



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
MAY 17, 2017 9:00 AM**

**Special Magistrate:** Christy L Goddeau

**Agenda No.:** 001 **Status:** Removed  
**Respondent:** RODRIGUEZ, JULIAN; RODRIGUEZ, KITTY **CEO:** Caroline Foulke  
 14 Ramclark Rd, New City, NY 10956-1210  
**Situs Address:** 198 Tropical Ave, West Palm Beach, FL **Case No:** C-2015-11030021  
**PCN:** 00-42-43-35-02-010-0010 **Zoned:** RM

- Violations:**
- 1 **Details:** Erecting/installing a driveway with egress ingress onto Tropical Avenue without first obtaining required building permits is prohibited.  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.1  
**Issued:** 11/13/2015 **Status:** CLS
  
  - 2 **Details:** The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility.  
  
 Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically, operating a contractors storage yard on your residential property is prohibited.  
**Code:** Unified Land Development Code - 4.A.3.A - Use Matrix Table  
 Unified Land Development Code - 4.A.3.A.7  
**Issued:** 11/13/2015 **Status:** MCEH
  
  - 3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 11/13/2015 **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 11/13/2015 **Status:** MCEH

**Agenda No.:** 002 **Status:** Active  
**Respondent:** Godoy, Nubia A **CEO:** Frank T Austin  
 820 Cherry Rd, West Palm Beach, FL 33409-6171 United States  
**Situs Address:** 820 Cherry Rd, West Palm Beach, FL **Case No:** C-2016-05270009  
**PCN:** 00-42-43-25-09-028-0040 **Zoned:** RM

- Violations:**
- 1 **Details:** Erecting/installing Wooden-Concrete Fence without first obtaining required building permits is prohibited.  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.1  
**Issued:** 06/02/2016 **Status:** MCEH
  
  - 2 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle for a period exceeding one hour in any 24 hour period.  
**Code:** Unified Land Development Code - 6.A.1.D.19.a.2)  
**Issued:** 06/02/2016 **Status:** CLS
  
  - 3 **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:  
 greater than seven (7) inches in height when located on developed residential or developed nonresidential lots,  
 as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 06/02/2016 **Status:** CLS

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**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 17, 2017 9:00 AM**

**Agenda No.:** 003 **Status:** Active  
**Respondent:** Cajuste, Harriette; Cajuste, Marc C **CEO:** Maggie Bernal  
7386 Willow Springs Cir E, Boynton Beach, FL 33436-9413  
**Situs Address:** 7386 Willow Spring Cir E, Boynton Beach, FL **Case No.:** C-2016-01280014  
**PCN:** 00-42-45-12-12-000-0900 **Zoned:** RS

**Violations:**

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any 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.  
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: Outdoor storage of unlicensed/unregistered and/or inoperable vehicle(s) is not permit in a residential area.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
Unified Land Development Code - 6.A.1.D.19.a.2)  
**Issued:** 02/09/2016 **Status:** MCEH
- 2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
  
More Specifically: Remove all open/outdoor storage appliances, furniture, Miscellaneous equipment, glass, building material, construction debris, automotive parts, tires, vegetative trash/debris, garbage, and/or similar items on the property.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 02/09/2016 **Status:** CLS

**Agenda No.:** 004 **Status:** Active  
**Respondent:** Lamour, Steven R **CEO:** Ray A Felix  
2980 Buck Ridge Trl, Loxahatchee, FL 33470-2586  
**Situs Address:** 2980 Buck Ridge Trl, Loxahatchee, FL **Case No.:** C-2016-03110009  
**PCN:** 00-40-43-21-01-000-1020 **Zoned:** AR

**Violations:**

- 1 **Details:** Erecting/installing fence without first obtaining required building permits is prohibited.  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.1  
**Issued:** 04/01/2016 **Status:** MCEH

**Agenda No.:** 005 **Status:** Postponed  
**Respondent:** Previlus, James; Previlus, Marie R **CEO:** Ray A Felix  
13683 Persimmon Blvd, Royal Palm Beach, FL 33411-8150  
**Situs Address:** 13683 Persimmon Blvd, West Palm Beach, FL **Case No.:** C-2016-01070001  
**PCN:** 00-41-43-04-00-000-7580 **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:** 02/16/2016 **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 5th Edition (2014) - 105.4.1  
**Issued:** 02/16/2016 **Status:** MCEH
- 3 **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:  
greater than seven (7) inches in height when located on developed residential or developed nonresidential lots,  
as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 02/16/2016 **Status:** MCEH

cc: Code Enforcement

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 17, 2017 9:00 AM**

**Agenda No.:** 006

**Respondent:** JOURDAN, RAYMOND

PO BOX 10511, West Palm Bch, FL 33419-0511

**Situs Address:** W Duran Blvd, Loxahatchee Groves, FL

**PCN:** 00-40-43-25-00-000-3990

**Status:** Active

**CEO:** Caroline Foulke

**Case No.:** C-2015-09040020

**Zoned:** AR

**Violations:**

- 1**     **Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance.

If the nuisance consists solely of uncultivated vegetation as provided in Section 14-62(3), (4), and (5) and the parcel is less than 1/2 acre in size, the nuisance shall be abated in its entirety. If the parcel is greater than 1/2 acre in size only so much of the nuisance shall be abated as lies within twenty-five (25) feet of the boundary of any adjacent property which is developed and used or has been used for residential, commercial or industrial purposes.

Schinus terebinthifolius (commonly known as Brazilian Pepper) bushes or trees, shall be considered a nuisance.

**Code:** Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)  
Palm Beach County Property Maintenance Code - Section 14-62 (4)  
Palm Beach County Property Maintenance Code - Section 14-63 (2)

**Issued:** 09/10/2015

**Status:** MCEH

cc: Jourdan, Raymond

**Agenda No.:** 007

**Respondent:** Osborne, Rebecca

4596 Avalon St, Boca Raton, FL 33428-4118

**Situs Address:** 4596 Avalon St, Boca Raton, FL

**PCN:** 00-41-47-25-05-008-0410

**Status:** Active

**CEO:** Dwayne E Johnson

**Case No.:** C-2016-07180051

**Zoned:** RS

**Violations:**

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

**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.4.1

**Issued:** 07/22/2016

**Status:** MCEH

**Agenda No.:** 008

**Respondent:** 5096 Forest Hill Investments, LLC, a Florida Limited Liability Company

215 N Federal Hwy, Ste 1, Boca Raton, FL 33432-3992

**Situs Address:** 5096 Forest Hill Blvd, Building 1, West Palm Beach, FL

**PCN:** 00-42-44-11-38-002-0010

**Status:** Active

**CEO:** Ray F Leighton

**Case No.:** C-2015-07090018

**Zoned:** MUPD

**Violations:**

- 1**     **Details:** Interior renovations/alterations to unit #900 and unit #800 without first obtaining required building permits is prohibited.  
Altered interior wall(s) dividing units #800 and #900, enlarging unit # 900, without obtaining building permits. Installed electrical wiring, televisions and fans without permits. Electrical junction box wires exposed in ceiling.

**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1

**Issued:** 07/13/2015

**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.  
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 #B2013-008467 for Interior Improvement to add handicap restroom in existing restaurant Unit #900 has expired.

**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1

Palm Beach County Amendments to the Florida Building Code 2010 Edition - 110.3.10

**Issued:** 07/13/2015

**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.  
Permit # B2008-013737 (B08012309) for Wall Supported Hot Wok Sign Unit #300 has expired.

**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1

**Issued:** 07/13/2015

**Status:** CLS



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16113 E Cheltenham Dr, Loxahatchee, FL 33470-3714

**Situs Address:** 16113 E Cheltenham Dr, Loxahatchee, FL  
**PCN:** 00-40-43-13-00-000-5690

**Case No:** C-2016-07110014  
**Zoned:** AR

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> A re-roof, fence and front porch enclosure was done without first obtaining the required building permits.</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1</p> <p><b>Issued:</b> 07/20/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p>  |
| <b>2</b> | <p><b>Details:</b> Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.</p> <p>The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion.</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.4.1<br/> PBC Amendments to FBC 5th Edition (2014) - 110.3.10</p> <p><b>Issued:</b> 07/20/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p> |

cc: Ronda, Lizardo S

**Agenda No.:** 012

**Status:** Active

**Respondent:** Atlantis Plaza Investments Inc.  
1180 S Military Trl, West Palm Beach, FL 33415-4724

**CEO:** Deborah L Wiggins

**Situs Address:** 6074 S Congress Ave, Lake Worth, FL  
**PCN:** 00-43-45-06-00-000-1050

**Case No:** C-2015-02170035  
**Zoned:** CG

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit B-2013-024746-0000, Concrete Slab / Hard..., is inactive).</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.4.1</p> <p><b>Issued:</b> 09/03/2015 <span style="float: right;"><b>Status:</b> MCEH</span></p>       |
| <b>2</b> | <p><b>Details:</b> Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit P-2013-022010-0000 Plumbing, is inactive).</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.4.1</p> <p><b>Issued:</b> 09/03/2015 <span style="float: right;"><b>Status:</b> MCEH</span></p>                       |
| <b>3</b> | <p><b>Details:</b> Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit E-2012-023069-0000 Electrical Temp Event, is inactive).</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.4.1</p> <p><b>Issued:</b> 09/03/2015 <span style="float: right;"><b>Status:</b> CLS</span></p>           |
| <b>4</b> | <p><b>Details:</b> Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit B-2008-026683-0000 B08021051 Shutter, is inactive).</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.4.1</p> <p><b>Issued:</b> 09/03/2015 <span style="float: right;"><b>Status:</b> MCEH</span></p>              |
| <b>5</b> | <p><b>Details:</b> Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.(Permit B-2008-000552-0000 B08002857 Interior Improvement, is inactive).</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.4.1</p> <p><b>Issued:</b> 09/03/2015 <span style="float: right;"><b>Status:</b> MCEH</span></p> |
| <b>6</b> | <p><b>Details:</b> Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit E-2005-045662-0000 E05013325 Electrical Change Of Service, is inactive).</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.4.1</p>   |

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- Issued:** 09/03/2015 **Status:** MCEH
- 7 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit B-2005-032542-0000 B05032977 Interior Improvement, is inactive).  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.4.1  
**Issued:** 09/03/2015 **Status:** MCEH
- 8 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit B-2005-014233-0000 1 B05016535 Interior Improvement, is inactive).  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.4.1  
**Issued:** 09/03/2015 **Status:** MCEH
- 9 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit B-2004-026082-0000 B04023142 Sign - Wall Supported, is inactive).  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.4.1  
**Issued:** 09/03/2015 **Status:** MCEH
- 10 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit B-2004-006311-0000 B04007526 Alterations - Non-Residential, is inactive).  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.4.1  
**Issued:** 09/03/2015 **Status:** MCEH
- 11 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit B-2003-018034-0000 B03022544 Electrical Site Lighting, is inactive).  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.4.1  
**Issued:** 09/03/2015 **Status:** MCEH
- 12 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit E-2003-013452-0000 E03005381 Electrical Low Voltage, is inactive).  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.4.1  
**Issued:** 09/03/2015 **Status:** MCEH
- 13 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit B-2002-036176-0000 B02026462 Alterations - Non-Residential, is inactive).  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.4.1  
**Issued:** 09/03/2015 **Status:** MCEH
- 14 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit E-2002-000660-0000 E02000420 Electrical, is inactive).  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.4.1  
**Issued:** 09/03/2015 **Status:** MCEH
- 15 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit P-2000-035285-0000 P00008977 Plumbing, is inactive).  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.4.1  
**Issued:** 09/03/2015 **Status:** MCEH
- 16 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit P-2000-035285-0000 P00008977 Plumbing, is inactive).  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.4.1

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**MAY 17, 2017 9:00 AM**

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|-----------|---------------------------|--|---------------------|
| <b>17</b> | <b>Issued:</b> 09/03/2015 | <b>Details:</b> Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit E-1998-032603-0000 E98015731 Electrical Change Of Service, is inactive).    | <b>Status:</b> CLS  |
|           |                           | <b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.4.1  |                     |
|           | <b>Issued:</b> 09/03/2015 |  | <b>Status:</b> MCEH |
| <b>18</b> |                           | <b>Details:</b> Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit M-1998-024182-0000 M98005690 Air Conditioning, is inactive).                |                     |
|           |                           | <b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.4.1  |                     |
|           | <b>Issued:</b> 09/03/2015 |  | <b>Status:</b> MCEH |
| <b>19</b> |                           | <b>Details:</b> Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit B-1995-033058-0000 B95026880 Sign - Wall Supported, is inactive).           |                     |
|           |                           | <b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.4.1  |                     |
|           | <b>Issued:</b> 09/03/2015 |  | <b>Status:</b> MCEH |
| <b>20</b> |                           | <b>Details:</b> Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit E-1993-010792-0000 E93004693 Electrical Low Voltage Alarm, is inactive).    |                     |
|           |                           | <b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.4.1  |                     |
|           | <b>Issued:</b> 09/03/2015 |  | <b>Status:</b> MCEH |
| <b>21</b> |                           | <b>Details:</b> Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit B-1992-028726-0000 B92022980 Sign - Wall Supported, is inactive).           |                     |
|           |                           | <b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.4.1  |                     |
|           | <b>Issued:</b> 09/03/2015 |  | <b>Status:</b> MCEH |
| <b>22</b> |                           | <b>Details:</b> Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit B-1982-015291-0000 B82015291 Sign Billboard - New or Replace, is inactive). |                     |
|           |                           | <b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.4.1  |                     |
|           | <b>Issued:</b> 09/03/2015 |  | <b>Status:</b> MCEH |
| <b>23</b> |                           | <b>Details:</b> Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced (Permit B-1982-015289-0000 B82015289 Sign Billboard - New or Replace, is inactive). |                     |
|           |                           | <b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.4.1  |                     |
|           | <b>Issued:</b> 09/03/2015 |  | <b>Status:</b> MCEH |

cc: Land Research Management, Inc.

<b>Agenda No.:</b> 013	<b>Status:</b> Removed
<b>Respondent:</b> Otero, Maria B 4743 Sutton Ter S, West Palm Beach, FL 33415-4656	<b>CEO:</b> Steve B Cramer
<b>Situs Address:</b> 4743 Sutton Ter S, West Palm Beach, FL	<b>Case No.:</b> C-2015-07200024
<b>PCN:</b> 00-42-44-12-19-001-0140	<b>Zoned:</b> RM

- |                    |  |          |   |  |  |  |   |  |  |  |                           |  |                     |          |  |  |  |  |   |  |  |  |                           |  |                     |
|--------------------|--|----------|---|--|--|--|---|--|--|--|---------------------------|--|---------------------|----------|--|--|--|--|---|--|--|--|---------------------------|--|---------------------|
| <b>Violations:</b> | <table border="0" style="width: 100%;"> <tr> <td style="width: 5%; vertical-align: top;"><b>2</b></td> <td style="width: 15%;"><b>Details:</b> Installed/Enclosed exteriors windows without first obtaining required building permits is prohibited.</td> <td style="width: 70%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td></td> <td><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1</td> <td></td> <td></td> </tr> <tr> <td></td> <td><b>Issued:</b> 07/21/2015</td> <td></td> <td style="text-align: right;"><b>Status:</b> MCEH</td> </tr> <tr> <td style="vertical-align: top;"><b>3</b></td> <td><b>Details:</b> Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. Permit #M1996-032861 (M96007082) for Air Conditioning has expired.</td> <td></td> <td></td> </tr> <tr> <td></td> <td><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.4.1</td> <td></td> <td></td> </tr> <tr> <td></td> <td><b>Issued:</b> 07/21/2015</td> <td></td> <td style="text-align: right;"><b>Status:</b> MCEH</td> </tr> </table> | <b>2</b> | <b>Details:</b> Installed/Enclosed exteriors windows without first obtaining required building permits is prohibited. |  |  |  | <b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1 |  |  |  | <b>Issued:</b> 07/21/2015 |  | <b>Status:</b> MCEH | <b>3</b> | <b>Details:</b> Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. Permit #M1996-032861 (M96007082) for Air Conditioning has expired. |  |  |  | <b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.4.1 |  |  |  | <b>Issued:</b> 07/21/2015 |  | <b>Status:</b> MCEH |
| <b>2</b>           | <b>Details:</b> Installed/Enclosed exteriors windows without first obtaining required building permits is prohibited.  |          |   |  |  |  |   |  |  |  |                           |  |                     |          |  |  |  |  |   |  |  |  |                           |  |                     |
|                    | <b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1  |          |   |  |  |  |   |  |  |  |                           |  |                     |          |  |  |  |  |   |  |  |  |                           |  |                     |
|                    | <b>Issued:</b> 07/21/2015  |          | <b>Status:</b> MCEH   |  |  |  |   |  |  |  |                           |  |                     |          |  |  |  |  |   |  |  |  |                           |  |                     |
| <b>3</b>           | <b>Details:</b> Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. Permit #M1996-032861 (M96007082) for Air Conditioning has expired.   |          |   |  |  |  |   |  |  |  |                           |  |                     |          |  |  |  |  |   |  |  |  |                           |  |                     |
|                    | <b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.4.1  |          |   |  |  |  |   |  |  |  |                           |  |                     |          |  |  |  |  |   |  |  |  |                           |  |                     |
|                    | <b>Issued:</b> 07/21/2015  |          | <b>Status:</b> MCEH   |  |  |  |   |  |  |  |                           |  |                     |          |  |  |  |  |   |  |  |  |                           |  |                     |





**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 17, 2017 9:00 AM**

cc: Drew  
Fogarty, Patrick

**Agenda No.:** 018 **Status:** Active  
**Respondent:** Hippocrates Health Institute of Fl. Inc. **CEO:** Charles Zahn  
30 Duke Dr, West Palm Beach, FL 33460  
**Situs Address:** 7215 Palmdale Rd, West Palm Beach, FL **Case No:** C-2011-10130019  
**PCN:** 00-42-43-27-05-003-0131 **Zoned:** PUD

**Violations:**

<b>1</b>	<b>Details:</b> No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a Certificate of Occupancy. THIS IS AN INHERITED VIOLATION. SEE C-2000-11150032 <b>Code:</b> PBC Amendments to the FBC 2007 Edition - 110.1 <b>Issued:</b> 10/14/2011 <b>Status:</b> MCEH
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cc: Casey Ciklin Lubitz Martens & O'Connell  
Hippocrates Health Institute Of Fl. Inc.

**Agenda No.:** 019 **Status:** Active  
**Respondent:** Hippocrates Health Institute of Fl. Inc. **CEO:** Charles Zahn  
30 Duke Dr, West Palm Beach, FL 33460  
**Situs Address:** 1286 Palmdale Ct, West Palm Beach, FL **Case No:** C-2011-10140006  
**PCN:** 00-42-43-27-05-003-0160 **Zoned:** PUD

**Violations:**

<b>1</b>	<b>Details:</b> Erecting/installing (BATHROOM ADDED IN THE BACK OF MAIN STRUCTURE. ALSO GARAGE FACILITY CONVERTED INTO LIVING QUARTER -)without first obtaining required building permits is prohibited. <b>Code:</b> PBC Amendments to the FBC 2007 Edition - 105.1 <b>Issued:</b> 10/14/2011 <b>Status:</b> MCEH
<b>2</b>	<b>Details:</b> No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a Certificate of Occupancy. MAIN HOUSE AND GARAGE CONVERSION NEED CERTIFICATE OF OCCUPANCY. <b>Code:</b> PBC Amendments to the FBC 2007 Edition - 110.1 <b>Issued:</b> 10/14/2011 <b>Status:</b> MCEH

cc: Casey Ciklin Lubitz Martens & O'Connell  
Hippocrates Health Institute Of Fl. Inc.

**Agenda No.:** 020 **Status:** Active  
**Respondent:** Hippocrates Health Institute of Fl. Inc. **CEO:** Charles Zahn  
30 Duke Dr, West Palm Beach, FL 33460  
**Situs Address:** 1275 Skees Rd, West Palm Beach, FL **Case No:** C-2011-10140008  
**PCN:** 00-42-43-27-05-003-0081 **Zoned:** PUD

**Violations:**

<b>1</b>	<b>Details:</b> No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a Certificate of Occupancy. THIS IS AN INHERITED VIOLATION. SEE C-2000-11150034 <b>Code:</b> PBC Amendments to the FBC 2007 Edition - 110.1 <b>Issued:</b> 10/14/2011 <b>Status:</b> MCEH
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cc: Casey Ciklin Lubitz Martens & O'Connell  
Hippocrates Health Institute Of Fl. Inc.

**Agenda No.:** 021 **Status:** Active  
**Respondent:** Romano, Rita J **CEO:** Charles Zahn  
1341 Palmdale Ct, West Palm Beach, FL 33411-3317  
**Situs Address:** 1341 Palmdale Ct, West Palm Beach, FL **Case No:** C-2000-11150030  
1341 Palmdale Ct, West Palm Beach, FL  
**PCN:** 00-42-43-27-05-003-0150, **Zoned:** AR, PUD  
00-42-43-28-52-001-0020

**Violations:**

<b>1</b>	<b>Details:</b> CHANGE OF OCCUPANCY OF A SINGLE-FAMILY DWELLING FROM A SINGLE-FAMILY DWELLING TO A BOARDING/ROOM HOUSE WITHOUT PERMITS. A SMOKE DETECTOR SHALL BE MOUNTED ON THE CEILING OR WALL AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH GROUP OF ROOMS USED FOR SLEEPING PURPOSES.
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**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 17, 2017 9:00 AM**

<b>Code:</b> Palm Beach County Building Code - 104.1.1 Standard Building Code - 905.2.2	<b>Status:</b> MCEH
<b>Issued:</b> 02/15/2002	

**cc:** Drew  
Fogarty, Patric  
Romano, Rita J

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<b>Agenda No.:</b> 022	<b>Status:</b> Active
<b>Respondent:</b> Romano, Rita J P.O. BOX 5893, Key West, FL 33045-5893	<b>CEO:</b> Charles Zahn
<b>Situs Address:</b> 1333 Palmdale Ct, West Palm Beach, FL 1333 Palmdale Dr, West Palm Beach, FL	<b>Case No:</b> C-2000-11150031
<b>PCN:</b> 00-42-43-27-05-003-0151, 00-42-43-28-52-001-0030	<b>Zoned:</b> AR, PUD

<b>Violations:</b>	<b>1</b> <b>Details:</b> CHANGE OF OCCUPANCY OF A SINGLE-FAMILY DWELLING TO A BOARDING/ROOM HOUSE WITHOUT PERMITS. <b>Code:</b> Palm Beach County Building Code - 104.1.1 <b>Issued:</b> 02/15/2002	<b>Status:</b> MCEH
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**cc:** Drew  
Fogarty, Patric  
Romano, Rita J

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**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. "