



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
MAY 20, 2020 9:00 AM**

**Special Magistrate: Richard Gendler**

**Agenda No.:** 001 **Status:** Active  
**Respondent:** Nguyen, Duc Trong **CEO:** Frank H Amato  
 3461 Begonia Ln, Irving, TX 75038-3570  
**Situs Address:** 5244 Espana Ave, Boynton Beach, FL **Case No:** C-2019-01230029  
**PCN:** 00-42-46-02-25-000-2390 **Zoned:** PUD

**Violations:**

<b>1</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the kitchen and dining area renovation has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1  <b>Issued:</b> 02/27/2019 <span style="float:right"><b>Status:</b> MCEH</span></p>
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**cc:** Nguyen, Duc Trong  
 Nguyen, Duc Trong

**Agenda No.:** 002 **Status:** Active  
**Respondent:** MORRISON, DEVALIE P; **CEO:** Brian Burdett  
 550 Cresta Cir, West Palm Beach, FL 33413-1044  
**Situs Address:** 8518 Hall Blvd, Loxahatchee, FL **Case No:** C-2018-05150016  
**PCN:** 00-41-42-20-00-000-4030 **Zoned:** AR

**Violations:**

<b>1</b>	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: Open storage including but not limited to wood, chain link fencing, several pallets of pavers and PVC piping.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)  <b>Issued:</b> 05/23/2018 <span style="float:right"><b>Status:</b> MCEH</span></p>
<b>2</b>	<p><b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically: Pool enclosure screen in disrepair.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (d)  <b>Issued:</b> 05/23/2018 <span style="float:right"><b>Status:</b> MCEH</span></p>
<b>3</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, metal accessory structure has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1  <b>Issued:</b> 05/23/2018 <span style="float:right"><b>Status:</b> MCEH</span></p>
<b>4</b>	<p><b>Details:</b> The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g)  <b>Issued:</b> 05/23/2018 <span style="float:right"><b>Status:</b> MCEH</span></p>

**cc:** Morrison, Davalie

**Agenda No.:** 003 **Status:** Active  
**Respondent:** FYR SFR Borrower LLC **CEO:** Jose Feliciano  
 1201 Hays St, Tallahassee, FL 32301-2525

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 20, 2020 9:00 AM**

**Situs Address:** 4304 Gulfstream Rd, Lake Worth, FL  
**PCN:** 00-43-44-30-01-044-0080

**Case No:** C-2018-12170016  
**Zoned:** RM

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permits # M-2015-017952 and B-2004-013081 have become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.4.1<br/> <b>Issued:</b> 12/17/2018 <span style="float: right;"><b>Status:</b> CLS</span></p>  |
| <b>2</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, roofed carport overhang has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1<br/> <b>Issued:</b> 12/17/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p>  |
| <b>3</b> | <p><b>Details:</b> 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.</p> <p style="padding-left: 20px;">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; unregistered vehicles parked at property.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br/> Unified Land Development Code - 6.A.1.D.19.a.2)<br/> <b>Issued:</b> 12/17/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p> |
| <b>4</b> | <p><b>Details:</b> 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, property is being used for the storage, repairs, salvage or exporting of motor vehicles and merchandise.</p> <p><b>Code:</b> Unified Land Development Code - 4.A.7.C.5<br/> <b>Issued:</b> 12/17/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p>   |
| <b>5</b> | <p><b>Details:</b> A maximum of seven vehicles may be parked outdoors on a lot supporting a single family residential use.</p> <p><b>Code:</b> Unified Land Development Code - 6.A.1.D.20.a<br/> <b>Issued:</b> 12/17/2018 <span style="float: right;"><b>Status:</b> CLS</span></p>   |

cc: Fyr Sfr Borrower Llc  
Fyr Sfr Borrower, Llc

<b>Agenda No.:</b> 004	<b>Status:</b> Active
<b>Respondent:</b> Martinez, Ana R; Rodriguez, Delio L 923 Caroline Ave, West Palm Beach, FL 33413-1221	<b>CEO:</b> Jose Feliciano
<b>Situs Address:</b> 923 Caroline Ave, West Palm Beach, FL	<b>Case No:</b> C-2017-02020020
<b>PCN:</b> 00-42-43-35-09-012-0030	<b>Zoned:</b> RM

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> Erecting/installing sheds and a screened room in the rear yard without first obtaining required building permits is prohibited.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2014) - 105.1<br/> <b>Issued:</b> 02/03/2017 <span style="float: right;"><b>Status:</b> MCEH</span></p> |
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<b>Agenda No.:</b> 005	<b>Status:</b> Active
<b>Respondent:</b> Gleichmann, Darin L 21752 Contado Rd, Boca Raton, FL 33433-3620	<b>CEO:</b> Caroline Foulke
<b>Situs Address:</b> 21752 Contado Rd, Boca Raton, FL	<b>Case No:</b> C-2017-09290002
<b>PCN:</b> 00-42-47-22-22-000-0111	<b>Zoned:</b> AR

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g)</p> |
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**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 20, 2020 9:00 AM**

	<b>Issued:</b> 10/02/2017		<b>Status:</b> MCEH
2	<b>Details:</b> All accessory structures, including detached garages, fences, walls, arbor and swimming pools shall be maintained structurally sound and in good repair.		
	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (d)		
	<b>Issued:</b> 10/02/2017		<b>Status:</b> MCEH
3	<b>Details:</b> 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.		
	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)		
	<b>Issued:</b> 10/02/2017		<b>Status:</b> CLS

cc: Gleichmann, Darin L

<b>Agenda No.:</b> 006		<b>Status:</b> Active																		
<b>Respondent:</b> Little Red School House Early Learning Center Inc. 2916 Shaughnessy Dr, Wellington, FL 33414-6498		<b>CEO:</b> Caroline Foulke																		
<b>Situs Address:</b> 6697 S Military Trl, Lake Worth, FL		<b>Case No:</b> C-2019-01090006																		
<b>PCN:</b> 00-42-45-01-00-000-7130		<b>Zoned:</b> CG																		
<b>Violations:</b>	<table border="1"> <tr> <td style="width: 5%; text-align: center;">1</td> <td><b>Details:</b> The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. More specifically, Existing Preschool sign on site was to be removed at time of installing and permitting monument sign.</td> <td></td> </tr> <tr> <td></td> <td><b>Code:</b> Unified Land Development Code - 2.A.6.B.4</td> <td></td> </tr> <tr> <td></td> <td><b>Issued:</b> 01/11/2019</td> <td><b>Status:</b> MCEH</td> </tr> <tr> <td style="text-align: center;">2</td> <td><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Change of face sign Preschool has been erected or installed without a valid building permit.</td> <td></td> </tr> <tr> <td></td> <td><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1</td> <td></td> </tr> <tr> <td></td> <td><b>Issued:</b> 01/11/2019</td> <td><b>Status:</b> MCEH</td> </tr> </table>		1	<b>Details:</b> The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. More specifically, Existing Preschool sign on site was to be removed at time of installing and permitting monument sign.			<b>Code:</b> Unified Land Development Code - 2.A.6.B.4			<b>Issued:</b> 01/11/2019	<b>Status:</b> MCEH	2	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Change of face sign Preschool has been erected or installed without a valid building permit.			<b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1			<b>Issued:</b> 01/11/2019	<b>Status:</b> MCEH
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	<b>Issued:</b> 01/11/2019	<b>Status:</b> MCEH																		

<b>Agenda No.:</b> 007		<b>Status:</b> Active																											
<b>Respondent:</b> Sykes, Douglas M; Sykes, Joan M 1763 C Rd, Loxahatchee, FL 33470-4231		<b>CEO:</b> John Gannotti																											
<b>Situs Address:</b> 5030 Mobilair Dr, West Palm Beach, FL		<b>Case No:</b> C-2018-08290043																											
<b>PCN:</b> 00-42-43-26-12-000-0200		<b>Zoned:</b> RH																											
<b>Violations:</b>	<table border="1"> <tr> <td style="width: 5%; text-align: center;">1</td> <td><b>Details:</b> All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.  More specifically, the roach infestation in the mobile home.</td> <td></td> </tr> <tr> <td></td> <td><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-36</td> <td></td> </tr> <tr> <td></td> <td><b>Issued:</b> 08/30/2018</td> <td><b>Status:</b> MCEH</td> </tr> <tr> <td style="text-align: center;">2</td> <td><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  More specifically, the inoperable vehicles on the property.</td> <td></td> </tr> <tr> <td></td> <td><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</td> <td></td> </tr> <tr> <td></td> <td><b>Issued:</b> 08/30/2018</td> <td><b>Status:</b> MCEH</td> </tr> <tr> <td style="text-align: center;">3</td> <td><b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.  More specifically, the privacy fence in disrepair.</td> <td></td> </tr> <tr> <td></td> <td><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (d)</td> <td></td> </tr> <tr> <td></td> <td><b>Issued:</b> 08/30/2018</td> <td><b>Status:</b> MCEH</td> </tr> </table>		1	<b>Details:</b> All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.  More specifically, the roach infestation in the mobile home.			<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-36			<b>Issued:</b> 08/30/2018	<b>Status:</b> MCEH	2	<b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  More specifically, the inoperable vehicles on the property.			<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)			<b>Issued:</b> 08/30/2018	<b>Status:</b> MCEH	3	<b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.  More specifically, the privacy fence in disrepair.			<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (d)			<b>Issued:</b> 08/30/2018	<b>Status:</b> MCEH
1	<b>Details:</b> All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.  More specifically, the roach infestation in the mobile home.																												
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	<b>Issued:</b> 08/30/2018	<b>Status:</b> MCEH																											
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**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
MAY 20, 2020 9:00 AM**

- 13 **Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.  
  
More specifically, the tub/shower in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)  
**Issued:** 08/30/2018 **Status:** MCEH
- 14 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.  
  
More specifically, the section of roof that is leaking into the bedroom.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 08/30/2018 **Status:** MCEH
- 15 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.  
  
More specifically, the windows that are broken and/or do not function as required.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
**Issued:** 08/30/2018 **Status:** MCEH
- 16 **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:** 08/30/2018 **Status:** MCEH
- 17 **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 box truck on the property.  
**Code:** Unified Land Development Code - 6.A.1.D.19.b.1)  
**Issued:** 08/30/2018 **Status:** CLS
- 18 **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 water heater replacement has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 08/30/2018 **Status:** MCEH
- 19 **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 sink on the exterior of the mobile home has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 08/30/2018 **Status:** MCEH

cc: Pbso  
Perry, Mark A  
Sykes, Douglas M  
Sykes, Joan M

**Agenda No.:** 008

**Respondent:** Boca Wharfside LLC  
18851 NE 29th Ave, Ste 303, Aventura, FL 33180

**Situs Address:** 6885 SW 18th St, Boca Raton, FL

**PCN:** 00-42-47-34-25-001-0000

**Status:** Active

**CEO:** Elizabeth A Gonzalez

**Case No:** C-2019-03130028

**Zoned:** RS

**CODE ENFORCEMENT**

**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**

**MAY 20, 2020 9:00 AM**

**Violations:** **1** **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R-2013-1521 and Petition #Engineering 1. a. and 1. b.  
ENGINEERING  
1. The Property Owner shall fund the cost of signal installation if warranted as determined by the County Engineer at SW 18th St and Project Entrance. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.  
a. The Property Owner shall provide acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division by April 30, 2014. (DATE: MONITORING-Eng).  
b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner.  
**Code:** Unified Land Development Code - 2.A.1.P  
**Issued:** 03/20/2019 **Status:** MCEH

**cc:** Boca Wharfside Llc  
Boca Wharfside Llc  
Engineering Road Bridge

**Agenda No.:** 009

**Status:** Active

**Respondent:** BRODERICK, Bradley R; BRODERICK, Bruce R  
17211 Mellen Ln, Jupiter, FL 33478-5204

**CEO:** Ozmer M Kosal

**Situs Address:** 17211 Mellen Ln, Jupiter, FL

**Case No:** C-2018-05300061

**PCN:** 00-41-41-03-00-000-7890

**Zoned:** AR

**Violations:** **1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the accessory structure appearing on your property has been erected or installed without a valid building permit submitted in application from the County Building Department.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 06/01/2018 **Status:** MCEH

**cc:** Pbso

**Agenda No.:** 010

**Status:** Removed

**Respondent:** RUSSELL, JONATHAN D  
104 Paradise Harbour Blvd, Apt 415, N Palm Beach, FL  
33408-5009

**CEO:** Nick N Navarro

**Situs Address:** 811 Chukker Rd, Delray Beach, FL

**Case No:** C-2018-09260019

**PCN:** 00-43-46-04-00-001-0410

**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:** 10/02/2018 **Status:** MCEH

**2** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)  
**Issued:** 10/02/2018 **Status:** CLS

**3** **Details:** Residential swimming pools shall comply with Sections R4501.17.1 through R4501.17.3. More specifically, residential swimming pools shall have a barrier that completely surrounds and obstructs access to the swimming pool in accordance with the Florida Building Code, Residential.  
More Specifically: Pool Barrier Fencing in disrepair.  
**Code:** Florida Building Code, Residential as FBC-R - R4501.17  
**Issued:** 10/02/2018 **Status:** MCEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
MAY 20, 2020 9:00 AM**

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| 4 | <b>Details:</b> Water clarity in swimming pools. Water clarity shall be maintained.<br><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)<br><b>Issued:</b> 10/02/2018 <span style="float: right;"><b>Status:</b> MCEH</span>  |
| 5 | <b>Details:</b> All vacant structures and premises 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.<br><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-31 (c)<br><b>Issued:</b> 10/02/2018 <span style="float: right;"><b>Status:</b> MCEH</span>   |
| 6 | <b>Details:</b> 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.<br><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)<br><b>Issued:</b> 10/02/2018 <span style="float: right;"><b>Status:</b> MCEH</span>   |
| 7 | <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.<br><br>More specifically, a rear dock and boat lift was erected or installed without a valid building permit.<br><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1<br><b>Issued:</b> 10/02/2018 <span style="float: right;"><b>Status:</b> MCEH</span> |
| 8 | <b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.<br><br>More specifically: Boat dock and boat lift<br><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e)<br><b>Issued:</b> 10/02/2018 <span style="float: right;"><b>Status:</b> MCEH</span>   |

**cc:** Russell, Jonathan D

<b>Agenda No.:</b> 011	<b>Status:</b> Active
<b>Respondent:</b> WATT, CLAUDETTE R 7434 Thatcher Ave, Lake Worth, FL 33462-5244	<b>CEO:</b> Nick N Navarro
<b>Situs Address:</b> 7434 Thatcher Ave, Lake Worth, FL	<b>Case No:</b> C-2017-08230018
<b>PCN:</b> 00-43-45-09-20-000-1000	<b>Zoned:</b> RM

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| <b>Violations:</b> | <table border="0"> <tr> <td style="vertical-align: top;"><b>2</b></td> <td> <b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.<br/><br/>                             More specifically: permit # B-2004-041964-0000 " Reroofing " has become inactive or expired.<br/> <b>Code:</b> PBC Amendments to FBC 6th Edition (2014) - 105.4.1<br/> <b>Issued:</b> 08/28/2017 <span style="float: right;"><b>Status:</b> MCEH</span> </td> </tr> </table> | <b>2</b> | <b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.<br><br>More specifically: permit # B-2004-041964-0000 " Reroofing " has become inactive or expired.<br><b>Code:</b> PBC Amendments to FBC 6th Edition (2014) - 105.4.1<br><b>Issued:</b> 08/28/2017 <span style="float: right;"><b>Status:</b> MCEH</span> |
| <b>2</b>           | <b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.<br><br>More specifically: permit # B-2004-041964-0000 " Reroofing " has become inactive or expired.<br><b>Code:</b> PBC Amendments to FBC 6th Edition (2014) - 105.4.1<br><b>Issued:</b> 08/28/2017 <span style="float: right;"><b>Status:</b> MCEH</span>   |          |   |

**cc:** Watt, Claudette

<b>Agenda No.:</b> 012	<b>Status:</b> Active
<b>Respondent:</b> PETERSON, ROBERT; GRAVELESE, MICHAEL; PETERSON, KELLY 9 Shelly Dr, Pelham, NH 03076-2235	<b>CEO:</b> Ronald Ramos
<b>Situs Address:</b> 815 Palmer Rd, Delray Beach, FL	<b>Case No:</b> C-2018-06190006
<b>PCN:</b> 00-43-46-04-00-001-0090	<b>Zoned:</b> RM

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| <b>Violations:</b> | <table border="0"> <tr> <td style="vertical-align: top;"><b>1</b></td> <td> <b>Details:</b> Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:<br/>                             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.<br/><br/>                             &gt;&gt;&gt;More specifically, cut the grass and/or weeds.<br/> <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)<br/> <b>Issued:</b> 07/05/2018 <span style="float: right;"><b>Status:</b> CLS</span> </td> </tr> </table> | <b>1</b> | <b>Details:</b> Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:<br>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.<br><br>>>>More specifically, cut the grass and/or weeds.<br><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)<br><b>Issued:</b> 07/05/2018 <span style="float: right;"><b>Status:</b> CLS</span> |
| <b>1</b>           | <b>Details:</b> Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:<br>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.<br><br>>>>More specifically, cut the grass and/or weeds.<br><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)<br><b>Issued:</b> 07/05/2018 <span style="float: right;"><b>Status:</b> CLS</span>  |          |  |

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
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**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-1989-001848-0000 = Dock Residential) has become inactive or expired. Obtain a new permit or re-activate permit # (B-1989-001848-0000 = Dock Residential) .

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

**Issued:** 07/05/2018

**Status:** MCEH

**Agenda No.:** 013

**Status:** Active

**Respondent:** RENU INVESTMENT PROPERTIES LLC  
12745 Citrus Grove Blvd, West Palm Bch, FL 33412-2376

**CEO:** Ronald Ramos

**Situs Address:** Northlake Blvd, Loxahatchee , FL

**Case No.:** C-2018-10150024

**PCN:** 00-41-42-18-00-000-7730

**Zoned:** AR

**Violations:**

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

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

**Issued:** 10/15/2018

**Status:** MCEH

**2** **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, unpermitted fill.

**Code:** PBC Amendments to FBC 6th Edition (2017) - 110.9

**Issued:** 10/15/2018

**Status:** MCEH

cc: Renu Investment Properties Llc

**Agenda No.:** 014

**Status:** Active

**Respondent:** Marcovich, Ariel M; Marcovich, Alison P  
5662 Papaya Rd, West Palm Beach, FL 33413-1860

**CEO:** David T Snell

**Situs Address:** 5662 Papaya Rd, West Palm Beach, FL

**Case No.:** C-2017-12110001

**PCN:** 00-42-43-35-10-014-0080

**Zoned:** RM

**Violations:**

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

More specifically: A shed has been erected or installed without a valid building permit.

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

**Issued:** 12/13/2017

**Status:** CLS





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

- 1 **Details:** There are five processes to obtain a zoning approval for a use, as follows: Permitted by Right, Special Permit, DRO, Class B Conditional Use, or Class A Conditional Use. Each Use Matrix identifies all zoning districts, uses, and approval process.  
  
 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, a campground is prohibited  
**Code:** Unified Land Development Code - 4.A.7.C  
 Unified Land Development Code - 4.A.7.C.6  
**Issued:** 04/09/2018 **Status:** CLS
- 2 **Details:** 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 therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, a building or structure cannot be occupied without a Certificate of Occupancy from the Building Official.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 111.1  
**Issued:** 04/09/2018 **Status:** CLS
- 3 **Details:** An accessory use shall continue only as long as the principal use that it serves remains active. More specifically, several accessory structures have been erected or installed without a completed primary structure.  
**Code:** Unified Land Development Code - 4.B.1.D.5  
**Issued:** 04/09/2018 **Status:** MCEH
- 4 **Details:** No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law. More specifically, RV, Van, Car, Truck Park, Store, Bath, Laundry, WiFi, Limo advertised on AirBnB.  
**Code:** Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17  
**Issued:** 04/09/2018 **Status:** CLS
- 5 **Details:** The maximum height for a fence or wall on or adjacent to a residential lot line or in a landscape buffer shall be as follows: Within required front setback: four feet. Within required side, side street, and rear setback: six feet  
**Code:** Unified Land Development Code - 5.B.1.A.2.B.1  
**Issued:** 04/09/2018 **Status:** CLS
- 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:** 04/09/2018 **Status:** CLS

**Agenda No.:** 017

**Status:** Active

**Respondent:** Zerkowski, Kenneth A  
 16825 89th Pl N, Loxahatchee, FL 33470-2778

**CEO:** Rick E Torrance

**Situs Address:** 16825 89th Pl N, Loxahatchee, FL

**Case No.:** C-2018-06260019

**PCN:** 00-40-42-24-00-000-3180

**Zoned:** AR

**Violations:**

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, The engineered steel carport has had its permit revoked.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 06/26/2018 **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, the office / storage shed has had its permit revoked.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 06/26/2018 **Status:** MCEH

**CODE ENFORCEMENT****SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA****MAY 20, 2020 9:00 AM**

**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 # E-2014-021575-0001 General Electrical for the Office / Storage shed has become inactive or expired.

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1**Issued:** 06/26/2018**Status:** MCEH**Agenda No.:** 018**Status:** Active**Respondent:** B. & B. Properties, Inc.  
1240 F Rd, Loxahatchee, FL 33470-4927**CEO:** Deb L Wiggins**Situs Address:** 6900 Dwight Rd, West Palm Beach, FL**Case No:** C-2018-10260018**PCN:** 00-42-43-28-02-000-0020**Zoned:** IL**Violations:**

**1** **Details:** Outdoor storage of merchandise, inventory, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards, unless stated otherwise: a. Outdoor Storage and Activities may only be allowed when incidental to the use located on the premises (determine/establish an/the approved primary use on/for this location).

**Code:** Unified Land Development Code - 5.B.1.A.3.a.**Issued:** 12/11/2018**Status:** CEH

**2** **Details:** Outdoor Storage and Activity areas shall not be located in any of the required setbacks.

**Code:** Unified Land Development Code - 5.B.1.A.3.b.**Issued:** 12/11/2018**Status:** CEH

**3** **Details:** Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.

**Code:** Unified Land Development Code - 5.B.1.A.d.**Issued:** 12/11/2018**Status:** CEH

**4** **Details:** Industrial FLU Designation, Zoning Districts or Uses -

1) Outdoor Storage and Activity areas adjacent to parcels of land with Industrial FLU designation or use and not visible from any street shall be exempted from the screening requirements.

2) Outdoor Activity areas in industrial uses shall have a Type 3 incompatibility buffer along property lines adjacent to parcels with a Civic, Conservation, Commercial, Recreational or residential FLU designation, or use, or where visible from a public R-O-W. The incompatibility buffer shall be a minimum of 25 feet in width.

**Code:** Unified Land Development Code - 5.B.1.A.3.e.**Issued:** 12/11/2018**Status:** CEH

**5** **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, signage has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1**Issued:** 12/11/2018**Status:** CEH

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

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1**Issued:** 12/11/2018**Status:** CEH

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

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1**Issued:** 12/11/2018**Status:** CEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
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<b>8</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fencing has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1 <b>Issued:</b> 12/11/2018	<b>Status:</b> MCEH
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**Agenda No.:** 019

**Status:** Active

**Respondent:** Rean Ellen Lane LLC  
1760 N Jog Rd, Ste 150, West Palm Beach, FL 33411

**CEO:** Charles Zahn

**Situs Address:** 7601 Ellen Ln, FL

**Case No:** C-2019-07120007

**PCN:** 00-42-43-27-05-006-4408

**Zoned:** AR

**Violations:**

<b>1</b>	<b>Details:</b> 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, Use of the parcel as a contractor storage yard is prohibited. <b>Code:</b> Unified Land Development Code - 4.A.7.C.5 <b>Issued:</b> 07/12/2019	<b>Status:</b> MCEH
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cc: Rean Ellen Lane 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. "**