

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:

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

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

More specifically, structure / shed has been erected or installed without a valid building permit.

to be done, shall first make application to the building official and obtain the required permit.

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

Issued: 05/30/2018 **Status:** MCEH

cc: Pbso

Agenda No.:002Status: ActiveRespondent:PINE TRAIL SQUARE LLCCEO: 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:

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.:003Status: ActiveRespondent:EUGENE, JEAN GARCY; EUGENE, ANDERSONCEO: 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:

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.

Print Date: 3/17/2020 08:11 AM

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

Issued: 05/23/2018 **Status:** CLS

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 the back has been erected or installed without a valid building permit.

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

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; inoperable vehicles

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

Issued: 05/23/2018 Status: CLS

Agenda No.:004Status:ActiveRespondent:Orelus, EmmanuelCEO:Brian Burdett

6522 Hall Blvd, Loxahatchee, FL 33470-5330

Situs Address: 6522 Hall Blvd, Loxahatchee, FL Case No: C-2018-09240036

PCN: 00-41-42-32-00-000-4090 Zoned: AR

Violations:

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: 10/09/2018 Status: MCEH

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-2006-024458-0000 B06039646 Pool Residential has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 10/09/2018 **Status:** MCEH

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: 10/09/2018 **Status:** CLS

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

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

Agenda No.:005Status:ActiveRespondent:Orelus, EmmanuelCEO:Brian Burdett

 $6522\ Hall\ Blvd,\ Loxahatchee,\ FL\ 33470-5330$

Situs Address: 6522 Hall Blvd, Loxahatchee, FL Case No: C-2019-03010006

PCN: 00-41-42-32-00-000-4090 **Zoned:** AR

Violations:

Details: It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically: Several vehicles not displaying current

Code: Unified Land Development Code - 6.A.1.D.19.a.2)

Issued: 03/18/2019 **Status:** MCEH

Agenda No.:006Status:ActiveRespondent:ROWLAND, MICHAEL H; ROWLAND, ERIKA MCEO: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:

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)

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

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:

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

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

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

Agenda No.: 008 Status: Active

Respondent: SZABLOWSKI, ERIK CEO: Caroline Foulke

3605 N Coelebs 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:

Details: Residential swimming pools shall comply with Sections R4501.17.1.1 through R4501.17.1.5.

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,

Code: Florida Building Code, Residential as FBC-R - R4501.17

Issued: 03/04/2019 **Status:** MCEH

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

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

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

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

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.:009Status:ActiveRespondent:P V AMMAN TEMPLE OF NACEO: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:

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

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

Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2015-004006-0000 Stucco On Lath has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

3 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1998-012608-0000 B98009404 Reroofing has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

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 # E-1995-024056-0000 E95011431 Electrical Change Of Service has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 08/08/2018 **Status:** MCEH

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 # P-1993-021611-0000 P93004867 Plumbing has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

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)

Agenda No.: 010 Status: Active

6240 Amberwoods Dr, Boca Raton, FL 33433-3742

Respondent: Bonde, Herman; Bonde, Gerd I CEO: Elizabeth A Gonzalez

Situs Address: 6240 Amberwoods Dr, Boca Raton, FL Case No: C-2018-11290025

PCN: 00-42-47-22-08-007-0030 **Zoned:** AR

Violations:

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 w/ pool barrier has been erected or installed without a valid building

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

Issued: 12/13/2018 **Status:** MCEH

Agenda No.: 011 Status: Active

Respondent: Moorman, Christine M CEO: Elizabeth A Gonzalez

7786 Lakeside Blvd, 673, Boca Raton, FL 33434-6294

Situs Address: 7786 Lakeside Blvd, 673 Building 6, Boca Raton, FL Case No: C-2018-10160024

PCN: 00-42-47-09-03-006-6730 **Zoned:** AR

Violations:

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:

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

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:

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.:014Status: ActiveRespondent:LASKIN, JanetCEO: 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:

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

Violations:

Details: No external evidence or sign shall advertise, display, or otherwise indicate the presence of the home occupation, nor shall the street address of the home occupation be advertised through signs, billboards, television, radio, or newspapers, and/or any public websites. Advertising on vehicles shall be limited to the minimum necessary to meet requirements mandated by F.S. Chapter 489 or Chapter 67-1876 of the PBC Contractors Certification Division Manual.

Code: Unified Land Development Code - 4.B.1.E.10.f

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

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

Agenda No.: 016 Status: Active

Respondent: WESTERGARD, Eric W CEO: Ozmer M Kosal

15273 101st Trl N, Jupiter, FL 33478-6880

Situs Address: 15273 101st Trl N, Jupiter, FL Case No: C-2018-12140009

PCN: 00-41-41-13-00-000-5420 Zoned: AR

Violations:

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

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

Issued: 12/18/2018 **Status:** MCEH

Agenda No.:017Status:ActiveRespondent:Ries, George ECEO:Ray F Leighton

16971 W Mayfair Dr, Loxahatchee, FL 33470-4023

Situs Address: 16889 W Brighton Dr, Loxahatchee, FL Case No: C-2018-07050008

PCN: 00-40-43-25-00-000-3310 **Zoned:** AR

Violations:

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: 07/09/2018 Status: MCEH

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 shipping container has been erected or installed without a valid building permit.

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

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

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

Issued: 07/09/2018 **Status:** CLS

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

More specifically, a fence_______ has been erected or installed without a valid building permit.

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

cc: Ries, George E Ries, George E

Agenda No.: 018 Status: Active

Respondent: Shean, Christopher C; Shean, Sarah E CEO: Ray F Leighton

4209 180th Ave N, Loxahatchee, FL 33470-3589

Situs Address: 4209 180th Ave N, Loxahatchee, FL Case No: C-2018-06010072

PCN: 00-40-43-10-00-000-5730 **Zoned:** AR

Violations:

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, fences______ have been erected or installed without a valid building permit.

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

Issued: 06/05/2018 **Status:** MCEH

Agenda No.: 019 Status: Active

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:

Details: Erecting/installing sheds without first obtaining required building permits is prohibited.

Code: PBC Amendments to FBC 6th Edition (2014) - 105.1

Issued: 05/24/2016 **Status:** MCEH

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 6th Edition (2014) - 105.4.1 PBC Amendments to FBC 6th Edition (2014) - 110.3.10

Issued: 05/24/2016 **Status:** MCEH

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 6th Edition (2014) - 105.4.1 PBC Amendments to FBC 6th Edition (2014) - 110.3.10

7 **Details:** Erecting/installing fencing without first obtaining required building permits is prohibited.

 $\textbf{Code:} \ PBC \ Amendments \ to \ FBC \ 6th \ Edition \ (2014) \ - \ 105.1$

Issued: 05/24/2016 **Status:** MCEH

8 Details: Erecting/installing a pool without first obtaining the required building permits is prohibited.

Code: PBC Amendments to FBC 6th Edition (2014) - 105.1

CODE ENFORCEMENT SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MARCH 18, 2020 9:00 AM

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. Permit B-2016-008292-0000

Alterations/Demolition has become inactive. **Code:** PBC Amendments to FBC 6th Edition (2014) - 110.3.10

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:** 05/24/2016 **Status:** MCEH

11 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)

Agenda No.:020Status:ActiveRespondent:CHIKAUROVA, ELENA; KRUTAKOV, PAVELCEO:Nick N Navarro

5480 Palm Ridge Blvd, Delray Beach, FL 33484-1115

Situs Address: 5480 Palm Ridge Blvd, Delray Beach, FL Case No: C-2019-05150034

PCN: 00-42-46-11-04-000-1412 **Zoned:** AR

minimum of six feet in height.

Violations:

-BOAT

Code: Unified Land Development Code - 6.A.1.D.19.b.5)c)

Issued: 05/16/2019

Status: MCEH

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.

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

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

Issued: 05/16/2019 Status: MCEH

cc: Chikaurova, Elena

Agenda No.: 021 Status: Active

Respondent: LANTANA VENTURES LLC CEO: Adam M Osowsky

2808 N 46th Ave, Apt E447, Hollywood, FL 33021-8920

Situs Address: FL Case No: C-2018-07190041

PCN: 00-43-45-05-21-001-0000 Zoned:

Violations:

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:** 07/23/2018 **Status:** MCEH

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: 07/23/2018 Status: MCEH

cc: Commissioners Mansdorf, Chaya

2

Agenda No.:022Status:PostponedRespondent:PHAM, HAI LCEO:Ronald Ramos

3895 W Roan Ln, Lake Park, FL 33403-1047

Situs Address: 3895 W Roan Ct, West Palm Beach, FL Case No: C-2019-01220030

PCN: 00-43-42-18-05-000-0120 **Zoned:** RM

Violations:

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

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

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

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.:023Status: ActiveRespondent:Sahadeo, Womesh CCEO: Ronald Ramos

14891 67th Trl N, Palm Beach Gardens, FL 33418-1961

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:

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

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

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

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: 10/30/2018 Status: CLS

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-1991-031614-0000 (B92000210) for a garage has become inactive or expired.

The final inspection shall be made after all work required by the building permit is completed. More Specifically, B-1991-031614-0000 (B92000210).

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1 PBC Amendments to FBC 6th Edition (2017) - 110.3.10

cc: Sahadeo, Womesh C

Agenda No.:024Status: ActiveRespondent:Alfonso, GesbelCEO: David T Snell

17042 30th Ln, Loxahatchee, FL 33470-3601

Situs Address: 17042 30th Ln N, Loxahatchee, FL Case No: C-2019-02110044

PCN: 00-40-43-14-00-000-6200 Zoned: AR

Violations:

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: Recreational vehicles, boats, sports vehicles and trailers shall be screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.

Code: Unified Land Development Code - 6.A.1.D.19.b.5)c)

Issued: 02/21/2019 **Status:** MCEH

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

More Specifically: The premises is utilized to park two (2) semi-tractors and trailers which exceed the provisions of this Section for Commercial Vehicles.

Code: Unified Land Development Code - 6.A.1.D.19.b.1)

Issued: 02/21/2019 **Status:** MCEH

Agenda No.:025Status: ActiveRespondent:JML I LLCCEO: Rick E Torrance

12900 SW 133rd Ct, Miami, FL 33186

Situs Address: 3816 92nd Ln N, West Palm Beach, FL Case No: C-2018-07310042

PCN: 00-43-42-18-10-000-0150 **Zoned:** RM

Violations:

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-2005-011908-00000 (B05011877) for a reroof has become inactive or expired.

The final inspection shall be made after all work required by the building permit is completed. More Specifically, B-2005-011908-00000 (B05011877).

Print Date: 3/17/2020 08:11 AM

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1 PBC Amendments to FBC 6th Edition (2017) - 110.3.10

CODE ENFORCEMENT

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

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

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

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

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: MCEF

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

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

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

cc: Jml I Llc Marjo Realty Co

Agenda No.:026Status:ActiveRespondent:2811 Vista Eat LLCCEO: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:

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

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

Agenda No.:027Status:ActiveRespondent:Polycomp Trust Company Custodian f/b/o Rebecca N. KellyCEO: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:

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-1994-001110-0000 has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 10/12/2018 **Status:** MCEH

 $\textbf{cc:} \ \ Polycomp\ Trust\ Company\ Custodian\ F/B/O\ Rebecca\ N.\ Kelly\ Roth\ Ira\ Act.\ No.\ 044444r$

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:

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)

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 building has been erected or installed without a valid building

permit.

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

Issued: 02/08/2019 Status: CLS

Agenda No.: 029 Status: Active

Respondent: SHELTON, JAMES; CADET, MARC
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:

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

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

Issued: 11/27/2018 **Status:** MCEH

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 SPEFICIALLY BOATS AND TRAILERS IN FRONT SETBACK.

Code: Unified Land Development Code - 6.A.1.D.19.b.5)b)

Issued: 11/27/2018 **Status:** MCEH

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."