



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
MARCH 18, 2020 9:00 AM**

**Special Magistrate: Richard Gendler**

**Agenda No.:** 001 **Status:** Active  
**Respondent:** CORRIOLAN, ESTHEVE **CEO:** Terrell Williams  
5296 Helene Pl, West Palm Beach, FL 33407-1634  
**Situs Address:** 5296 Helene Pl, West Palm Beach, FL **Case No:** C-2018-05290054  
**PCN:** 00-42-43-02-01-006-0130 **Zoned:** RM

- Violations:**
- 1 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1992-009961-0000 (Slab) has become inactive or expired.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 05/30/2018 **Status:** CLS
  - 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, structure / shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 05/30/2018 **Status:** MCEH

cc: Pbso

**Agenda No.:** 002 **Status:** Active  
**Respondent:** PINE TRAIL SQUARE LLC **CEO:** Frank H Amato  
101 Plaza Real S, Ste 200, Boca Raton, FL 33432  
**Situs Address:** 1775 N Military Trl, Bldg, West Palm Beach, FL **Case No:** C-2018-07090037  
**PCN:** 00-42-43-25-02-000-0090 **Zoned:** CG

- Violations:**
- 1 **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.  
  
More specifically, the dead trees in the landscape buffer on the south side of the property.  
**Code:** Unified Land Development Code - 7.E.8  
**Issued:** 07/09/2018 **Status:** MCEH

cc: Pine Trail Square Llc  
Pine Trail Square Llc

**Agenda No.:** 003 **Status:** Active  
**Respondent:** EUGENE, JEAN GARCY; EUGENE, ANDERSON **CEO:** Brian Burdett  
12138 82nd St N, West Palm Beach, FL 33412-2292  
**Situs Address:** 12138 82nd St N, West Palm Beach, FL **Case No:** C-2018-05220002  
**PCN:** 00-41-42-22-00-000-5940 **Zoned:** AR

- Violations:**
- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, structure in backyard has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 05/23/2018 **Status:** CLS



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MARCH 18, 2020 9:00 AM**

**Agenda No.:** 006 **Status:** Active  
**Respondent:** ROWLAND, MICHAEL H; ROWLAND, ERIKA M **CEO:** Brian Burdett  
11255 67th Pl N, West Palm Beach, FL 33412-1808  
**Situs Address:** 11255 67th Pl N, West Palm Beach, FL **Case No:** C-2018-11060038  
**PCN:** 00-41-42-35-00-000-1710 **Zoned:** AR

- Violations:**
- 1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot. More specifically: high grass and weeds exceeding allowed height.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)  
**Issued:** 12/10/2018 **Status:** CLS
  - 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence/ accessory structure (pole wire) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 12/10/2018 **Status:** MCEH
  - 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 12/10/2018 **Status:** MCEH

**Agenda No.:** 007 **Status:** Active  
**Respondent:** Wish, Henry **CEO:** Larry W Caraccio  
8425 Michael Dr, Boynton Beach, FL 33472-1054  
**Situs Address:** 8425 Michael Dr, Boynton Beach, FL **Case No:** C-2017-06280028  
**PCN:** 00-42-45-14-04-035-0130 **Zoned:** RS

- Violations:**
- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any 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:** 08/01/2017 **Status:** MCEH
  - 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:** 08/01/2017 **Status:** MCEH
  - 3 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle for a period exceeding one hour in any 24 hour period.  
More specifically, unregistered vehicle in driveway.  
**Code:** Unified Land Development Code - 6.A.1.D.19.a.2)  
**Issued:** 08/01/2017 **Status:** MCEH
  - 4 **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, rotted siding above front entrance.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (f)  
**Issued:** 08/01/2017 **Status:** MCEH
  - 5 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.  
More specifically, window missing and covered with wire in front of house.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
**Issued:** 08/01/2017 **Status:** MCEH

cc: Wish, Henry

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MARCH 18, 2020 9:00 AM**

**Agenda No.:** 008 **Status:** Active  
**Respondent:** SZABLOWSKI, ERIK **CEO:** Caroline Foulke  
3605 N Coebls Ave, Boynton Beach, FL 33436  
**Situs Address:** 8421 44th Ct S, Boynton Beach, FL **Case No:** C-2019-03040035  
**PCN:** 00-42-45-13-00-000-1022 **Zoned:** AR

- Violations:**
- 1 **Details:** Residential swimming pools shall comply with Sections R4501.17.1.1 through R4501.17.15 . More specifically, residential swimming pools shall have a barrier that completely surrounds and obstructs access to the swimming pool in accordance with the Florida Building Code, Residential.  
**Code:** Florida Building Code, Residential as FBC-R - R4501.17  
**Issued:** 03/04/2019 **Status:** MCEH
  - 2 **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:** 03/04/2019 **Status:** MCEH
  - 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:** 03/04/2019 **Status:** MCEH
  - 4 **Details:** All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-31 (c)  
**Issued:** 03/04/2019 **Status:** MCEH
  - 5 **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:** 03/04/2019 **Status:** MCEH
  - 6 **Details:** All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (a)  
**Issued:** 03/04/2019 **Status:** MCEH
  - 7 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Shipping container has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 03/04/2019 **Status:** MCEH

**Agenda No.:** 009 **Status:** Active  
**Respondent:** P V AMMAN TEMPLE OF NA **CEO:** John Gannotti  
14304 45th Ave, Flushing, NY 11355-2231  
**Situs Address:** 2952 Hiawatha Ave, West Palm Beach, FL **Case No:** C-2018-08070008  
**PCN:** 00-43-43-30-03-043-0020 **Zoned:** RH

- 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 any inoperative/unlicensed vehicles.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 08/08/2018 **Status:** SMO



**CODE ENFORCEMENT**  
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**MARCH 18, 2020 9:00 AM**

**Violations:** **1** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2014-006327-0000 HVAC - Eqpmt C/O - R... Air America A/C, Heat... has become inactive or expired.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 11/05/2018 **Status:** MCEH

cc: Contractors Licensing

**Agenda No.:** 012 **Status:** Active  
**Respondent:** M&M FL ENTERPRISES LLC **CEO:** Dennis A Hamburger  
7601 N Federal Hwy, Ste 240A, Boca Raton, FL 33487  
**Situs Address:** 1248 S Military Trl, West Palm Beach, FL **Case No:** C-2018-04100006  
**PCN:** 00-42-44-12-00-000-1020 **Zoned:** CG

**Violations:** **1** **Details:** Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, storing and detailing vehicles.  
**Code:** Unified Land Development Code - 4.A.7.C.5  
**Issued:** 04/11/2018 **Status:** MCEH

cc: M&M Fl Enterprises Llc  
M&M Fl Enterprises Llc  
Stern Law Firm

**Agenda No.:** 013 **Status:** Active  
**Respondent:** Ramirez, Luis C **CEO:** Dennis A Hamburger  
6795 Green Island Cir, Lake Worth, FL 33463-7004  
**Situs Address:** 4418 Tellin Ave, West Palm Beach, FL **Case No:** C-2018-05230003  
**PCN:** 00-42-44-01-05-000-0550 **Zoned:** RM

**Violations:** **1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an accessory structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 05/25/2018 **Status:** MCEH

**Agenda No.:** 014 **Status:** Active  
**Respondent:** LASKIN, Janet **CEO:** Ozmer M Kosal  
41 Shady Brook Dr, Langhorne, PA 19047-8010  
**Situs Address:** 13879 Eastpointe Way, Palm Beach Gardens, FL **Case No:** C-2017-04280006  
**PCN:** 00-42-41-27-01-001-0200 **Zoned:** RE

**Violations:** **1** **Details:** Erecting/installing an accessory structure/storage shed without first obtaining the required building permits is prohibited.  
**Code:** PBC Amendments to FBC 6th Edition (2014) - 105.1  
**Issued:** 05/01/2017 **Status:** MCEH

cc: Laskin, Janet  
Sapiro, Andrew B

**Agenda No.:** 015 **Status:** Active  
**Respondent:** SHARONE, Linda C; SHARONE, Mark J **CEO:** Ozmer M Kosal  
17450 Thunder Rd, Jupiter, FL 33478-5302  
**Situs Address:** 17450 Thunder Rd, Jupiter, FL **Case No:** C-2018-05040018  
**PCN:** 00-41-41-01-00-000-5210 **Zoned:** AR







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**MARCH 18, 2020 9:00 AM**

<b>9</b>	<p><b>Details:</b> 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. Permit B-2016-008292-0000 Alterations/Demolition has become inactive.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2014) - 110.3.10  <b>Issued:</b> 05/24/2016 <span style="float: right;"><b>Status:</b> CLS</span></p>
<b>10</b>	<p><b>Details:</b> 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><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)  <b>Issued:</b> 05/24/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p>
<b>11</b>	<p><b>Details:</b> Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.</p> <p><b>Code:</b> Unified Land Development Code - 6.A.1.D.19.b.5)d)  <b>Issued:</b> 05/24/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p>

<b>Agenda No.:</b> 020	<b>Status:</b> Active				
<b>Respondent:</b> CHIKAUROVA, ELENA; KRUTAKOV, PAVEL 5480 Palm Ridge Blvd, Delray Beach, FL 33484-1115	<b>CEO:</b> Nick N Navarro				
<b>Situs Address:</b> 5480 Palm Ridge Blvd, Delray Beach, FL	<b>Case No:</b> C-2019-05150034				
<b>PCN:</b> 00-42-46-11-04-000-1412	<b>Zoned:</b> AR				
<b>Violations:</b>	<table border="1" style="width: 100%;"> <tr> <td style="vertical-align: top;"><b>1</b></td> <td> <p><b>Details:</b> Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.</p> <p style="text-align: center;">-BOAT</p> <p><b>Code:</b> Unified Land Development Code - 6.A.1.D.19.b.5)c)  <b>Issued:</b> 05/16/2019 <span style="float: right;"><b>Status:</b> MCEH</span></p> </td> </tr> <tr> <td style="vertical-align: top;"><b>2</b></td> <td> <p><b>Details:</b> 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><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)  <b>Issued:</b> 05/16/2019 <span style="float: right;"><b>Status:</b> MCEH</span></p> </td> </tr> </table>	<b>1</b>	<p><b>Details:</b> Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.</p> <p style="text-align: center;">-BOAT</p> <p><b>Code:</b> Unified Land Development Code - 6.A.1.D.19.b.5)c)  <b>Issued:</b> 05/16/2019 <span style="float: right;"><b>Status:</b> MCEH</span></p>	<b>2</b>	<p><b>Details:</b> 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><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)  <b>Issued:</b> 05/16/2019 <span style="float: right;"><b>Status:</b> MCEH</span></p>
<b>1</b>	<p><b>Details:</b> Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.</p> <p style="text-align: center;">-BOAT</p> <p><b>Code:</b> Unified Land Development Code - 6.A.1.D.19.b.5)c)  <b>Issued:</b> 05/16/2019 <span style="float: right;"><b>Status:</b> MCEH</span></p>				
<b>2</b>	<p><b>Details:</b> 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><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)  <b>Issued:</b> 05/16/2019 <span style="float: right;"><b>Status:</b> MCEH</span></p>				
<b>cc:</b> Chikaurova, Elena					

<b>Agenda No.:</b> 021	<b>Status:</b> Active				
<b>Respondent:</b> LANTANA VENTURES LLC 2808 N 46th Ave, Apt E447, Hollywood, FL 33021-8920	<b>CEO:</b> Adam M Osowsky				
<b>Situs Address:</b> FL	<b>Case No:</b> C-2018-07190041				
<b>PCN:</b> 00-43-45-05-21-001-0000	<b>Zoned:</b>				
<b>Violations:</b>	<table border="1" style="width: 100%;"> <tr> <td style="vertical-align: top;"><b>1</b></td> <td> <p><b>Details:</b> 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><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)  <b>Issued:</b> 07/23/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p> </td> </tr> <tr> <td style="vertical-align: top;"><b>2</b></td> <td> <p><b>Details:</b> All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-31 (c)  <b>Issued:</b> 07/23/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p> </td> </tr> </table>	<b>1</b>	<p><b>Details:</b> 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><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)  <b>Issued:</b> 07/23/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p>	<b>2</b>	<p><b>Details:</b> All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-31 (c)  <b>Issued:</b> 07/23/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p>
<b>1</b>	<p><b>Details:</b> 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><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)  <b>Issued:</b> 07/23/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p>				
<b>2</b>	<p><b>Details:</b> All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-31 (c)  <b>Issued:</b> 07/23/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p>				
<b>cc:</b> Commissioners Mansdorf, Chaya					

<b>Agenda No.:</b> 022	<b>Status:</b> Postponed
<b>Respondent:</b> PHAM, HAI L 3895 W Roan Ln, Lake Park, FL 33403-1047	<b>CEO:</b> Ronald Ramos
<b>Situs Address:</b> 3895 W Roan Ct, West Palm Beach, FL	<b>Case No:</b> C-2019-01220030
<b>PCN:</b> 00-43-42-18-05-000-0120	<b>Zoned:</b> RM

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**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
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**Violations:**

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
  
 >>>More specifically, the detached accessory structure located in the northeast corner of the backyard has been erected or installed without a valid building permit. Obtain required building permits for the detached accessory structure located in the northeast corner of the backyard or remove the detached accessory structure located in the northeast corner of the backyard.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 01/23/2019 **Status:** MCEH
  
- 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, remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 01/23/2019 **Status:** MCEH
  
- 3 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.  
  
 >>>More specifically, remove the storm shutters from the windows.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)  
**Issued:** 01/23/2019 **Status:** MCEH
  
- 4 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.  
  
 >>>More specifically, park the trailer in the side or rear yard and screen the trailer from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height or remove it from the property.  
**Code:** Unified Land Development Code - 6.A.1.D.19.b.5)c)  
**Issued:** 01/23/2019 **Status:** MCEH

cc: Pham, Hai L

**Agenda No.:** 023

**Status:** Active

**Respondent:** Sahadeo, Womesh C  
 14891 67th Trl N, Palm Beach Gardens, FL 33418-1961

**CEO:** Ronald Ramos

**Situs Address:** 14891 67th Trl N, Palm Beach Gardens, FL

**Case No.:** C-2018-10250008

**PCN:** 00-42-41-22-00-000-3070

**Zoned:** AR

**Violations:**

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
 More specifically, new house siding will require a building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 10/30/2018 **Status:** CLS
  
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
 More specifically, the rear screen poach has been enclosed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 10/30/2018 **Status:** MCEH
  
- 3 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (f)  
**Issued:** 10/30/2018 **Status:** CLS



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MARCH 18, 2020 9:00 AM**

- 2 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically the rear door.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
**Issued:** 08/02/2018 **Status:** MCEH
  
- 3 **Details:** All glazing materials shall be maintained free from cracks and holes. More specifically the broken window.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m) (1)  
**Issued:** 08/02/2018 **Status:** MCEH
  
- 4 **Details:** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. More specifically the back wall of the shower in the kitchen. The damaged kitchen cabinets below the sink and above the stove. The wood flooring in the hallway and both bedrooms.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (c)  
**Issued:** 08/02/2018 **Status:** MCEH
  
- 5 **Details:** The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. Water supply to a residential structure shall not be obtained from another residential unit. More specifically the water leak in the bathroom.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-45 (d) (3)  
**Issued:** 08/02/2018 **Status:** MCEH
  
- 6 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a hot water heater has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 08/02/2018 **Status:** MCEH
  
- 7 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, AC unit has been replaced or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 08/02/2018 **Status:** MCEH
  
- 8 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fencing has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 08/02/2018 **Status:** MCEH

cc: Jml I Llc  
Marjo Realty Co

**Agenda No.:** 026 **Status:** Active  
**Respondent:** 2811 Vista Eat LLC **CEO:** Deb L Wiggins  
1200 S Pine Island Rd, Plantation, FL 33324  
**Situs Address:** 2811 Vista Pkwy, West Palm Beach, FL **Case No:** C-2017-12200027  
**PCN:** 00-42-43-22-06-007-0000 **Zoned:** PIPD

**Violations:**

- 1 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced; More specifically, permit M-1997-019386-0000 M97004973 Tank - Fuel - Instal..., is inactive. Resolve same through Building Code Information, 561-233-5108.  
**Code:** PBC Amendments to FBC 6th Edition (2014) - 105.4.1  
**Issued:** 12/28/2017 **Status:** MCEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MARCH 18, 2020 9:00 AM**

cc: 2811 Vista Eat Llc  
2811 Vista Eat Llc  
2811 Vista Eat Llc  
2811 Vista Eat Llc

**Agenda No.:** 027 **Status:** Active  
**Respondent:** Polycomp Trust Company Custodian f/b/o Rebecca N. Kelly **CEO:** Deb L Wiggins  
Roth IRA Act. No. 044444R  
3000 Lava Ridge Ct, Ste 130, Roseville, CA 95661-2800  
**Situs Address:** 4 Sussex A, West Palm Beach, FL **Case No:** C-2018-10110042  
**PCN:** 00-42-43-23-39-001-0040 **Zoned:** RH

**Violations:**

<b>1</b>	<b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1994-001110-0000 has become inactive or expired. <b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.4.1 <b>Issued:</b> 10/12/2018 <b>Status:</b> MCEH
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cc: Polycomp Trust Company Custodian F/B/O Rebecca N. Kelly Roth Ira Act. No. 044444r  
Schwartz, Jolene

**Agenda No.:** 028 **Status:** Active  
**Respondent:** SHELTON, JAMES; CADET, MARC **CEO:** Larry W Caraccio  
68 W Mango Rd, Lake Worth, FL 33467-4818  
**Situs Address:** 68 W Mango Rd, Lake Worth, FL **Case No:** C-2019-02060010  
**PCN:** 00-42-44-28-04-000-0110 **Zoned:** RS

**Violations:**

<b>1</b>	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 02/08/2019 <b>Status:</b> MCEH
<b>4</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  More specifically, an accessory building has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1 <b>Issued:</b> 02/08/2019 <b>Status:</b> CLS

**Agenda No.:** 029 **Status:** Active  
**Respondent:** SHELTON, JAMES; CADET, MARC **CEO:** Adam M Osowsky  
68 W Mango Rd, Lake Worth, FL 33467-4818 United States  
**Situs Address:** 68 W Mango Rd, Lake Worth, FL **Case No:** C-2018-11270003  
**PCN:** 00-42-44-28-04-000-0110 **Zoned:** RS

**Violations:**

<b>1</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, SHED has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1 <b>Issued:</b> 11/27/2018 <b>Status:</b> MCEH
<b>2</b>	<b>Details:</b> 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 BOATS AND TRAILERS IN FRONT SETBACK. <b>Code:</b> Unified Land Development Code - 6.A.1.D.19.b.5)b) <b>Issued:</b> 11/27/2018 <b>Status:</b> MCEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
MARCH 18, 2020 9:00 AM**

**ADJOURNMENT:**

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