



**CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 20, 2019 9:00 AM**

Special Magistrate: Richard Gendler

Agenda No.: 001 **Status:** Postponed
Respondent: Joseph, Hermione **CEO:** Maggie Bernal
 5742 S Rue Rd, West Palm Beach, FL 33415-7150
Situs Address: 5742 S Rue Rd, West Palm Beach, FL **Case No:** C-2018-01080008
PCN: 00-42-44-14-02-018-0120 **Zoned:** RM

- Violations:**
- 1 **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 01/17/2018 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/17/2018 **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, Carport Enclosed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 01/17/2018 **Status:** MCEH
 - 4 **Details:** Habitable spaces. Every habitable space shall have at least one (1) openable window that can be easily opened. The total openable area of the window in every room shall be equal to at least forty-five (45) percent of the minimum glazed area required in subsection 14-42(a).
Code: Palm Beach County Property Maintenance Code - 14-43 (a)
Issued: 01/17/2018 **Status:** MCEH
 - 5 **Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 01/17/2018 **Status:** CLS
 - 6 **Details:** Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixtures shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot and cold running water.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (d) (1)
Issued: 01/17/2018 **Status:** CLS

cc: Joseph, Hermione

Agenda No.: 002 **Status:** Postponed
Respondent: Pedro Baron Trustee of the Pedro Baron Declaration of **CEO:** Larry W Caraccio
 Trust
 5152 Mirror Lakes Blvd, Boynton Beach, FL 33472-1212
Situs Address: 5152 Mirror Lakes Blvd, Boynton Beach, FL **Case No:** C-2017-03030035
PCN: 00-42-45-23-03-002-0071 **Zoned:** RS

- Violations:**
- 1 **Details:** Erecting/installing patio/roofed structure without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 03/07/2017 **Status:** MCEH

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 20, 2019 9:00 AM

Agenda No.: 003 **Status:** Postponed
Respondent: Yekutieli, Andrea **CEO:** Larry W Caraccio
 2095 Wolverton E, Boca Raton, FL 33434-4577 United States
Situs Address: 4850 Davis Rd, Lake Worth, FL **Case No.:** C-2017-07210015
PCN: 00-43-44-30-01-104-0040 **Zoned:** RM

- Violations:**
- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/25/2017 **Status:** CLS
 - 2 **Details:** Erecting/installing Rear Shed without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 07/25/2017 **Status:** MCEH
 - 3 **Details:** Erecting/installing Wooden Fence without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 07/25/2017 **Status:** MCEH

Agenda No.: 004 **Status:** Postponed
Respondent: Michael, Tobey C **CEO:** Elizabeth A Gonzalez
 1592 Juno Isles Blvd, North Palm Beach, FL 33408-2417
Situs Address: 1592 Juno Isles Blvd, North Palm Beach, FL **Case No.:** C-2018-01180002
PCN: 00-43-41-33-03-011-0180 **Zoned:** RS

- 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, Dock has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 01/22/2018 **Status:** MCEH
 - 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, seawall has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 01/22/2018 **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, Chain link fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 01/22/2018 **Status:** MCEH

Agenda No.: 005 **Status:** Postponed
Respondent: Valdes, Jahaziel **CEO:** Dwayne E Johnson
 8257 Belvedere Rd, West Palm Beach, FL 33411-3208
Situs Address: 8257 Belvedere Rd, West Palm Beach, FL **Case No.:** C-2016-07200001
PCN: 00-42-43-27-05-002-0163 **Zoned:** AR

- Violations:**
- 1 **Details:** Erecting/installing fence, video cameras, security yard lights, and structures without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 09/02/2016 **Status:** MCEH
 - 2 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.4.1
Issued: 09/02/2016 **Status:** MCEH

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 20, 2019 9:00 AM

- Code:** PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 12/05/2017 **Status:** MCEH
- 2 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2001-043280-0000 (B01032381) for Slab has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.4.1
Issued: 12/05/2017 **Status:** MCEH
- 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-2001-043277-0000 (B01032380) Fence - Commercial has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.4.1
Issued: 12/05/2017 **Status:** MCEH
- 4 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2000-039406-0000 (B00035820) Stable (Private) has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.4.1
Issued: 12/05/2017 **Status:** MCEH
- 6 **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: 12/05/2017 **Status:** MCEH
- 7 **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:
greater than eighteen (18) inches in height when located on vacant lots, as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)
Issued: 12/05/2017 **Status:** MCEH

Agenda No.: 009

Status: Postponed

Respondent: Kip, Patrick C

CEO: Michelle I Malkin-Daniels

16243 E Grand National Dr, Loxahatchee, FL 33470-4144

Situs Address: 16243 E Grand National Dr, Loxahatchee, FL

Case No: C-2016-12280022

PCN: 00-40-43-25-00-000-5070

Zoned: AR

Violations:

- 1 **Details:** Erecting/installing shipping/storage container without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 03/22/2017 **Status:** MCEH
- 2 **Details:** Erecting/installing accessory structure/shed without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 03/22/2017 **Status:** CLS
- 3 **Details:** Erecting/installing accessory structure/shed without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 03/22/2017 **Status:** CLS
- 4 **Details:** Erecting/installing a roofed open sided accessory structure without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 03/22/2017 **Status:** CLS

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 20, 2019 9:00 AM

PCN: 00-40-43-24-00-000-1460

Zoned: AR

Violations:

- | | |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/09/2015
Status: MCEH |
| 2 | Details: No equipment or materials used in the home occupation (First Air Conditioning) shall be stored or displayed outside of the dwelling, including driveways.
Code: Unified Land Development Code - 4.B.1.A.70.i
Issued: 06/09/2015
Status: MCEH |
| 3 | Details: Two utility structures, fencing and a swimming pool with deck have been installed or erected without first obtaining the required building permits.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 06/09/2015
Status: MCEH |
| 4 | Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. Permits B-2001-002868-Slab and B-2004-031893-reroofing have become inactive or have expired.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1
Issued: 06/09/2015
Status: MCEH |

cc: Smith, Dustin And Rhonda

Agenda No.: 013

Status: Postponed

Respondent: Vilarino, Ramon E

CEO: Brian Burdett

3901 S Flagler Dr, 705, West Palm Beach, FL 33405-2391

Situs Address: 75th Pl N, FL

Case No.: C-2018-01080035

PCN: 00-40-42-25-00-000-2210

Zoned: AR

Violations:

- | | |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Details: The storage or spreading of livestock waste that is received from off-site sources is prohibited, unless in compliance with the following:

Prior to receiving livestock waste, an application shall be submitted to the Cooperative Extension Service (CES) for review.
Code: Unified Land Development Code - 5.j.3
Issued: 02/21/2018
Status: CLS |
| 2 | Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: Open storage including but not limited to inoperative vehicles, commercial equipment, truck parts and blue barrels.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/21/2018
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, post and wire fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 02/21/2018
Status: MCEH |
| 4 | Details: Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:
greater than seven (7) inches in height when located on developed residential or developed nonresidential lots,
as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation. More specifically: High grass and weeds exceeding requires height.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 02/21/2018
Status: CLS |

cc: Vilarino, Carlos

Agenda No.: 014

Status: Postponed

Respondent: Carranza, Jose A; Carranza, Sara E

CEO: Dennis A Hamburger

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 20, 2019 9:00 AM

2315 Bermuda Dr, West Palm Beach, FL 33406-5219

Situs Address: 2315 Bermuda Dr, West Palm Beach, FL

Case No: C-2018-01190017

PCN: 00-43-44-08-06-003-0054

Zoned: RS

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 building and an attachment have been erected or installed without a valid building permit.

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

Issued: 01/22/2018

Status: MCEH

cc: Carranza, Jose A
Carranza, Sara E

Agenda No.: 015

Status: Postponed

Respondent: CHEMTOV MRTG GROUP CORP
4141 NE 2ND Ave, 204 A, Miami, FL 33137

CEO: David T Snell

Situs Address: 6562 Belvedere Rd, West Palm Beach, FL

Case No: C-2017-12080032

PCN: 00-42-43-27-05-005-0051

Zoned: CC

Violations:

- 1** **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:
greater than seven (7) inches in height when located on developed residential or developed nonresidential lots,
as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.

More Specifically: uncultivated vegetation greater than seven (7) inches in height when located on developed residential or developed nonresidential lots,

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)

Issued: 12/15/2017

Status: MCEH

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

More specifically: permit # B-2004-028429 Demolition Permit has become inactive or expired.

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

Issued: 12/15/2017

Status: CLS

- 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-1999-028676 (Reroofing) has become inactive or expired.

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

Issued: 12/15/2017

Status: CLS

- 4** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

More Specifically: All accessory structures, including detached fences shall be maintained structurally sound and in good repair.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)

Issued: 12/15/2017

Status: MCEH

- 5** **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

More Specifically: The exterior wall of the structure are in disrepair and deteriorating

Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)

Issued: 12/15/2017

Status: MCEH

cc: Chemtov Mrtg Group Corp
Goldberg, Terry

**CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 20, 2019 9:00 AM**

Agenda No.: 016 **Status:** Postponed
Respondent: Glocker, Sandra L **CEO:** Rick E Torrance
9120 Roan Ln, Lake Park, FL 33403-1066
Situs Address: 9120 Roan Ln, West Palm Beach, FL **Case No.:** C-2017-07310012
PCN: 00-43-42-18-08-000-0232 **Zoned:** RM

- Violations:**
- | | |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2 | Details: Erecting/installing any fencing without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 07/31/2017 Status: MCEH |
| 3 | Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically the inactive permit B-1980-027146-0000 (B80027146) for a accessory structure.

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: 07/31/2017 Status: CLS |

cc: Glocker, Sandra

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. "