



**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

Special Magistrate: Thomas H Dougherty
Contested

Special Magistrate: Fred W Van Vonno
Non-Contested

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

Agenda No.: 001 **Status:** Active
Respondent: Anise, Eshter R **CEO:** Frank H Amato
 6529 Winding Brook Way, Delray Beach, FL 33484-3526
Situs Address: 6529 Winding Brooke Way, Delray Beach, FL **Case No:** C-2016-07260003
PCN: 00-42-46-15-09-000-0640 **Zoned:** RH

Violations: 1 **Details:** Erecting/installing privacy fence without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 07/26/2016 **Status:** CEH

Agenda No.: 002 **Status:** Removed
Respondent: CASA DEL REY AT VILLA DELRAY HOA INC **CEO:** Frank H Amato
 631 E Atlantic Blvd, Pompano Beach, FL 33060
Situs Address: 5345 Via Delray, Delray Beach, FL **Case No:** C-2016-06060022
PCN: 00-42-46-11-21-004-0010 **Zoned:** RS

Violations: 1 **Details:** Erecting/installing basketball goal without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 06/09/2016 **Status:** CLS

Agenda No.: 003 **Status:** Removed
Respondent: HUNTINGTON LAKES SECTION ONE ASSN INC **CEO:** Frank H Amato
 6111 Broken Sound Pkwy NW, Ste 200, Boca Raton, FL 33487
Situs Address: 6585 Kensington Ln, Building 2, Delray Beach, FL **Case No:** C-2016-06240052
PCN: 00-42-46-15-21-002- **Zoned:** RH

Violations: 1 **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.
 More specifically, the holes in the stucco on the exterior walls of 6585 Kensington Lane.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 07/14/2016 **Status:** CLS

cc: Grobman, James

Agenda No.: 004 **Status:** Removed
Respondent: HUNTINGTON LAKES SECTION ONE Association Inc. **CEO:** Frank H Amato
 6111 Broken Sound Pkwy NW, Side 200, Boca Raton, FL 33487
Situs Address: 6585 Kensington Ln, Building 2, Delray Beach, FL **Case No:** C-2016-06210037
PCN: 00-42-46-15-21-002- **Zoned:** RH

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Violations: **1** **Details:** Erecting/installing repaving of parking lot without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 06/28/2016 **Status:** CLS

Agenda No.: 005 **Status:** Active
Respondent: Rampersad, Vishnu; Rampersad, Alison **CEO:** Frank H Amato
14576 Countryside Ln, Delray Beach, FL 33484-3502
Situs Address: 14576 Country Side Ln, Delray Beach, FL **Case No.:** C-2016-07260006
PCN: 00-42-46-15-12-001-0150 **Zoned:** RH

Violations: **1** **Details:** Erecting/installing boat dock without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 07/26/2016 **Status:** CEH

Agenda No.: 006 **Status:** Removed
Respondent: 1960 Okeechobee Blvd LLC **CEO:** Frank T Austin
6218 N Federal Hwy, Ft Lauderdale, FL 33308-1904
Situs Address: 1960 Okeechobee Blvd, West Palm Beach, FL **Case No.:** C-2015-11180030
PCN: 00-43-43-29-00-000-3340 **Zoned:** CG

Violations: **3** **Details:** Erecting/installing Air Condition Unit without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 11/23/2015 **Status:** CLS

cc: Kehres, Grant W
Lang, Ira
Zoning Division

Agenda No.: 007 **Status:** Active
Respondent: Alice, Marie Jean Joseph; Alice, Maincuis Jack **CEO:** Frank T Austin
4650 Grove St, West Palm Beach, FL 33415 United States
Situs Address: 4650 Grove St, West Palm Beach, FL **Case No.:** C-2016-06170006
PCN: 00-42-43-36-02-000-0272 **Zoned:** RM

Violations: **2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/16/2016 **Status:** CEH

Agenda No.: 008 **Status:** Active
Respondent: Canals & Ditches LLC **CEO:** Frank T Austin
5201 Village Blvd, West Palm Beach, FL 33407-7908 United States
Situs Address: FL **Case No.:** C-2016-09290033
PCN: 00-42-43-25-07-000-0010 **Zoned:** RM

Violations: **1** **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:
greater than eighteen (18) inches in height when located on vacant lots, as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)
Issued: 09/29/2016 **Status:** CEH
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 Landscape Debris, Vegetative Debris, Garbage, Trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/29/2016 **Status:** CEH

cc: Canals & Ditches Llc

Agenda No.: 009 **Status:** Active
Respondent: Casales Nerro LLC **CEO:** Frank T Austin

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DECEMBER 07, 2016 9:00 AM

812 Troy Blvd, West Palm Beach, FL 33409-6163 United States

Situs Address: 2305 Clubhouse Dr, West Palm Beach, FL
PCN: 00-43-43-30-18-023-0220

Case No: C-2016-08290008
Zoned: RM

- Violations:**
- | | | |
|----------|--|--------------------|
| 1 | Details: Erecting/installing Illegal Rear Addition without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 08/26/2016 | Status: CEH |
| 2 | Details: Erecting/installing Garage Enclosure without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 08/26/2016 | Status: CEH |

cc: Casales Nerro Llc

Agenda No.: 010
Respondent: DE Vasquez, Virginia C; Vasquez, Miguel A
2440 Chickamauga Ave, West Palm Beach, FL 33409-5003

Status: Removed
CEO: Frank T Austin

Situs Address: 2440 Chickamauga Ave, West Palm Beach, FL
PCN: 00-43-43-30-03-018-0090

Case No: C-2015-11200014
Zoned: RH

- Violations:**
- | | | |
|----------|---|--------------------|
| 1 | Details: Erecting/installing Windows, Flooring, and walls without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 12/08/2015 | Status: CLS |
|----------|---|--------------------|

Agenda No.: 011
Respondent: Deriles, Marc
1251 Westchester Dr E, West Palm Beach, FL 33417-5716

Status: Removed
CEO: Frank T Austin

Situs Address: 1251 Westchester Dr E, West Palm Beach, FL
PCN: 00-42-43-26-18-003-0070

Case No: C-2015-12310014
Zoned: RS

- Violations:**
- | | | |
|----------|---|--------------------|
| 2 | Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 01/19/2016 | Status: CLS |
| 3 | Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 01/19/2016 | Status: CLS |

Agenda No.: 012
Respondent: Mar Jac Realty INC
3292 Shawnee Ave, Ste 9, West Palm Beach, FL 33409-8503
United States

Status: Active
CEO: Frank T Austin

Situs Address: 3292 Shawnee Ave, West Palm Beach, FL
PCN: 00-43-43-30-03-011-0160

Case No: C-2016-06300018
Zoned: CG

- Violations:**
- | | | |
|----------|--|--------------------|
| 1 | 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: 06/29/2016 | Status: CEH |
| 2 | Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/29/2016 | Status: CEH |

cc: Mar Jac Realty Inc

Agenda No.: 013
Respondent: PSAF Development Partners Dept-PT-FT-07038 C/O

Status: Active
CEO: Frank T Austin

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DECEMBER 07, 2016 9:00 AM**

PO BOX 25025, Glendale, CA 91221-5025 United States

Situs Address: 1912 Donnell Rd, West Palm Beach, FL

Case No: C-2016-08160010

PCN: 00-42-43-25-22-002-0000

Zoned: MUPD

Violations:

- | | |
|----------|---|
| 1 | Details: Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:
greater than eighteen (18) inches in height when located on vacant lots, as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)
Issued: 08/15/2016 Status: CEH |
| 2 | Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/15/2016 Status: CEH |

cc: Psaf Development Partners Dept-Pt-Ft-07038 C/O

Agenda No.: 014

Status: Active

Respondent: South Pointe Property Fund LLC
1000 5th St, Miami, FL 33139-6508 United States

CEO: Frank T Austin

Situs Address: 731 Snead Cir, West Palm Beach, FL

Case No: C-2016-03170012

PCN: 00-42-43-35-18-009-0130

Zoned: RM

Violations:

- | | |
|----------|---|
| 2 | Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/21/2016 Status: CLS |
| 3 | Details: All cornices, belt courses, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (h)
Issued: 03/21/2016 Status: CLS |
| 4 | Details: Erecting/installing White Aluminum Fence without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 03/21/2016 Status: CEH |
| 5 | Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 03/21/2016 Status: CLS |
| 6 | Details: Erecting/installing Shade Canopy Structure without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 03/21/2016 Status: CLS |

cc: South Pointe Property Fund Llc
South Pointe Property Fund Llc

Agenda No.: 015

Status: Active

Respondent: Walls, Nancy
2312 Wabasso Dr, West Palm Beach, FL 33409-6167 United States

CEO: Frank T Austin

Situs Address: 2312 Wabasso Dr, West Palm Beach, FL

Case No: C-2015-10300006

PCN: 00-42-43-25-09-034-0130

Zoned: RM

Violations:

- | | |
|----------|--|
| 7 | Details: Erecting/installing Wooden fence without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 11/04/2015 Status: CEH |
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Agenda No.: 016

Status: Active

Respondent: Wright, Lorenzo; Wright, Leah

CEO: Frank T Austin

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3897 Saginaw Ave, West Palm Beach, FL 33409-4827 United States

Situs Address: 3897 Saginaw Ave, West Palm Beach, FL
PCN: 00-43-43-30-03-043-0570

Case No: C-2016-07190005
Zoned: RH

- Violations:**
- 3** **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:
greater than seven (7) inches in height when located on developed residential or developed nonresidential lots,
as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 07/20/2016 **Status:** CEH
 - 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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/20/2016 **Status:** CEH

Agenda No.: 017
Respondent: Fetlar LLC
1201 Hays St, Tallahassee, FL 32301-2525

Status: Active
CEO: Maggie Bernal

Situs Address: 1281 Sunset Rd, West Palm Beach, FL
PCN: 00-43-44-07-08-000-1020

Case No: C-2016-06300006
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.

Specifically: Trash& debris at curb of property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/12/2016 **Status:** CLS
 - 2** **Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows.
a. Hedges shall not exceed four feet (4') in height when located within the required front setback.
b. Hedges shall not exceed eight feet (8') in height when located on or adjacent to the side, side street, or rear property lines.
Code: Unified Land Development Code - 7.D.3.B.2.a&b
Issued: 07/12/2016 **Status:** CEH
 - 3** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.
Code: Unified Land Development Code - 6.A.1.D.19.b.5)d)
Issued: 07/12/2016 **Status:** CLS
 - 4** **Details:** Erecting/installing Shed without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 07/12/2016 **Status:** CEH
 - 5** **Details:** Erecting/installing Fence without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 07/12/2016 **Status:** CEH

cc: Fetlar, Llc

Agenda No.: 018
Respondent: Forty Seventh Ave Exchange, LLC
3172 Santa Margarita Rd, Royal Palm Beach, FL 33411-6450
Situs Address: 4447 47th Ave S, Lake Worth, FL
PCN: 00-42-44-25-00-000-3510

Status: Postponed
CEO: Maggie Bernal
Case No: C-2016-05160027
Zoned: RM

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

More Specifically: Trailer (with appliances) from front parking area
Code: Unified Land Development Code - 6.A.1.D.19.b.5)b)
Issued: 06/22/2016 **Status:** CEH
 - 2** **Details:** Erecting/installing canopy structure building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1

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Issued: 06/22/2016 **Status:** CEH

3 **Details:** The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility.
Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically, Operating business (sales of Plants) in front of unit in a residential zoning district.

Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table
Unified Land Development Code - 4.A.3.A.7

Issued: 06/22/2016 **Status:** CEH

cc: Forty Seventh Ave Exchange, Llc

Agenda No.: 019 **Status:** Active
Respondent: Mangandid, Jorge A; Mangandid, Nelida V **CEO:** Maggie Bernal
 4940 Witch Ln, Lake Worth, FL 33461-5354
Situs Address: 4940 Witch Ln, Lake Worth, FL **Case No:** C-2016-02120006
PCN: 00-42-44-25-14-003-0140 **Zoned:** RM

Violations:

5 **Details:** Erecting/installing gate w/columns without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 03/17/2016 **Status:** CEH

6 **Details:** Erecting/installing (enclosing Screen enclosure) without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 03/17/2016 **Status:** CEH

Agenda No.: 020 **Status:** Removed
Respondent: Barnes, Lynn **CEO:** Brian Burdett
 3872 Green Forest Dr, Boynton Beach, FL 33436-3153
Situs Address: 3872 Green Forest Dr, Boynton Beach, FL **Case No:** C-2016-08110014
PCN: 00-43-45-19-09-006-0030 **Zoned:** RS

Violations:

1 **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 for a period exceeding one hour in any 24 hour period.
Code: Unified Land Development Code - 6.A.1.D.19.a.2)
Issued: 09/22/2016 **Status:** CLS

2 **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.A.1.D.19.b.5)b)
Issued: 09/22/2016 **Status:** CLS

Agenda No.: 021 **Status:** Removed
Respondent: Third Temple 1 LLC **CEO:** Brian Burdett
 One Beach Dr SE, Ste 220, St. Petersburg, FL 33701
Situs Address: 7795 Overlook Rd, Lake Worth, FL **Case No:** C-2016-09190017
PCN: 00-43-45-09-09-000-2790 **Zoned:** RM

Violations:

1 **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 for a period exceeding one hour in any 24 hour period.
Code: Unified Land Development Code - 6.A.1.D.19.a.2)
Issued: 09/30/2016 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/30/2016 **Status:** CLS

3 **Details:** A maximum of one recreational vehicle and any two of the following, or a maximum of three of any of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle, boat or vessel with accompanying trailers, and trailers.
Code: Unified Land Development Code - 6.A.1.D.19.b.5)
Issued: 09/30/2016 **Status:** CLS

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DECEMBER 07, 2016 9:00 AM**

cc: Third Temple 1 Llc

Agenda No.: 022 **Status:** Active
Respondent: Cobaugh, Andrea L **CEO:** Michael A Curcio
 6265 Hall Blvd, Loxahatchee, FL 33470-5354
Situs Address: 6265 Hall Blvd, Loxahatchee, FL **Case No:** C-2016-08220039
PCN: 00-41-42-31-00-000-5014 **Zoned:** AR

- Violations:**
- 1 **Details:** With the exception of outdoor instructional services, a home occupation shall be conducted within the principal dwelling or off-site, and shall not be conducted within any accessory building or structure or within any open porch or carport that is attached to and part of the principal structure. Instructional services, which by their nature must be conducted outside of the principal structure, such as swimming lessons, shall be located in a rear or side yard.
 More specifically metal fabrication business in detached garage.
Code: Unified Land Development Code - 4.B.1.A.70.b
Issued: 08/31/2016 **Status:** CEH
 - 2 **Details:** Erecting/installing concrete driveway without first obtaining required building permits is prohibited.
 More specifically concrete driveway and parking area on North side of detached garage.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 08/31/2016 **Status:** CLS
 - 3 **Details:** No equipment or materials used in the home occupation shall be stored or displayed outside of the dwelling, including driveways.
 More specifically forklift and metal fence sections stored in driveway.
Code: Unified Land Development Code - 4.B.1.A.70.i
Issued: 08/31/2016 **Status:** CLS
 - 4 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
 More specifically permit B-2016-001366-0000 (4ft. aluminum fence with 2 gates) is inactive.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 08/31/2016 **Status:** CLS
 - 5 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
 More specifically permit # E-2007-004259-0000 (electrical for irrigation) is inactive.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 08/31/2016 **Status:** CLS

Agenda No.: 023 **Status:** Postponed
Respondent: Contreras, Judith A **CEO:** Jose Feliciano
 906 Sylvan Ln, Lake Worth, FL 33461-5126
Situs Address: 906 Sylvan Ln, Lake Worth, FL **Case No:** C-2015-07140006
PCN: 00-43-44-30-02-000-0041 **Zoned:** RM

- Violations:**
- 1 **Details:** Domesticated livestock shall be allowed accessory to a single family residential use subject to the following standards:
 Shall only be located in the Rural and Exurban Tiers and when not within a PUD.
 More specifically: Domesticated livestock (i.e., Rooster or chickens) shall be allowed only when accessory to a single family dwelling that is located within the Rural and Exurban Tiers. The above-cited parcel is not within the Rural or Exurban Tier.
Code: Unified Land Development Code - 5.B.1.A.20.a.1)
Issued: 08/24/2015 **Status:** CEH
 - 2 **Details:** Erecting/installing a canopy tent without first obtaining required building permit is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 08/24/2015 **Status:** CEH
 - 3 **Details:** Erecting/installing wood and chain link fences without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 08/24/2015 **Status:** CEH

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Agenda No.: 024 **Status:** Active
Respondent: Littman, Robert S; Perron-Rosewarne, Lisa M **CEO:** Jose Feliciano
6948 Kingston Dr, Lake Worth, FL 33462-3965
Situs Address: 6948 Kingston Dr, Lake Worth, FL **Case No:** C-2015-07060027
PCN: 00-43-45-05-03-000-0370 **Zoned:** RS

Violations: **2** **Details:** Erecting/installing an accessory structure (shipping container) without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 08/04/2015 **Status:** CEH

Agenda No.: 025 **Status:** Postponed
Respondent: Perera, Manuel; Perera, Concepcion; Slover, Inair **CEO:** Jose Feliciano
827 Rudolph Rd, Lake Worth, FL 33461-3151
Situs Address: 827 Rudolph Rd, Lake Worth, FL **Case No:** C-2016-06130030
PCN: 00-43-44-20-11-000-0090 **Zoned:** RH

Violations:

- 1** **Details:** Erecting/installing or altering a single family dwelling structure into a duplex without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 06/18/2016 **Status:** CEH
- 2** **Details:** Erecting/installing or constructing accessory structures (sheds) without required permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 06/18/2016 **Status:** CEH
- 3** **Details:** Erecting/installing or adding electrical connections to main electric service panel of main dwelling structure without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 06/18/2016 **Status:** CEH
- 4** **Details:** Erecting/installing a propane gas service to rear accessory structure without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 06/18/2016 **Status:** CEH
- 5** **Details:** Erecting/installing a roofed screen room at dwelling structure without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 06/18/2016 **Status:** CEH
- 6** **Details:** Every occupied building and work area shall be provided with an electrical system in compliance with the requirements of this section.

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.(Extension cords in use as an electrical source of electricity to dwelling unit)

All electrical equipment, wiring and appliances shall be property installed and maintained in a safe and approved manner.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (1)
Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
Issued: 06/18/2016 **Status:** CEH
- 7** **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. Exterior walls throughout areas are in a state of disrepair or deterioration with holes, cracks and peeling, flaking paint.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 06/18/2016 **Status:** CEH
- 8** **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. Roof of carport damaged by roof leak.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 06/18/2016 **Status:** CEH
- 9** **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

	Issued: 06/18/2016	Status: CEH
10	Details: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Code: Palm Beach County Property Maintenance Code - Section 14-34 (a) Issued: 06/18/2016	Status: CEH
11	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 06/18/2016	Status: CEH
12	Details: Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation: greater than seven (7) inches in height when located on developed residential or developed nonresidential lots, as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation. Existing vegetation overgrown throughout property and not being maintained. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 06/18/2016	Status: CEH

cc: Pariente, Richard

Agenda No.: 026	Status: Active
Respondent: PLATINO BUILDERS INC 1629 Cabot Ln, Apt B6, West Palm Beach, FL 33414	CEO: Jose Feliciano
Situs Address: 4483 Steven Rd, Lake Worth, FL	Case No.: C-2016-01040025
PCN: 00-43-44-30-05-000-0131	Zoned: RM
Violations:	
1	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 01/05/2016
2	Details: Erecting/installing an accessory structure (Shed) without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 5th Edition (2014) - 105.1 Issued: 01/05/2016
3	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Wooden fences in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (d) Issued: 01/05/2016
4	Details: Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation: greater than seven (7) inches in height when located on developed residential or developed nonresidential lots, as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 01/05/2016
5	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. Dwelling structure exterior walls in need of protective treatment. (Painting) Code: Palm Beach County Property Maintenance Code - Section 14-33 (f) Issued: 01/05/2016
7	Details: Erecting/installing or upgrading electric service to dwelling structure without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 5th Edition (2014) - 105.1 Issued: 01/05/2016
8	Details: Erecting/installing and piercing exterior walls to install a door without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 5th Edition (2014) - 105.1 Issued: 01/05/2016
cc: Platino Builders Inc	

Agenda No.: 027
Respondent: Preefer, Rachel; Preefer, Richard R; Preefer, Robbie
6658 Paul Mar Dr, Lake Worth, FL 33462-3940
Situs Address: 6658 Paul Mar Dr, Lake Worth, FL

Status: Postponed
CEO: Jose Feliciano
Case No.: C-2016-04140029

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

PCN: 00-43-45-05-02-000-0280

Zoned: RS

Violations:

- | | |
|----------|---|
| 1 | <p>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.</p> <p>Code: Unified Land Development Code - 6.A.1.D.19.b.1)
 Issued: 04/14/2016 Status: CEH</p> |
| 2 | <p>Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. The following building permits have expired and are inactive. Permits # B93002365, B89001863, B87028731, B87028731 and B81017036.</p> <p>Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
 Issued: 04/14/2016 Status: CEH</p> |

Agenda No.: 028

Status: Active

Respondent: Stetz, Gregory A

CEO: Jose Feliciano

6913 Kingston Dr, Lake Worth, FL 33462-3933

Situs Address: 6913 Kingston Dr, Lake Worth, FL

Case No: C-2015-08200014

PCN: 00-43-45-05-03-000-0580

Zoned: RS

Violations:

- | | |
|----------|--|
| 1 | <p>Details: If the nuisance consists of the obstruction of adequate view of intersections, crossings, or traffic signs as provided in Section 14-62(6), the nuisance shall be abated in accordance with the provisions of The Unified Land Development Code or, when not provided in that section, the nuisances shall be abated so as to afford a clear, unobstructed view.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-63 (4)
 Issued: 11/05/2015 Status: CEH</p> |
| 2 | <p>Details: Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:
 greater than seven (7) inches in height when located on developed residential or developed nonresidential lots,
 as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
 Issued: 11/05/2015 Status: CEH</p> |
| 3 | <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>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
 Issued: 11/05/2015 Status: CEH</p> |
| 4 | <p>Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.</p> <p>Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
 Issued: 11/05/2015 Status: CEH</p> |
| 5 | <p>Details: Landscaping within corner clip and visibility triangles required by Article 11, SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS, shall be subject to the following limitations.</p> <p>A. An area of unobstructed visibility shall be maintained between 30 inches and eight feet above the crown of the adjacent roadway.</p> <p>B. Vegetation located adjacent to and within corner clip areas shall be trimmed so that limbs or foliage do not extend into the required visibility area.</p> <p>C. All landscaping in a corner clip shall be planted and perpetually maintained by the property owner, except where maintained by another entity such as a Homeowner's Association (HOA).</p> <p>Code: Unified Land Development Code - 7.D.13
 Issued: 11/05/2015 Status: CEH</p> |
| 6 | <p>Details: No person shall commence to place or maintain a facility in rights-of-way without first having obtained a permit as set forth in this article, except either: (1) In the case of an emergency; or (2) For road construction in a platted road right-of-way dedicated to the public and not maintained by the county, or not intended to be maintained by the county</p> <p>Code: Palm Beach County Codes & Ordinances - Ordinance 2008-006
 Issued: 11/05/2015 Status: CEH</p> |

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

Violations:

- 1 **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:
greater than seven (7) inches in height when located on developed residential or developed nonresidential lots,
as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 05/17/2016 **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, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/17/2016 **Status:** CLS

Agenda No.: 032

Status: Active

Respondent: Bellefeuille, Raymond V; Bellefeuille, Susie
13133 53rd Ct N, Royal Palm Beach, FL 33411-8177

CEO: Ray A Felix

Situs Address: 13133 53rd Ct N, West Palm Beach, FL

Case No: C-2016-04070032

PCN: 00-41-43-04-00-000-5190

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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/27/2016 **Status:** CEH

- 2 **Details:** Erecting/installing mobile home without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 04/27/2016 **Status:** CEH

- 3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/27/2016 **Status:** CEH

- 4 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 04/27/2016 **Status:** CEH

- 5 **Details:** Erecting/installing enclosed roofed addition without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 04/27/2016 **Status:** CEH

- 6 **Details:** Erecting/installing a shed, accessory structure and membrane covered structure without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 04/27/2016 **Status:** CEH

- 7 **Details:** Erecting/installing a fence without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 04/27/2016 **Status:** CEH

Agenda No.: 033

Status: Active

Respondent: Delshi Halal Farm Inc;
3950 60th St, Apt 36A, Flushing, NY 11377-3421

CEO: Ray A Felix

Situs Address: 11300 42nd Rd N, West Palm Beach, FL

Case No: C-2016-04150052

PCN: 00-41-43-11-00-000-5710

Zoned: AR

Violations:

- 1 **Details:** The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility.
Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically, contractor storage yard.
Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table
Unified Land Development Code - 4.A.3.A.7
Issued: 04/25/2016 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

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: 07/18/2016 **Status:** CEH
- 2 **Details:** The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility.
Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically, storage and parking of vehicles related to a lawn service "Goppert's Lawn Service and Maintenance."
Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table
Unified Land Development Code - 4.A.3.A.7
Issued: 07/18/2016 **Status:** CEH

Agenda No.: 037

Status: Active

Respondent: SKRBIC, LJUBO

CEO: Ray A Felix

6222 Mango Blvd, West Palm Beach, FL 33412-1809

Situs Address: 6222 Mango Blvd, West Palm Beach, FL

Case No: C-2016-06060002

PCN: 00-41-42-35-00-000-6010

Zoned: AR

Violations:

- 1 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 06/08/2016 **Status:** CEH
- 2 **Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 06/08/2016 **Status:** CEH
- 3 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.

All glazing materials shall be maintained free from cracks and holes.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Palm Beach County Property Maintenance Code - Section 14-33 (m) (1)
Issued: 06/08/2016 **Status:** CEH
- 4 **Details:** Erecting/installing fence without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 06/08/2016 **Status:** CEH
- 6 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)
Issued: 06/08/2016 **Status:** CEH
- 7 **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:
greater than seven (7) inches in height when located on developed residential or developed nonresidential lots,
as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 06/08/2016 **Status:** CEH

cc: Skrbic, Ljubo

Agenda No.: 038

Status: Removed

Respondent: Brewer, Robert D; Brewer, Deborah

CEO: Caroline Foulke

5970 Mango Rd, West Palm Beach, FL 33413-1150

Situs Address: 5970 Mango Rd, West Palm Beach, FL

Case No: C-2016-03020008

PCN: 00-42-43-35-13-028-0012

Zoned: RM

Violations:

- 1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.A.1.D.19.b.5)b)
Issued: 03/07/2016 **Status:** CLS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

Agenda No.: 039 **Status:** Removed
Respondent: Gold, Paulo **CEO:** Caroline Foulke
7011 Wilson Rd, West Palm Beach, FL 33413-2234
Situs Address: 7011 Wilson Rd, West Palm Beach, FL **Case No.:** C-2016-04040003
PCN: 00-42-43-27-05-006-4801 **Zoned:** AR

- Violations:**
- 1 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 05/26/2016 **Status:** CLS
 - 2 **Details:** The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion.
Code: PBC Amendments to FBC 5th Edition (2014) - 110.3.10
Issued: 05/26/2016 **Status:** CLS

Agenda No.: 040 **Status:** Removed
Respondent: THE VILLAS AT EMERALD DUNES CONDOMINIUM **CEO:** Caroline Foulke
ASSOCIATION, INC.
860 US HIGHWAY1, Ste 108, North Palm Beach, FL 33408
Situs Address: 6442 Emerald Dunes Dr, West Palm Beach, FL **Case No.:** C-2016-05230040
PCN: **Zoned:** RM

- Violations:**
- 1 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. Expired Permit # B-2010-015179-0000 COMMERCIAL FENCE, B-2005-051336-0000 ELECTRICAL, B-2005-048962-0000 MISCELLANEOUS, B-2005-048959-0000 MISCELLANEOUS, B2005-048958-0000 MISCELLANEOUS, B-2005-007699-0000 SPA COMMERCIAL, B-2005-002841-0000 POOL COMMERCIAL, M-2005-002841-0002 TANK/GAS>= 500 gals, B-2005-001936-0000 COMMERCIAL FENCE has expired.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 06/02/2016 **Status:** CEH

Agenda No.: 041 **Status:** Active
Respondent: Thompson, Milton L Jr **CEO:** Caroline Foulke
11437 81st Ct N, West Palm Beach, FL 33412-1532
Situs Address: 6901 Skees Rd, West Palm Beach, FL **Case No.:** C-2016-04010023
PCN: 00-42-43-27-05-004-0174 **Zoned:** IG

- Violations:**
- 1 **Details:** Erecting/installing sheds, canopy structures, fencing, storage containers and electrical work without first obtaining the required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 06/30/2016 **Status:** CEH
 - 2 **Details:** All development orders, permits, enforcement orders, ongoing enforcement actions, and all other actions of the BCC, the ZC, the DRO, Enforcement Boards, all other PBC decision making and advisory boards, Special Masters, Hearing Officers, and all other PBC Officials, issued pursuant to the procedures established by prior PBC land development regulations, shall remain in full force and effect. The uses, site design, intensity, density, and tabular data shown on a Development Permit that was approved in accordance with a prior ordinance, shall not be subject to the requirements of this Code for any information clearly shown. This information may be carried forward onto subsequent plans if necessary to implement the previously approved plan.

A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and Resolution # 2004-2251.
Code: Unified Land Development Code - 1.E.1.B
Unified Land Development Code - 2.A.1.P
Issued: 06/30/2016 **Status:** CEH
 - 3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/30/2016 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

Agenda No.: 042 **Status:** Removed
Respondent: Bosland, David H **CEO:** Dennis A Hamburger
4894 Alberta Ave, West Palm Beach, FL 33417-2929
Situs Address: 4894 Alberta Ave, West Palm Beach, FL **Case No:** C-2016-08110054
PCN: 00-42-43-24-03-003-0070 **Zoned:** RM

- Violations:**
- 1** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.A.1.D.19.b.5)b)
Issued: 08/11/2016 **Status:** CLS
 - 2** **Details:** Recreational vehicles, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.
Code: Unified Land Development Code - 6.A.1.D.19.b.5)d)
Issued: 08/11/2016 **Status:** CLS

Agenda No.: 043 **Status:** Removed
Respondent: FLORES, TOMAS **CEO:** Dennis A Hamburger
15164 71st Pl N, Loxahatchee, FL 33470-4413
Situs Address: 15164 71st Pl N, Loxahatchee, FL **Case No:** C-2016-03100025
PCN: 00-41-42-30-00-000-6000 **Zoned:** AR

- Violations:**
- 2** **Details:** No equipment or materials used in the home occupation shall be stored or displayed outside of the dwelling, including driveways.
Code: Unified Land Development Code - 4.B.1.A.70.i
Issued: 03/17/2016 **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 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: 03/17/2016 **Status:** CLS
 - 4** **Details:** Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically, Landscaping Business.
Code: Unified Land Development Code - 4.A.3.A.7
Issued: 03/17/2016 **Status:** CLS

Agenda No.: 044 **Status:** Removed
Respondent: Gomez, Kathy A; Gomez, Richard **CEO:** Dennis A Hamburger
2490 Jamaica Blvd S, Lk Havasu Cty, AZ 86406-8202
Situs Address: 4583 Diekhans Rd, West Palm Beach, FL **Case No:** C-2016-06030004
PCN: 00-42-43-24-09-000-0201 **Zoned:** RM

- Violations:**
- 3** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/03/2016 **Status:** CLS

cc: Gomez, Richard Kathy A
Tobin & Reyes P.A.

Agenda No.: 045 **Status:** Removed
Respondent: Green, Thomas **CEO:** Dennis A Hamburger
4790 Alberta Ave, West Palm Beach, FL 33417-2928
Situs Address: 4790 Alberta Ave, West Palm Beach, FL **Case No:** C-2016-05200019
PCN: 00-42-43-24-02-003-0080 **Zoned:** RM

- Violations:**
- 2** **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 05/20/2016 **Status:** CLS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

Agenda No.: 046 **Status:** Postponed
Respondent: George, John P **CEO:** Bruce R Hilker
 2442 Bay Village Ct, Palm Beach Gardens, FL 33410-2507
Situs Address: 2442 Bay Village Ct, Palm Beach Gardens, FL **Case No.:** C-2015-11230012
PCN: 00-43-42-05-12-000-0390 **Zoned:** RS

- Violations:**
- 4 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically the inactive permit # B-1987-005344-0000 (B87005344) for a 6' wood fence.

 The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
 PBC Amendments to FBC 5th Edition (2014) - 110.3.10
Issued: 12/11/2015 **Status:** CEH
 - 6 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically for a inactive permit # B-2005-005513-0000 (B05011416) for a addition.

 The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
 PBC Amendments to FBC 5th Edition (2014) - 110.3.10
Issued: 12/11/2015 **Status:** CLS
 - 7 **Details:** Erecting/installing a floating dock without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 12/11/2015 **Status:** CEH

Agenda No.: 047 **Status:** Active
Respondent: Military Brake & Alignment Service Inc **CEO:** Bruce R Hilker
 4449 12th St, West Palm Beach, FL 33409-2965
Situs Address: 4449 12th St, West Palm Beach, FL **Case No.:** C-2014-10090023
PCN: 00-42-43-13-01-004-0011 **Zoned:** CG

- Violations:**
- 1 **Details:** Installing a concrete slab without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 11/12/2014 **Status:** CEH
 - 2 **Details:** Erecting/installing fencing and gates without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 11/12/2014 **Status:** CEH
 - 3 **Details:** Installing a asphalt parking area in County R/W without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 11/12/2014 **Status:** CEH
 - 4 **Details:** Erecting/installing any signage without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 11/12/2014 **Status:** CEH
 - 6 **Details:** Erecting/installing shed/office without first obtaining required building permits is prohibited. More specifically under the aluminum awning on the east side.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 11/12/2014 **Status:** CEH
 - 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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/12/2014 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
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8	Details: No person shall park, store, or keep equipment, a commercial vehicle, recreational vehicle, boat, vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, on any public street, or other thoroughfare or any R-O-W within a residential district 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.A.1.D.19.a.1) Issued: 11/12/2014	Status: CLS
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cc: Leo Roofing & Construction

Agenda No.: 048	Status: Active
Respondent: Raymond Theodore Ano as Heir of the Estate of Toby Jennifer Ano; Jennifer Drennan as Heir of the Estate of Toby Jennifer Ano; Jessy Silvernale as Heir of the Estate of Toby Jennifer Ano; & and Jennifer Drennan as Personal Representative of the Estate of Toby Jennifer Ano. 3503 Florida Blvd, Palm Beach Gardens, FL 33410-2275	CEO: Bruce R Hilker
Situs Address: 3503 Florida Blvd, Palm Beach Gardens, FL	Case No: C-2016-03020051
PCN: 00-43-41-31-01-013-0010	Zoned: RM

Violations:	<p>1 Details: Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation: greater than seven (7) inches in height when located on developed residential or developed nonresidential lots, as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 05/20/2016 Status: CEH</p> <p>2 Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the 6' wood fencing is in dis-repair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (d) Issued: 05/20/2016 Status: CEH</p> <p>3 Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically the inactive permit B-1999-001040-0000 (B99001467) for the re-roof. The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion. Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1 PBC Amendments to FBC 5th Edition (2014) - 110.3.10 Issued: 05/20/2016 Status: CEH</p> <p>4 Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically for the inactive permit B-1985-006008-0000 (B85006008) for the solar water heater. The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion. Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1 PBC Amendments to FBC 5th Edition (2014) - 110.3.10 Issued: 05/20/2016 Status: CEH</p> <p>5 Details: Erecting/installing a accessory building/shed without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 5th Edition (2014) - 105.1 Issued: 05/20/2016 Status: CEH</p>
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cc: Burns, Charles H

Agenda No.: 049	Status: Removed
Respondent: Anderson, Brian W 579 Chipewyan Dr, Lake Worth, FL 33462-2152	CEO: Kenneth E Jackson
Situs Address: 579 Chipewyan Dr, Lake Worth, FL	Case No: C-2015-06160005
PCN: 00-43-45-06-04-016-0090	Zoned: RM

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

Violations:

1	Details: No person shall commence to place or maintain a facility in rights-of-way without first having obtained a permit as set forth in this article, except either: (1) In the case of an emergency; or (2) For road construction in a platted road right-of-way dedicated to the public and not maintained by the county, or not intended to be maintained by the county Code: Palm Beach County Codes & Ordinances - Ordinance 2008-006 Issued: 07/20/2015	Status: CLS
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Agenda No.: 050

Status: Postponed

Respondent: Gardener Enterprises Inc.
2604 Yarmouth Dr, Wellington, FL 33414-7649

CEO: Kenneth E Jackson

Situs Address: 4454 Tellin Ave, West Palm Beach, FL

Case No: C-2014-12040007

PCN: 00-42-44-01-05-000-0580

Zoned: UI

Violations:

1	Details: Landscape areas which are required to be created or preserved by this Article shall not be used for temporary parking or the storage/display of materials or sale of products or services. Code: Unified Land Development Code - 7.E.5.F Issued: 12/04/2014	Status: CEH
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Agenda No.: 051

Status: Active

Respondent: Bellino Equities Boca LLC
4000 Hollywood Blvd, Hollywood, FL 33021

CEO: Dwayne E Johnson

Situs Address: 9080 Kimberly Blvd, Building 3, Boca Raton, FL

Case No: C-2016-08220061

PCN: 00-42-47-07-14-001-0010

Zoned: AR

Violations:

1	Details: Maximum No. of False Alarms an a 12 Mohth Period. The transmission of more than three (3) false alarm signals by an automatic fire detection system or a medical alarm system within a twelve (12) month time period is excessive. This period of time shall begin October 1 and continue thru September 30 of the following year. No person shall allow or cause the prevention of the transmission of, for any reason, an alarm by an automatic fire detection system or a medical alarm system. This includes systems used by anyone or systems serving the premises of a building occupied or controlled by such person. Code: National Fire Protection Association 1 - 10.7.6.1 Issued: 08/30/2016	Status: CEH
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**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
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2 Details: Charges for Excessive False Alarms in Commercial Structures.

The activation of four (4) or more false alarms within a twelve (12) month period will be handled according to the following:

1. For the fourth through sixth false alarm within a twelve (12) month period, the alarm user or building owner shall be assessed a two hundred fifty dollar (\$250.00) fine per occurrence, which shall be considered a debt owed to Palm Beach County.
2. For the seventh through ninth false alarm within a twelve (12) month period, the alarm user or building owner shall be assessed a five hundred dollar (\$500.00) fine per occurrence, which shall be considered a debt owed to Palm Beach County.
3. For the tenth and each successive false alarm within a twelve (12) month period, the alarm user or building owner shall be assessed a one thousand dollar (\$1,000.00) fine per occurrence, which shall be considered a debt owed to Palm Beach County.
4. The tenth and each successive false alarm within a twelve (12) month period shall be determined to be a public nuisance. In this event the AHJ may (a) process a complaint for each occurrence to the Palm Beach County Code Enforcement Special Master for corrective action, or (b) enter into an agreement with the owner to implement appropriate corrective action to remedy said nuisance(s); or (c) pursue any other legally available remedies.
5. Funds documented as expended by the owner for corrective action, shall, upon receipt of documentation by the AHJ, be deducted from the debt owed to Palm Beach County for excessive false alarms.
6. The provisions of this section shall not apply to required alarm systems for an initial period of two (2) months from the date the fire alarm system is accepted by the AHJ.

Code: National Fire Protection Association 1 - 10.7.6.3

Issued: 08/30/2016

Status: CEH

cc: Bellino Equities Boca Llc

Agenda No.: 052

Status: Active

Respondent: Benayon, Talia; Benayon, Saada
12770 Hyland Cir, Boca Raton, FL 33428-4857

CEO: Dwayne E Johnson

Situs Address: 12770 Hyland Cir, Boca Raton, FL

Case No.: C-2016-07220022

PCN: 00-41-47-22-13-000-0350

Zoned: RT

Violations:

1 Details: Completing Interior Alterations without first obtaining required building permits is prohibited. More specifically removing walls, completing plumbing, and electrical changes to the dwelling without Permits.

Code: PBC Amendments to FBC 5th Edition (2014) - 105.1

Issued: 07/29/2016

Status: CEH

Agenda No.: 053

Status: Removed

Respondent: Chaves, Jorge
170 NE 30th Ct, Pompano Beach, FL 33064-3665

CEO: Dwayne E Johnson

Situs Address: FL

Case No.: C-2016-05310017

PCN: 00-41-47-35-01-001-0030

Zoned: RS

Violations:

1 Details: The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility. Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically, Operating a landscaping supply / transfer site on a vacant RS Parcel.

Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table

Unified Land Development Code - 4.A.3.A.7

Issued: 07/08/2016

Status: CLS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

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|----------|--|
| 2 | Details: Parking shall be prohibited on all vacant properties in residential districts.
Code: Unified Land Development Code - 6.A.1.D.19.a.3)
Issued: 07/08/2016
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 which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically the open storage of construction equipment, and building materials.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/08/2016
Status: CLS |

Agenda No.: 054 **Status:** Removed
Respondent: Hmc 2011 LLC **CEO:** Dwayne E Johnson
9858 Clinte Moore Rd, Boca Raton, FL 33496
Situs Address: 23171 Rainbow Rd, Boca Raton, FL **Case No:** C-2016-08180026
PCN: 00-41-47-25-02-000-3330 **Zoned:** AR

- Violations:**
- | | |
|----------|---|
| 2 | Details: Erecting/installing Aluminum Carport without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 08/19/2016
Status: CLS |
|----------|---|

cc: Hmc 2011 Llc

Agenda No.: 055 **Status:** Active
Respondent: Osborne, Rebecca **CEO:** Dwayne E Johnson
4596 Avalon St, Boca Raton, FL 33428-4118
Situs Address: 4596 Avalon St, Boca Raton, FL **Case No:** C-2016-07180051
PCN: 00-41-47-25-05-008-0410 **Zoned:** RS

- Violations:**
- | | |
|----------|---|
| 2 | Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 07/22/2016
Status: CEH |
|----------|---|

Agenda No.: 056 **Status:** Active
Respondent: Rashid, M MD; Rashid, F N **CEO:** Dwayne E Johnson
27 Raleigh Ln, Stafford, VA 22554-8835
Situs Address: 10720 Eureka St, Boca Raton, FL **Case No:** C-2016-07270033
PCN: 00-41-47-25-10-041-0150 **Zoned:** RS

- Violations:**
- | | |
|----------|---|
| 1 | Details: Water clarity shall be maintained. When standing at the pools edge at the deep end, the deepest portion of the swimming pool floor shall be visible.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (d) (1)
Issued: 07/29/2016
Status: CEH |
|----------|---|

Agenda No.: 057 **Status:** Removed
Respondent: RIBEIRO, VERA S **CEO:** Dwayne E Johnson
10875 Stacey Ln, Boca Raton, FL 33428-4050
Situs Address: 10875 Stacey Ln, Boca Raton, FL **Case No:** C-2016-07110042
PCN: 00-41-47-25-10-038-0080 **Zoned:** RS

- Violations:**
- | | |
|----------|--|
| 1 | Details: Erecting/installing a Shed / Utility Building without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 07/13/2016
Status: CLS |
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cc: Freire-Ribeiro, Vera S

Agenda No.: 058 **Status:** Postponed
Respondent: SANDALFOOT PLAZA HOLDINGS LLC **CEO:** Dwayne E Johnson
5041 Okeechobee Blvd, West Palm Beach, FL 33417
Situs Address: 23133 Sandalfoot Plaza Dr, Boca Raton, FL **Case No:** C-2016-02170011
PCN: 00-42-47-30-34-000-0050 **Zoned:** CG

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM

Violations:

- | | |
|----------|---|
| 1 | <p>Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.</p> <p>The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion.</p> <p>A Certificate of Completion may be issued upon satisfactory completion of a building, structure, electrical, gas, mechanical or plumbing system.</p> <p>Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
 PBC Amendments to FBC 5th Edition (2014) - 110.3.10
 PBC Amendments to FBC 5th Edition (2014) - 111.5</p> <p>Issued: 02/17/2016 Status: CEH</p> |
| 2 | <p>Details: The site plan shall be the controlling plan for conditional uses, requested uses or PDDs listed below. All development site elements including, but not limited to: ingress/egress, density, and intensity in the proposed project shall be consistent with the site plan. All plats shall be consistent with the site plan. In cases of conflict between plans, the most recently approved BCC plan or DRO final site plan, as applicable, shall prevail. MORE SPECIFICALLY MANDATORY PARKING SPACES HAVE BEEN REMOVED, AND CHANGED FOR VACUUM STALLS. A STORAGE CONTAINER IS LOCATED ON THE PROPERTY WITHOUT BEING NOTED ON THE SITE PLAN, AND WITHOUT APPROVAL FROM ZONING.</p> <p>A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #1989-0333, 89-910 and Petition #80-103(E).</p> <p>Code: Unified Land Development Code - 2.A.1.G.3.e
 Unified Land Development Code - 2.A.1.P</p> <p>Issued: 02/17/2016 Status: CEH</p> |
| 3 | <p>Details: Erecting/installing (6) Vacuum Sites without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 5th Edition (2014) - 105.1</p> <p>Issued: 02/17/2016 Status: CEH</p> |

cc: Weiss Serota Helfman Cole &Beirman, P.L.

Agenda No.: 059

Status: Active

Respondent: Shamrock Fl Hoa Llc
2170 Cass Lake Rd, Ste D, Keego Harbor, MI 48320-1274

CEO: Dwayne E Johnson

Situs Address: 10236 Harbortown Ct, Boca Raton, FL

Case No: C-2016-05260023

PCN: 00-41-47-12-02-001-0200

Zoned: RE

Violations:

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|----------|--|
| 1 | <p>Details: One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)</p> <p>Issued: 05/31/2016 Status: CEH</p> |
| 2 | <p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)</p> <p>Issued: 05/31/2016 Status: CEH</p> |
| 3 | <p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)</p> <p>Issued: 05/31/2016 Status: CEH</p> |
| 4 | <p>Details: All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (d)</p> <p>Issued: 05/31/2016 Status: CEH</p> |

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM

Agenda No.: 060 **Status:** Removed
Respondent: Orozco, Moises; Fosado, Maria **CEO:** Ray F Leighton
1407 Holiday Dr, Lot 176, West Palm Beach, FL 33415
Situs Address: 1407 Holiday Dr, Lot 176, West Palm Beach, FL **Case No:** C-2015-08140029
PCN: **Zoned:** UI

- Violations:**
- 1** **Details:** Erecting/installing accessory structures without first obtaining required building permits is prohibited. Attached accessory structures to mobile home installed without building permits.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 09/10/2015 **Status:** CLS
 - 2** **Details:** Alterations to accessory structure (screen room) without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 09/10/2015 **Status:** CLS
 - 3** **Details:** Erecting/installing freestanding open roofed structure without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 09/10/2015 **Status:** CLS

cc: Mid American Properties
Mid American Properties

Agenda No.: 061 **Status:** Removed
Respondent: Meadowbrook MHP LLC **CEO:** Ray F Leighton
10440 Golden Eagle Ct, Fort Lauderdale, FL 33324-2160
Situs Address: 1531 Drexel Rd, Lot 1, West Palm Beach, FL **Case No:** C-2016-09010013
PCN: 00-42-43-27-00-000-3010 **Zoned:** AR

- Violations:**
- 1** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)
Issued: 09/01/2016 **Status:** CLS

cc: Pbso

Agenda No.: 062 **Status:** Removed
Respondent: Teachout, David **CEO:** Michelle I Malkin-Daniels
19298 Gulfstream Dr, Tequesta, FL 33469-2068
Situs Address: 19298 Gulfstream Dr, Jupiter, FL **Case No:** C-2016-05040010
PCN: 00-42-40-25-03-001-0140 **Zoned:** RS

- Violations:**
- 1** **Details:** Erecting/installing sheds without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 05/24/2016 **Status:** CEH
 - 5** **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically for the inactive permit B-1995-021797-0000 (B95016559) for Driveway and Turnout.

The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
PBC Amendments to FBC 5th Edition (2014) - 110.3.10
Issued: 05/24/2016 **Status:** CEH
 - 6** **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically for the inactive permit B-2014-005475-0000 for Accessory Structure (screen room).

The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
PBC Amendments to FBC 5th Edition (2014) - 110.3.10
Issued: 05/24/2016 **Status:** CEH

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM

Agenda No.: 063 **Status:** Active
Respondent: BLAIR, TENISHA **CEO:** Rick E Torrance
1132 Joanna Ave, Desoto, TX 75115-3306
Situs Address: 15924 82nd Ln N, Loxahatchee, FL **Case No:** C-2015-11180032
PCN: 00-41-42-19-00-000-7600 **Zoned:**

Violations: **4** **Details:** A field fence has been installed without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 05/19/2016 **Status:** CEH

cc: Blair, Tenisha

Agenda No.: 064 **Status:** Removed
Respondent: HIMALAYA DEVELOPMENT FL LLC **CEO:** Michelle I Malkin-Daniels
17888 67th Ct, Loxahatchee Groves, FL 33470
Situs Address: 5305 Center St, Jupiter, FL **Case No:** C-2016-07130038
PCN: 00-42-40-35-00-006-0082 **Zoned:** RS

Violations: **1** **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:
greater than seven (7) inches in height when located on developed residential or developed nonresidential lots,
as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 07/18/2016 **Status:** CLS

2 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion.
A Certificate of Completion may be issued upon satisfactory completion of a building, structure, electrical, gas, mechanical or plumbing system.
Permit P-2004-4850 (historical permit P04001010) Plumbing- Water or Sewer Utility Connection is inactive.

Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
PBC Amendments to FBC 5th Edition (2014) - 110.3.10
PBC Amendments to FBC 5th Edition (2014) - 111.5
Issued: 07/18/2016 **Status:** CLS

cc: Frerich, Kevin

Agenda No.: 065 **Status:** Active
Respondent: Jacobs, Ronald; Jacobs, Carol **CEO:** Michael A Curcio
14232 86th Rd N, Loxahatchee, FL 33470-4386
Situs Address: 14232 86th Rd N, Loxahatchee, FL **Case No:** C-2015-07080018
PCN: 00-41-42-20-00-000-2040 **Zoned:** AR

Violations: **1** **Details:** The residential character of the dwelling in terms of exterior appearance and interior space shall not be altered or changed to accommodate a home occupation.
Code: Unified Land Development Code - 4.B.1.A.70.c
Issued: 07/10/2015 **Status:** CEH

2 **Details:** No equipment or materials used in the home occupation shall be stored or displayed outside of the dwelling, including driveways.
Code: Unified Land Development Code - 4.B.1.A.70.i
Issued: 07/10/2015 **Status:** CEH

3 **Details:** One business related vehicle per dwelling unit not over one ton rated capacity may be parked at the home, provided the vehicle is registered to a resident of the dwelling, commercial vehicles are prohibited.
Code: Unified Land Development Code - 4.B.1.A.70.1
Issued: 07/10/2015 **Status:** CEH

4 **Details:** Erecting/installing shed without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 07/10/2015 **Status:** CEH

5 **Details:** Erecting/installing an accessory structure without first obtaining required building permits is prohibited.

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 07/10/2015 **Status:** CEH

Agenda No.: 066 **Status:** Active
Respondent: MI BELLA CASA CORP **CEO:** Michael A Curcio
15476 96th Ln N, West Palm Beach, FL 33412-2517
Situs Address: 11986 62nd Ln N, West Palm Beach, FL **Case No.:** C-2016-01080004
PCN: 00-41-42-35-00-000-7670 **Zoned:** AR

- Violations:**
- 1 **Details:** Erecting/installing and renovation of structures without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 05/05/2016 **Status:** CEH
 - 2 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 05/05/2016 **Status:** CEH
 - 3 **Details:** The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight.
Code: Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)
Issued: 05/05/2016 **Status:** CEH

cc: Vidal, Llayme C

Agenda No.: 067 **Status:** Active
Respondent: Palm Beach Growers, LLC **CEO:** Rick E Torrance
11262 Riverwood Pl, N Palm Beach, FL 33408-3230
Situs Address: Louise St, FL **Case No.:** C-2015-05280052
PCN: 00-40-42-29-00-000-7010 **Zoned:** AP

- Violations:**
- 1 **Details:** The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility.
Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table
Issued: 07/31/2015 **Status:** CEH
 - 2 **Details:** Chipping and Mulching
An establishment using equipment designed to cut tree limbs, brush or wood construction debris into small pieces for use as mulch.
Code: Unified Land Development Code - 4.B.1.A.28
Issued: 07/31/2015 **Status:** CEH
 - 3 **Details:** Erecting/installing shed (s) without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 07/31/2015 **Status:** CEH

Agenda No.: 068 **Status:** Active
Respondent: St Mary, Robert R **CEO:** Michelle I Malkin-Daniels
12885 Randolph Siding Rd, Jupiter, FL 33478-6582
Situs Address: 12885 Randolph Siding Rd, Jupiter, FL **Case No.:** C-2016-02190016
PCN: 00-41-41-10-00-000-8030 **Zoned:** AR

- Violations:**
- 4 **Details:** Erecting/installing three (3) sheds without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 02/25/2016 **Status:** CEH
 - 7 **Details:** Installing a generator without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 02/25/2016 **Status:** CEH

Agenda No.: 069 **Status:** Active
Respondent: E. F. JOHNS LTD **CEO:** Paul Pickett
1323 SOUTHEAST THIRD Ave, FT LAUDERDALE, FL
33316
Situs Address: FL **Case No.:** C-2016-07120010
PCN: 00-42-43-27-05-076-0040 **Zoned:** AR

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

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. MAINLY VEGETATIVE DEBRIS
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/08/2016 **Status:** CEH

Agenda No.: 070 **Status:** Removed
Respondent: ENGLISH-STRICKMAN, ELIZABETH **CEO:** Paul Pickett
6580 Patio Ln, Boca Raton, FL 33433-6604
Situs Address: 6580 Patio Ln, Boca Raton, FL **Case No:** C-2016-05180030
PCN: 00-42-47-27-08-000-0110 **Zoned:** AR

Violations: **1** **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 05/20/2016 **Status:** CLS

Agenda No.: 071 **Status:** Active
Respondent: GLEN, DUSABLON **CEO:** Paul Pickett
22419 SW 56th Ave, Boca Raton, FL 33433-4603
Situs Address: 22419 SW 56th Ave, Boca Raton, FL **Case No:** C-2016-08080043
PCN: 00-42-47-29-03-030-0170 **Zoned:** RM

Violations: **1** **Details:** Erecting/installing FENCE without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 08/09/2016 **Status:** CEH
2 **Details:** Erecting/installing METAL STRUCTURE (SHED) without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 08/09/2016 **Status:** CEH

Agenda No.: 072 **Status:** Removed
Respondent: JACOBS, BRUCE A **CEO:** Paul Pickett
6978 W Calle Del Paz, Boca Raton, FL 33433-6428
Situs Address: 6978 Calle Del Paz W, Boca Raton, FL **Case No:** C-2016-07210016
PCN: 00-42-47-27-05-001-0080 **Zoned:** AR

Violations: **1** **Details:** Erecting/installing WOOD FENCE without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 07/22/2016 **Status:** CEH

Agenda No.: 073 **Status:** Removed
Respondent: KENNEDY, KEVIN T; KENNEDY, CATHERINE E **CEO:** Paul Pickett
6860 Calle Del Paz S, Boca Raton, FL 33433-6409
Situs Address: 6860 Calle Del Paz S, Boca Raton, FL **Case No:** C-2016-07220033
PCN: 00-42-47-27-05-002-0020 **Zoned:** AR

Violations: **1** **Details:** Erecting/installing DRIVEWAY EXTENSION without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 07/25/2016 **Status:** CEH

Agenda No.: 074 **Status:** Removed
Respondent: LAKESIDE DEV CORP **CEO:** Paul Pickett
1001 E ATLANTIC Ave, 201, Delray Beach, FL 33483
Situs Address: 8236 Glades Rd, Boca Raton, FL **Case No:** C-2016-05020016
PCN: 00-42-43-27-05-076-0671 **Zoned:** CG

Violations: **1** **Details:** Erecting/installing INTERIOR WALL without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 05/09/2016 **Status:** CLS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

Issued: 11/21/2016

Status: CEH

cc: Nationstar Mortgage Llc

Agenda No.: 079 **Status:** Removed
Respondent: Beasley, Harold L Sr **CEO:** Rick E Torrance
 7150 181st St, Apt 981, Jupiter, FL 33458-3853
Situs Address: 7150 181st St N, Jupiter, FL **Case No:** C-2015-12030032
PCN: 00-42-40-33-00-000-5860 **Zoned:** RH

- Violations:**
- 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.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 01/27/2016 **Status:** CLS
 - 3** **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

 The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
 PBC Amendments to FBC 5th Edition (2014) - 110.3.10
Issued: 01/27/2016 **Status:** CLS

cc: Beasley, Harold L Sr

Agenda No.: 080 **Status:** Active
Respondent: Burke, William T; Burke, Robin M **CEO:** Rick E Torrance
 13793 52nd Ct N, West Palm Beach, FL 33411-8171
Situs Address: 13793 52nd Ct N, West Palm Beach, FL **Case No:** C-2015-06150005
PCN: 00-41-43-04-00-000-7800 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/18/2015 **Status:** CEH
 - 2** **Details:** Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically, Auto Repair.

 The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility.
Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table
 Unified Land Development Code - 4.A.3.A.7
Issued: 06/18/2015 **Status:** CEH
 - 3** **Details:** A car lift, a screened room and the pole barn has been enclosed and electrical added without first obtaining the required building permits from the Building Department.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 06/18/2015 **Status:** CEH
 - 4** **Details:** A maximum of seven vehicles may be parked outdoors on a lot supporting a single family residential use.
Code: Unified Land Development Code - 6.A.1.D.20.a
Issued: 06/18/2015 **Status:** CEH

Agenda No.: 081 **Status:** Postponed
Respondent: Carmakal, Charles; Carmakal, Julie **CEO:** Rick E Torrance
 12198 40th St S, Wellington, FL 33449-8202
Situs Address: 20188 46th Ct N, Loxahatchee, FL **Case No:** C-2015-12020031
PCN: 00-40-43-08-00-000-1100 **Zoned:** AR

- Violations:**
- 1** **Details:** Uses identified with an "S" are permitted in the district only if approved by the Zoning Director in accordance with Article 2.D.2, Special Permit. More specifically, Security or Caretaker's Quarters.

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

	Code: Unified Land Development Code - 4.A.3.A.4	Issued: 02/18/2016	Status: CEH
2	Details: Erecting/installing residential type structures, gazebos, decks and fencing without first obtaining the required building permits is prohibited.		
	Code: PBC Amendments to FBC 5th Edition (2014) - 105.1	Issued: 02/18/2016	Status: CEH

Agenda No.: 082		Status: Active									
Respondent: Carter, Robert K 108 Pepper Tree Cres, Royal Palm Beach, FL 33411-4958		CEO: Rick E Torrance									
Situs Address: 4630 Coconut Blvd, Royal Palm Beach, FL		Case No: C-2016-08220052									
PCN: 00-41-43-10-00-000-1810		Zoned: AR									
Violations:	<table border="1"> <tr> <td style="width: 5%; text-align: center;">1</td> <td>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: 08/25/2016</td> <td style="width: 15%; text-align: right;">Status: CEH</td> </tr> <tr> <td style="text-align: center;">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. More Specifically, a pile of trash has been dumped on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 08/25/2016</td> <td style="text-align: right;">Status: CEH</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Details: Each single family residential lot shall be graded to drain along or within its property lines to the street or parking area providing immediate access, unless adequate common drainage facilities in expressed drainage easements with an established maintenance entity are provided to accommodate alternative drainage grading. Code: Unified Land Development Code - 11.E.4.1.c Issued: 08/25/2016</td> <td style="text-align: right;">Status: CEH</td> </tr> </table>		1	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: 08/25/2016	Status: CEH	2	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More Specifically, a pile of trash has been dumped on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 08/25/2016	Status: CEH	3	Details: Each single family residential lot shall be graded to drain along or within its property lines to the street or parking area providing immediate access, unless adequate common drainage facilities in expressed drainage easements with an established maintenance entity are provided to accommodate alternative drainage grading. Code: Unified Land Development Code - 11.E.4.1.c Issued: 08/25/2016	Status: CEH
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Agenda No.: 083		Status: Active						
Respondent: Kaplan, Steven R PO BOX 14363, North Palm Beach, FL 33408-0363		CEO: Rick E Torrance						
Situs Address: 1897 Windsor Dr, North Palm Beach, FL		Case No: C-2016-06290003						
PCN: 00-43-42-04-00-000-4140		Zoned: RH						
Violations:	<table border="1"> <tr> <td style="width: 5%; text-align: center;">1</td> <td>Details: Erecting/installing fencing without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 5th Edition (2014) - 105.1 Issued: 06/29/2016</td> <td style="width: 15%; text-align: right;">Status: CEH</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically, P-2000-037804-0000, P00008883 Plumbing has become Inactive. The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion. Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1 PBC Amendments to FBC 5th Edition (2014) - 110.3.10 Issued: 06/29/2016</td> <td style="text-align: right;">Status: CLS</td> </tr> </table>		1	Details: Erecting/installing fencing without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 5th Edition (2014) - 105.1 Issued: 06/29/2016	Status: CEH	2	Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically, P-2000-037804-0000, P00008883 Plumbing has become Inactive. The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion. Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1 PBC Amendments to FBC 5th Edition (2014) - 110.3.10 Issued: 06/29/2016	Status: CLS
1	Details: Erecting/installing fencing without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 5th Edition (2014) - 105.1 Issued: 06/29/2016	Status: CEH						
2	Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically, P-2000-037804-0000, P00008883 Plumbing has become Inactive. The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion. Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1 PBC Amendments to FBC 5th Edition (2014) - 110.3.10 Issued: 06/29/2016	Status: CLS						

cc: Law Office Of Gary Nagle

Agenda No.: 084		Status: Active
Respondent: McBride, Marjorie 16193 70th St N, Loxahatchee, FL 33470-3445		CEO: Rick E Torrance
Situs Address: 16193 70th St N, Loxahatchee, FL		Case No: C-2015-10220006
PCN: 00-40-42-25-00-000-6010		Zoned: AR

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

Violations:

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- 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.
- Code:** PBC Amendments to FBC 5th Edition (2014) - 105.1
PBC Amendments to FBC 5th Edition (2014) - 111.1
- Issued:** 11/06/2015 **Status:** CEH

cc: Code Enforcement

Agenda No.: 085

Status: Postponed

Respondent: Salery, Vera

CEO: Rick E Torrance

17890 Limestone Creek Rd, Jupiter, FL 33458-3867

Situs Address: 6967 3rd St, Jupiter, FL

Case No.: C-2016-09120008

PCN: 00-42-41-03-01-000-1122

Zoned: RH

Violations:

- 1** **Details:** Parking shall be prohibited on all vacant properties in residential districts. More specifically, the boat and semi-tractor trailer.
- Code:** Unified Land Development Code - 6.A.1.D.19.a.3)
- Issued:** 09/13/2016 **Status:** CEH
- 3** **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.
- Code:** Unified Land Development Code - 6.A.1.D.19.b.1)
- Issued:** 09/13/2016 **Status:** CEH

Agenda No.: 086

Status: Active

Respondent: Abdinson Inc

CEO: Deborah L Wiggins

401 W Boynton Beach Blvd, Boynton Beach, FL 33435-4026

Situs Address: 1022 Hypoluxo Rd, Lake Worth, FL

Case No.: C-2015-11120020

PCN: 00-43-45-09-03-000-0100

Zoned: CG

Violations:

- 1** **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit M-2005-053196-0000/M05007416 HVAC - Eqpmt C/O - C... , is inactive).
- Code:** PBC Amendments to FBC 5th Edition (2014) - 105.4.1
- Issued:** 04/15/2016 **Status:** CEH
- 2** **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (E-2005-053196-0001/E05017953 Electrical, is inactive).
- Code:** PBC Amendments to FBC 5th Edition (2014) - 105.4.1
- Issued:** 04/15/2016 **Status:** CEH
- 3** **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (P-1984-007388-0000/P84007388 Plumbing Water Heate... , is inactive).
- Code:** PBC Amendments to FBC 5th Edition (2014) - 105.4.1
- Issued:** 04/15/2016 **Status:** CLS
- 4** **Details:** Erecting/installing free standing signage without first obtaining required building permits is prohibited.
- Code:** PBC Amendments to FBC 5th Edition (2014) - 105.1
- Issued:** 04/15/2016 **Status:** CEH
- 5** **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. (There are window signs in excess of the maximum allowable 20% coverage).
- Code:** Unified Land Development Code - 8.B.4.

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

- | | |
|-----------|---|
| 6 | <p>Issued: 04/15/2016 Status: CEH</p> <p>Details: Erecting/installing wall signage without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 5th Edition (2014) - 105.1</p> |
| | <p>Issued: 04/15/2016 Status: CEH</p> |
| 7 | <p>Details: Erecting/installing shutters without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 5th Edition (2014) - 105.1</p> |
| | <p>Issued: 04/15/2016 Status: CEH</p> |
| 8 | <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 (mechanical equipment, containers, debris and other miscellaneous items).</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> |
| | <p>Issued: 04/15/2016 Status: CLS</p> |
| 9 | <p>Details: Erecting/installing a miscellaneous roofed structure (awning type structure) on the south elevation of the structure without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 5th Edition (2014) - 105.1</p> |
| | <p>Issued: 04/15/2016 Status: CLS</p> |
| 10 | <p>Details: Any sign not permanently attached to a wall or the ground or any other approved supporting structure, or a sign designed to be transported, such as signs transported by wheels, mobile billboards, "A-frame" or sandwich type, sidewalk or curb signs, blank copy signs, and unanchored signs is prohibited.</p> <p>Code: Unified Land Development Code - 8.C.4</p> |
| | <p>Issued: 04/15/2016 Status: CLS</p> |
| 11 | <p>Details: All parking lots shall be maintained in good condition to prevent any hazards, such as cracked asphalt or potholes.</p> <p>Code: Unified Land Development Code - 6.A.1.D.14.b.</p> |
| | <p>Issued: 04/15/2016 Status: CLS</p> |
| 12 | <p>Details: Off-street parking spaces shall be provided for the use of residents, customers, patrons and employees. Required parking spaces shall not be used for the storage, sale or display of goods or materials or for the sale, repair, or servicing of vehicles. All vehicles parked within off-street parking areas shall be registered and capable of moving under their own power. Required off-street parking spaces shall be free from building encroachment (items are being stored in the parking spaces).</p> <p>Code: Unified Land Development Code - 6.A.1.D. 3.</p> |
| | <p>Issued: 04/15/2016 Status: CEH</p> |
| 13 | <p>Details: Required or preserved vegetation that becomes damaged, diseased, removed or is dead shall be immediately replaced with plant material to comply with the approved standards and height requirements of this Article or conditions of approval, whichever is greater (the grass area along the south property line does not appear to be present, as indicated on the original building permit for this structure, B61472).</p> <p>Code: Unified Land Development Code - 7.E.8.</p> |
| | <p>Issued: 04/15/2016 Status: CEH</p> |

Agenda No.: 087

Status: Active

Respondent: Brock, Valarie

CEO: Deborah L Wiggins

574 Tallulah Rd, Lake Worth, FL 33462-2116

Situs Address: 574 Tallulah Rd, Lake Worth, FL

Case No: C-2016-01200037

PCN: 00-43-45-06-04-013-0130

Zoned: RM

Violations:

- | | |
|----------|--|
| 1 | <p>Details: Erecting/installing an accessory structure, with electrical service (shed/storage type structure) without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 5th Edition (2014) - 105.1</p> |
| | <p>Issued: 02/18/2016 Status: CEH</p> |
| 5 | <p>Details: Erecting/installing a Central Airconditioning Unit/System without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 5th Edition (2014) - 105.1</p> |
| | <p>Issued: 02/18/2016 Status: CEH</p> |
| 6 | <p>Details: Erecting/installing/changing windows and door/s without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 5th Edition (2014) - 105.1</p> |
| | <p>Issued: 02/18/2016 Status: CEH</p> |
| 7 | <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: 40px;">More specifically, the drive way is in disrepair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)</p> |
| | <p>Issued: 02/18/2016 Status: CEH</p> |

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

Agenda No.: 088 **Status:** Active
Respondent: Lucio, Pedro; Lucio, Claudia **CEO:** Deborah L Wiggins
 2820 Black Pine Ct, Lake Worth, FL 33462-2578
Situs Address: 2820 Black Pine Ct, Lake Worth, FL **Case No:** C-2016-04050004
PCN: 00-43-45-05-14-008-0040 **Zoned:** RS

- Violations:**
- 1 **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 (The siding on the house is in disrepair. Bring same to good repair. Please note that it may be necessary to obtain a building permit to do so.).
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 05/12/2016 **Status:** CEH
 - 2 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit B-1990-015873-0000 B90015629 Patio, is inactive).
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 05/12/2016 **Status:** CLS

Agenda No.: 089 **Status:** Active
Respondent: Tomas Datorre, Jr, and Roberto Datorre, as Trustees of the **CEO:** Deborah L Wiggins
 Ofelia Banchemo de Datorre Testamentary Trust
 410 16th St, Miami, FL 33139-3001
Situs Address: 4595 Hypoluxo Rd, Lake Worth, FL **Case No:** C-2016-04260044
PCN: 00-42-45-01-00-000-7010 **Zoned:** CG

- Violations:**
- 1 **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. (There are window signs in excess of the maximum allowable 20% coverage).
Code: Unified Land Development Code - 8.B.4.
Issued: 05/19/2016 **Status:** CEH
 - 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: 05/19/2016 **Status:** CLS
 - 3 **Details:** Any sign not permanently attached to a wall or the ground or any other approved supporting structure, or a sign designed to be transported, such as signs transported by wheels, mobile billboards, "A-frame" or sandwich type, sidewalk or curb signs, blank copy signs, and unanchored signs is prohibited.
Code: Unified Land Development Code - 8.C.4
Issued: 05/19/2016 **Status:** CLS
 - 4 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (B-2005-005261-0000 B05007991 Sign - Wall Supported..., is in active).
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 05/19/2016 **Status:** CEH
 - 5 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (B-2005-040198-0000 B05047486 Sign - Wall Supported..., is inactive).
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 05/19/2016 **Status:** CLS
 - 6 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (P-2011-015307-0001 Fire Sprinkler (Sub), is inactive).
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 05/19/2016 **Status:** CEH
 - 7 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (B-2011-015307-0000 Alterations - Non-Residential, is inactive).

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

	Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1	
	Issued: 05/19/2016	Status: CEH
8	Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (P-2011-017725-0007 Fire Sprinkler (Sub), is inactive).	
	Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1	
	Issued: 05/19/2016	Status: CEH
9	Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (M-2011-017725-0006 Fire Suppression (Sub), is inactive).	
	Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1	
	Issued: 05/19/2016	Status: CEH
10	Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (B-2011-017725-0000 Interior Improvement... , is inactive).	
	Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1	
	Issued: 05/19/2016	Status: CEH

Agenda No.: 090	Status: Active
Respondent: Razavian, Seyyed M 570 Tallulah Rd, Lake Worth, FL 33462-2116	CEO: Deborah L Wiggins
Situs Address: 570 Tallulah Rd, Lake Worth, FL	Case No.: C-2015-10210021
PCN: 00-43-45-06-04-013-0150	Zoned: RM
Violations:	
2	Details: Erecting/installing shed/s without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 5th Edition (2014) - 105.1 Issued: 11/10/2015 Status: CEH
3	Details: Erecting/installing and accessory structure (2 of 3) without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 5th Edition (2014) - 105.1 Issued: 11/10/2015 Status: CEH
4	Details: Erecting/installing an accessory structure (3 of 3) without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 5th Edition (2014) - 105.1 Issued: 11/10/2015 Status: CLS
5	Details: Erecting/installing a fence/wall in the interior/rear yard without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 5th Edition (2014) - 105.1 Issued: 11/10/2015 Status: CEH

Agenda No.: 091	Status: Active
Respondent: Schiele, Cerelda L 3019 Mariner Way, Lake Worth, FL 33462-3753	CEO: Deborah L Wiggins
Situs Address: 3019 Mariner Way, Lake Worth, FL	Case No.: C-2015-12030015
PCN: 00-43-45-06-01-008-0120	Zoned: RS
Violations:	
1	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 for a period exceeding one hour in any 24 hour period. Code: Unified Land Development Code - 6.A.1.D.19.a.2) Issued: 02/01/2016 Status: CLS
2	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 (trailers). Code: Unified Land Development Code - 6.A.1.D.19.b.5)b) Issued: 02/01/2016 Status: CEH
3	Details: Erecting/installing installation of metal shutters without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 5th Edition (2014) - 105.1 Issued: 02/01/2016 Status: CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

2 **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:
greater than seven (7) inches in height when located on developed residential or developed nonresidential lots,
as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 08/01/2016 **Status:** CLS

Agenda No.: 095

Status: Postponed

Respondent: AutoZone Inc
123 S Front St, Memphis, TN 38103

CEO: Charles Zahn

Situs Address: 1294 S Military Trl, West Palm Beach, FL

Case No: C-2016-08220028

PCN: 00-42-44-12-00-000-1010

Zoned: UI

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 storage of garbage, trash or similar items is prohibited)
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/25/2016 **Status:** CEH

2 **Details:** The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility.
Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically, use of the parcel for outdoor recreation and camping is prohibited in the zoning district.
Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table
Unified Land Development Code - 4.A.3.A.7
Issued: 08/25/2016 **Status:** CEH

3 **Details:** Schinus terebinthifolius (commonly known as Brazilian Pepper) bushes or trees, shall be considered a nuisance.
Uncultivated vegetation that constitutes a fire hazard shall be considered a nuisance.
More Specifically:(overgrown Brazilian Pepper is a nuisance and constitutes a fire hazard)
Code: Palm Beach County Property Maintenance Code - Section 14-62 (4)
Palm Beach County Property Maintenance Code - Section 14-62 (5)
Issued: 08/25/2016 **Status:** CEH

cc: Autozone Inc
Autozone Inc

Agenda No.: 096

Status: Postponed

Respondent: Morell, Brian M; Morell, Wendy K
10655 Cypress Lakes Preserve Dr, Wellington, FL
33449-4612

CEO: Charles Zahn

Situs Address: 4658 Bonanza Dr, Lake Worth, FL

Case No: C-2016-04270020

PCN: 00-42-44-30-01-004-0120

Zoned: AR

Violations:

1 **Details:** Erecting/installing metal carport without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 04/27/2016 **Status:** CEH

2 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

More specifically:(building permit is inactive B-1996-004494-0000)
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 04/27/2016 **Status:** CEH

3 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
More specifically:(permit is inactive B-2005-009240-0000)
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 04/27/2016 **Status:** CEH

cc: Morell, Brian M Wendy K

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

Agenda No.: 097 **Status:** Active
Respondent: Probate Properties Llc **CEO:** Charles Zahn
6100 Hollywood Blvd, Ste 504, Hollywood, FL 33024-7948
Situs Address: 9394 Rodeo Dr, Lake Worth, FL **Case No:** C-2016-05270010
PCN: 00-42-44-19-01-009-0030 **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 storage of vegetative debris)
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/15/2016 **Status:** CEH
 - 2** **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:
greater than seven (7) inches in height when located on developed residential or developed nonresidential lots,
as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
More Specifically:(yard area overgrown)
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 06/15/2016 **Status:** CEH

cc: Probate Properties Llc

Agenda No.: 098 **Status:** Removed
Respondent: Salinas, Dawn L **CEO:** Charles Zahn
5070 El Claro Cir, West Palm Beach, FL 33415-2771
Situs Address: 5070 El Claro Cir, West Palm Beach, FL **Case No:** C-2016-07270052
PCN: 00-42-44-02-26-000-0400 **Zoned:** RH

- Violations:**
- 1** **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
More Specifically:(inactive permit on file B-1994-020557-0000)
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 08/02/2016 **Status:** CLS
 - 2** **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
More Specifically:(inactive permit on file B1994-019651-0000)
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 08/02/2016 **Status:** CLS

cc: Salinas, Dawn L

Agenda No.: 099 **Status:** Active
Respondent: Phillips, John; Phillips, Julie **CEO:** Michelle I Malkin-Daniels
PO BOX 161149, Hialeah, FL 33016-0020
Situs Address: 9161 159th Ct N, Jupiter, FL **Case No:** C-2015-10140028
PCN: 00-42-41-18-00-000-1800
RE: To rescind the Special Magistrate Order dated October 13, 2016 signed by Special Magistrate Christy Goddeau due to the fact it was heard in a different hearing at the time.
cc: Phillips, John

Agenda No.: 100 **Status:** Active
Respondent: Palm Beach Plantation LLC **CEO:** Kenneth E Jackson
Two North Tamiami Trl, 5th Floor, Sarasota, FL 34236
Situs Address: 6860 Lantana Rd, Lake Worth, FL **Case No:** C-2016-07110026
PCN: 00-42-44-39-00-039-0046 **Zoned:** RS

- Violations:**
- 1** **Details:** Erecting/installing a basketball court at the recreation center without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 07/11/2016 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

cc: Palm Beach Plantation, Llc

Agenda No.: 101 **Status:** Active
Respondent: Land Trust Service Corporation Trust **CEO:** Rick E Torrance
PO BOX 186, Lake Wales, FL 33859-0186
Situs Address: 2796 Fawn Dr, Loxahatchee, FL **Case No:** C-2015-06160010
PCN: 00-40-43-21-01-000-0380
RE: Rescind Special Magistrate Order dated January 6, 2016, and Release of Lien recorded August 23, 2016, in Official Record Book 28525, Page 1781, due to Respondent cited incorrectly.
cc: Land Trust Service Corporation
Warda, L C

Agenda No.: 102 **Status:** Removed
Respondent: DAVID KISLAK PROPERTIES LLC **CEO:** Jose Feliciano
3600 Forest Hill Blvd, Ste 3, West Palm Beach, FL 33406
Situs Address: 1105 Lehto Ln, Lake Worth, FL **Case No:** C-2015-12140007
PCN: 00-42-44-25-06-000-0170 **Zoned:** RM

- Violations:**
- 1** **Details:** Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. Specifically: Septic system to rear dwelling structure is leaking onto ground surface and not into an approved septic waste disposal system.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (2)
Issued: 02/16/2016 **Status:** CLS
 - 2** **Details:** Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. Specifically: Septic system cover is broken and in disrepair at rear of rear dwelling structure of property.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (2)
Issued: 02/16/2016 **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 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: discarded TV, door and concrete rubble at property rear.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/16/2016 **Status:** CLS
 - 5** **Details:** Erecting/installing a utility shed without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 02/16/2016 **Status:** CLS

cc: David Kislak Properties Llc

Agenda No.: 103 **Status:** Postponed
Respondent: FL TAHOE LLC **CEO:** Jose Feliciano
357 Glenn Rd, West Palm Beach, FL 33405-4907
Situs Address: 1405 Tahoe Ct, Lake Worth, FL **Case No:** C-2015-11020001
PCN: 00-43-44-32-01-003-0070 **Zoned:** RS

- Violations:**
- 7** **Details:** Erecting/installing an electrical change of service without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 11/16/2015 **Status:** CEH
 - 8** **Details:** Erecting/installing or re-roofing dwelling structure without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 11/16/2015 **Status:** CEH
 - 9** **Details:** Erecting/installing a swimming pool deck without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 11/16/2015 **Status:** CEH
 - 10** **Details:** Erecting/installing an above ground swimming pool without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 11/16/2015 **Status:** CEH

cc: Fl Tahoe Llc

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

Agenda No.: 104

Status: Active

Respondent: Gonzales, Jennifer M
425 Urquhart St, Lake Worth, FL 33461-4925

CEO: Jose Feliciano

Situs Address: 425 Urquhart St, Lake Worth, FL

Case No.: C-2015-12110002

PCN: 00-42-44-25-10-000-0120

Zoned: RM

Violations:

- | | | |
|----------|---|--------------------|
| 1 | Details: Erecting/installing a covered roof extension and carport without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 02/11/2016 | Status: CEH |
| 2 | Details: Erecting/installing concrete slabs for the covered roof extension and carport without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 02/11/2016 | Status: CEH |
| 3 | Details: Erecting/installing new windows and entrance doors to dwelling structure without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 02/11/2016 | Status: CEH |
| 4 | Details: Erecting/installing accessory structures (Shipping container and shed) without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 02/11/2016 | Status: CEH |
| 5 | Details: Erecting/installing or reroofing dwelling structure without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 02/11/2016 | Status: CEH |
| 6 | Details: No person shall commence to place or maintain a facility in rights-of-way without first having obtained a permit as set forth in this article, except either: (1) In the case of an emergency; or (2) For road construction in a platted road right-of-way dedicated to the public and not maintained by the county, or not intended to be maintained by the county
Code: Palm Beach County Codes & Ordinances - Ordinance 2008-006
Issued: 02/11/2016 | Status: CEH |
| 7 | Details: Erecting/installing chain link fences without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 02/11/2016 | Status: CEH |
| 8 | 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.A.1.D.19.b.5)b)
Issued: 02/11/2016 | Status: CEH |
| 9 | 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: Building materials, auto parts, and paint buckets openly stored.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/11/2016 | Status: CEH |

Agenda No.: 105

Status: Removed

Respondent: Liller, Stephen B; Liller, Kathy M
6524 Paul Mar Dr, Lake Worth, FL 33462-3938

CEO: Jose Feliciano

Situs Address: 6524 Paul Mar Dr, Lake Worth, FL

Case No.: C-2016-04120018

PCN: 00-43-45-05-02-000-0170

Zoned: RS

Violations:

- | | | |
|----------|--|--------------------|
| 1 | Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.A.1.D.19.b.5)b)
Issued: 04/12/2016 | Status: CLS |
| 2 | Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 04/12/2016 | Status: CLS |

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

Agenda No.: 106 **Status:** Postponed
Respondent: Linda Chapman as Trustee of the Linda Chapman Grantor Revocable Trust
 108 Granada St, Royal Palm Beach, FL 33411-1307 **CEO:** Jose Feliciano

Situs Address: 4984 Kirk Rd, Lake Worth, FL **Case No:** C-2014-09180003
PCN: 00-43-44-30-01-113-0050 **Zoned:** RM

- Violations:**
- 2 **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. All exterior walls of dwelling structures are in disrepair with wooden exterior siding in a state of deterioration, rot and decay. Exterior walls of all structures are in need painting.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 03/12/2015 **Status:** CEH
 - 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. Parking lot surfaces in a state of deterioration and disrepair with multiple gaping holes throughout surfaces.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 03/12/2015 **Status:** CEH
 - 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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/12/2015 **Status:** CEH
 - 5 **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation; greater than seven (7) inches in height when located on developed residential or developed nonresidential lots, as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation. Numerous trees and vegetation growing into and onto structures of property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 03/12/2015 **Status:** CEH
 - 8 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)
Issued: 03/12/2015 **Status:** CEH

Agenda No.: 107 **Status:** Active
Respondent: McClanahan, Bart D **CEO:** Jose Feliciano
 4317 Foss Rd, Lake Worth, FL 33461-4409

Situs Address: 4317 Foss Rd, Lake Worth, FL **Case No:** C-2016-02260001
PCN: 00-43-44-30-09-000-0671 **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. Specifically: Dismantled motor vehicle on blocks and in pieces at property front.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/26/2016 **Status:** CEH
 - 2 **Details:** Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically, property being used for major auto repairs.

 The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility.
Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table
 Unified Land Development Code - 4.A.3.A.7
Issued: 02/26/2016 **Status:** CEH
 - 3 **Details:** Erecting/installing a PVC fence without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 02/26/2016 **Status:** CLS
 - 4 **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation; greater than seven (7) inches in height when located on developed residential or developed nonresidential lots, as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation. Specifically: Vegetation at property front is overgrown.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 02/26/2016 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

Agenda No.: 108 **Status:** Postponed
Respondent: Bally, Vic; Bally, Ellen **CEO:** Rick E Torrance
 2804 Eagle Rock Cir, Unit 802, West Palm Beach, FL
 33411-6717
Situs Address: 2804 Eagle Rock Cir, Unit 2, West Palm Beach, FL **Case No:** C-2016-04120011
PCN: 00-42-43-22-008-0802 **Zoned:** PIPD

Violations:

1	<p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)</p> <p>Issued: 07/11/2016 Status: CEH</p>
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Agenda No.: 109 **Status:** Removed
Respondent: Lifespace Communities, Inc. **CEO:** Bruce R Hilker
 1200 S Pine Island Rd, Plantation, FL 33324
Situs Address: 1703 Pleasant Dr, North Palm Beach, FL **Case No:** C-2016-03020038
PCN: 00-43-41-32-07-000-0080 **Zoned:** RH

Violations:

1	<p>Details: Erecting/installing a 6' wood fence without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 5th Edition (2014) - 105.1</p> <p>Issued: 03/07/2016 Status: CLS</p>
4	<p>Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically for the inactive permit B-1982-010889-0000 (B82010889) for the screen room.</p> <p>The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion.</p> <p>Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1 PBC Amendments to FBC 5th Edition (2014) - 110.3.10</p> <p>Issued: 03/07/2016 Status: CLS</p>
5	<p>Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically for the inactive permit B-1980-025767-0000 (B80025767) for the family room.</p> <p>The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion.</p> <p>Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1 PBC Amendments to FBC 5th Edition (2014) - 110.3.10</p> <p>Issued: 03/07/2016 Status: CLS</p>
10	<p>Details: Erecting/installing/replacement of door with frame (French doors) without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 5th Edition (2014) - 105.1</p> <p>Issued: 03/07/2016 Status: CLS</p>

cc: Lifespace Communities, Inc.

Agenda No.: 110 **Status:** Removed
Respondent: Henry, Kettelie **CEO:** Charles Zahn
 9139 Bouquet Rd, Lake Worth, FL 33467-4721
Situs Address: 9139 Bouquet Rd, Lake Worth, FL **Case No:** C-2016-02170003
PCN: 00-42-44-30-01-023-0070 **Zoned:** AR

Violations:

2	<p>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</p> <p>More Specifically:(Chain link fence is missing or in disrepair)</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)</p> <p>Issued: 03/03/2016 Status: CEH</p>
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**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 07, 2016 9:00 AM**

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

- 1. SPECIAL MAGISTRATE**
- 2. COUNTY ATTORNEY**
- 3. STAFF**

"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. "