



**CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MAY 15, 2019 9:00 AM**

Special Magistrate: Natalie Green Moore

Agenda No.: 001 **Status:** Active
Respondent: Astel, Mary; Schomaker, Thomas **CEO:** Frank H Amato
 324 Mississippi Ave, Crystal City, MO 63019-1638
Situs Address: 191 Brittany D, Delray Beach, FL **Case No:** C-2017-08230010
PCN: 00-42-46-22-07-004-1910 **Zoned:** RH

Violations:

1	<p>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-2013-005757-0000 has become inactive or expired.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.4.1 Issued: 08/24/2017 Status: MCEH</p>
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cc: Astel, Mary
Schomaker, Thomas

Agenda No.: 002 **Status:** Active
Respondent: LA POINTE LTD **CEO:** Frank H Amato
 1181 S Rogers Cir, Ste 19, Boca Raton, FL 33487
Situs Address: FL **Case No:** C-2018-01030027
PCN: 00-42-43-27-05-071-0610 **Zoned:** AGR

Violations:

1	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>More specifically the open storage of building and commercial items on the parcel.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 01/08/2018 Status: MCEH</p>
2	<p>Details: Parking shall be prohibited on all vacant properties in residential districts.</p> <p>More specifically, the trucks, trailers, service vehicles that are parked on this parcel.</p> <p>Code: Unified Land Development Code - 6.A.1.D.19.a.3) Issued: 01/08/2018 Status: CEH</p>
3	<p>Details: Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation: greater than seven (7) inches in height when located on developed residential or developed nonresidential lots, as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 01/08/2018 Status: MCEH</p>
4	<p>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 Commercial fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1 Issued: 01/08/2018 Status: MCEH</p>

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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, 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.: 008

Status: Active

Respondent: Carranza, Jose A; Carranza, Sara E
 2315 Bermuda Dr, West Palm Beach, FL 33406-5219

CEO: Dennis A Hamburger

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.: 009

Status: Active

Respondent: Valdes, Jahaziel
 8257 Belvedere Rd, West Palm Beach, FL 33411-3208

CEO: Dwayne E Johnson

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

- 3 **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.
Code: Unified Land Development Code - 6.A.1.D.19.b.1)
Issued: 09/02/2016 **Status:** MCEH

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MAY 15, 2019 9:00 AM

Issued: 03/22/2017

Status: CLS

Agenda No.: 014

Status: Active

Respondent: Zambrano, Vladimir; Zambrano, Paula A
 16356 E Grand National Dr, Loxahatchee, FL 33470-4144

CEO: Michelle I Malkin-Daniels

Situs Address: 16356 E Grand National Dr, Loxahatchee, FL

Case No.: C-2016-12280024

PCN: 00-40-43-25-00-000-7310

Zoned: AR

Violations:

- 1 **Details:** Erecting/installing front decking with railings without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 01/25/2017 **Status:** MCEH
- 2 **Details:** Erecting/installing fencing, gate, gate columns with electrical without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 01/25/2017 **Status:** MCEH
- 3 **Details:** Erecting/installing a shed and roofed accessory structure without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 01/25/2017 **Status:** MCEH

Agenda No.: 015

Status: Active

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

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Violations:

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| 1 | <p>Details: Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically, Contractor's storage yard.</p> <p>No equipment or materials used in the home occupation shall be stored or displayed outside of the dwelling, including driveways.</p> <p>The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility.</p> <p>Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table
 Unified Land Development Code - 4.A.3.A.7
 Unified Land Development Code - 4.B.1.A.70.i</p> <p>Issued: 09/24/2015 Status: MCEH</p> |
| 2 | <p>Details: A utility building and a storage container have been installed or erected without first obtaining the required building permits.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1</p> <p>Issued: 09/24/2015 Status: MCEH</p> |

cc: Rodriguez, Marta

Agenda No.: 022

Status: Active

Respondent: Nikorowicz, Erich
 6555 Skyline Dr, Delray Beach, FL 33446-2201

CEO: Frank H Amato

Situs Address: 6555 Skyline Dr, Delray Beach, FL

Case No: C-2017-08250007

PCN: 00-42-46-15-01-002-0120

Zoned: AR

Violations:

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|----------|---|
| 1 | <p>Details: Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:
 greater than seven (7) inches in height when located on developed residential or developed nonresidential lots,
 as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</p> <p>Issued: 09/14/2017 Status: MCEH</p> |
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cc: Nikorowicz, Erich
 Nikorowicz, Erich

Agenda No.: 023

Status: Active

Respondent: McConley, Nancy J
 PO BOX 1864, Boca Raton, FL 33429-1864

CEO: Jose Feliciano

Situs Address: 4210 S Haverhill Rd, Lake Worth, FL

Case No: C-2016-01140001

PCN: 00-42-44-25-00-000-3150

Zoned: RM

Violations:

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| 1 | <p>Details: Erecting/installing a mobile home trailer without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1</p> <p>Issued: 11/10/2016 Status: MCEH</p> |
| 2 | <p>Details: No permit on file for garage or garage conversion into a living quarters.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.4.1</p> <p>Issued: 11/10/2016 Status: MCEH</p> |
| 3 | <p>Details: Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically, property being used as a contractor storage yard.</p> <p>The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility.</p> <p>Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table
 Unified Land Development Code - 4.A.3.A.7</p> <p>Issued: 11/10/2016 Status: MCEH</p> |
| 4 | <p>Details: Erecting/installing a wooded accessory storage structure without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1</p> <p>Issued: 11/10/2016 Status: MCEH</p> |
| 5 | <p>Details: Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation greater than seven (7) inches in height when located on developed residential or developed nonresidential lots, as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</p> |

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|----------|---|---------------------|
| | Issued: 11/10/2016 | 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. Specifically: trash and debris scattered throughout property. | |
| | Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) | |
| | Issued: 11/10/2016 | Status: MCEH |
| 7 | Details: Hedges may be planted and maintained along or adjacent to a residential lot line, as follows: a. Hedges shall not exceed four feet in height when located within the required front setback. b. Hedges shall not exceed eight feet in height when located on or adjacent to the side, side street, or rear property lines. Hedges over four feet in height at property front. | |
| | Code: Unified Land Development Code - 7.D.3.B.2 | |
| | Issued: 11/10/2016 | Status: MCEH |

cc: Mcconley, Brad
 Mcconley, Nancy J

Agenda No.:		Status: Active																						
Respondent:	WISH WASH 2 LLC 3090 S Military Trl, Lake Worth, FL 33463	CEO: Kenneth E Jackson																						
Situs Address:	3064 S Military Trl, Building B, Lake Worth, FL	Case No: C-2017-02100023																						
PCN:	00-42-44-24-01-000-0020	Zoned: CG																						
Violations:	<table border="0" style="width: 100%;"> <tr> <td style="width: 5%; vertical-align: top;">1</td> <td style="width: 60%;"> Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically :Permit # E-2014-027495 for a L/V Code: PBC Amendments to FBC 6th Edition (2014) - 105.4.1 Issued: 03/07/2017 </td> <td style="width: 35%; text-align: right; vertical-align: bottom;">Status: SMO</td> </tr> <tr> <td style="vertical-align: top;">2</td> <td> Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically :B-2013-021050 for interior improvement - Restaurant Code: PBC Amendments to FBC 6th Edition (2014) - 105.4.1 Issued: 03/07/2017 </td> <td style="text-align: right; vertical-align: bottom;">Status: SMO</td> </tr> <tr> <td style="vertical-align: top;">3</td> <td> Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically :P-2013-021050 for general plumbing Code: PBC Amendments to FBC 6th Edition (2014) - 105.4.1 Issued: 03/07/2017 </td> <td style="text-align: right; vertical-align: bottom;">Status: SMO</td> </tr> <tr> <td style="vertical-align: top;">4</td> <td> Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically :E-2013-021050 for general electric Code: PBC Amendments to FBC 6th Edition (2014) - 105.4.1 Issued: 03/07/2017 </td> <td style="text-align: right; vertical-align: bottom;">Status: SMO</td> </tr> <tr> <td style="vertical-align: top;">5</td> <td> Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically :M-2011-000920 for gas tank Code: PBC Amendments to FBC 6th Edition (2014) - 105.4.1 Issued: 03/07/2017 </td> <td style="text-align: right; vertical-align: bottom;">Status: MCEH</td> </tr> <tr> <td style="vertical-align: top;">7</td> <td> Details: Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically: expanding the restaurant seating to outside of the building. Code: Unified Land Development Code - 4.A.3.A.7 Issued: 03/07/2017 </td> <td style="text-align: right; vertical-align: bottom;">Status: MCEH</td> </tr> <tr> <td style="vertical-align: top;">8</td> <td> Details: Erecting/installing signs without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 6th Edition (2014) - 105.1 Issued: 03/07/2017 </td> <td style="text-align: right; vertical-align: bottom;">Status: MCEH</td> </tr> </table>			1	Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. 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More specifically :M-2011-000920 for gas tank Code: PBC Amendments to FBC 6th Edition (2014) - 105.4.1 Issued: 03/07/2017	Status: MCEH	7	Details: Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically: expanding the restaurant seating to outside of the building. Code: Unified Land Development Code - 4.A.3.A.7 Issued: 03/07/2017	Status: MCEH	8	Details: Erecting/installing signs without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 6th Edition (2014) - 105.1 Issued: 03/07/2017	Status: MCEH
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MAY 15, 2019 9:00 AM**

cc: Wish Wash 2 Llc
Wish Wash 2 Llc
Wish Wash 2 Llc
Wish Wash 2 Llc
Wish Wash 2 Llc

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. "