Case No:** C-2024-02210011
PCN: 00-40-43-11-00-000-5540 **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, there are two shipping type containers on this residential property without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/26/2024 **Status:** MCCH

- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a metal accessory building has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/26/2024 **Status:** MCCH

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Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/30/2022 **Status:** MCCH

Agenda No.: 013 **Complexity Level:** 1 **Status:** Active
Respondent: WILLIAMS, ETHANS S **CEO:** Nedssa Miranda
12162 72nd Ct N, West Palm Beach, FL 33412-1442
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.: 014 **Complexity Level:** - **Status:** Active
Respondent: Sidney McKinney and Charles H. Burns, Co-Trustees of the **CEO:** Christina G Stodd
Dajuan McKinney Special Needs Trust under Agreement
dated December 31, 2013.
15781 79th Ct N, Loxahatchee, FL 33470-3164
Situs Address: 15781 79th Ct N, Loxahatchee, FL **Case No.:** C-2024-08210029
PCN: 00-41-42-30-00-000-3170 **Zoned:** AR

