

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JUNE 19, 2019 9:00 am

Special Magistrate: Thomas H Dougherty

Agenda No.: 001
Respondent: Pfeiffer, Diana M
1102 White Way, Laurel, MD 20707-3848
Situs Address: 5327 Van Buren Rd, Delray Beach, FL
PCN: 00-42-46-23-03-000-5111

Status: Active
CEO: Frank H Amato
Case No: C-2017-09180038
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, privacy fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 09/19/2017 **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, shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 09/19/2017 **Status:** MCEH

cc: Pfeiffer, Diana M
Pfeiffer, Diana M
Summas, Kimberly

Agenda No.: 002
Respondent: Carias, Noemi
2328 Pinecrest Ct, West Palm Beach, FL 33415
Situs Address: 4952 Dillion St, Lake Worth, FL
PCN: 00-42-44-24-09-000-0530

Status: Active
CEO: Maggie Bernal
Case No: C-2018-03300011
Zoned: RM

Violations:

- 1** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.A.1.D.19.b.5)b)
Issued: 04/05/2018 **Status:** MCEH
- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. 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: 04/05/2018 **Status:** MCEH
- 4** **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.

Respondent: Espinoza, Monica
1431 Indian Rd E, West Palm Beach, FL 33406-7813

CEO: Maggie Bernal

Situs Address: 4291 Kent Ave, Lake Worth, FL

Case No: C-2018-03280040

PCN: 00-42-44-13-04-003-0191

Zoned: RM

Violations:

- | | |
|----------|--|
| 1 | Details: Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.
Code: Unified Land Development Code - 6.A.1.D.19.b.5)d)
Issued: 03/29/2018
Status: MCEH |
| 2 | 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: Parking/storing of a commercial vehicle(s) in a residential zoning district is prohibited.
Code: Unified Land Development Code - 6.A.1.D.19.b.1)
Issued: 03/29/2018
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, Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 03/29/2018
Status: MCEH |
| 4 | Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # P2016-016378 (Plumbing/sewer connection) has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 03/29/2018
Status: MCEH |

Agenda No.: 004

Status: Active

Respondent: PEREZ, YUVEL BARRETO; CASTRO, YANARA
13425 83rd Ln N, West Palm Beach, FL 33412-2608

CEO: Brian Burdett

Situs Address: 13425 83rd Ln N, West Palm Beach, FL

Case No: C-2017-08040043

PCN: 00-41-42-21-00-000-5130

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, accessory structure/ shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 09/15/2017
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, addition on rear of primary structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 09/15/2017
Status: MCEH |

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

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

Issued: 03/12/2018

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, shed/ accessory structures has been erected or installed without a valid building permit.

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

Issued: 03/12/2018

Status: MCEH

- 3** **Details:** An accessory use shall continue only as long as the principal use that it serves remains active. More specifically, accessory structures have been installed / erected without first having a primary structure (house).

Code: Unified Land Development Code - 4.B.1.D.5

Issued: 03/12/2018

Status: MCEH

- 5** **Details:** Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, Campground prohibited in zoning district.

Code: Unified Land Development Code - 4.A.7.C.5

Issued: 03/12/2018

Status: MCEH

Agenda No.: 006

Status: Active

Respondent: KOHL, CONNIE J; MORRIS, DAVID K
12783 87th St N, West Palm Beach, FL 33412-2320

CEO: Brian Burdett

Situs Address: 12783 87th St N, West Palm Beach, FL

Case No.: C-2018-03060031

PCN: 00-41-42-22-00-000-3490

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, electric fence gate has been erected or installed without a valid building permit.

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

Issued: 03/30/2018

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, Split Rail fence (wood wire) has been erected or installed without a valid building permit.

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

Issued: 03/30/2018

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, two post structures have been erected or installed without a valid building permit.

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

Issued: 03/30/2018

Status: MCEH

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.

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

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

Issued: 05/23/2017

Status: MCEH

Agenda No.: 008

Status: Active

Respondent: Flores, Eduardo

CEO: Adam M Osowsky

4863 Kirk Rd, Lake Worth, FL 33461-5319 United States

Situs Address: 4863 Kirk Rd, Lake Worth, FL

Case No.: C-2017-08110031

PCN: 00-42-44-25-00-000-6470

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: 08/14/2017

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: 08/14/2017

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: 08/14/2017

Status: MCEH

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, Wooden Fence has been erected or installed without a valid building permit.

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

Issued: 08/14/2017

Status: MCEH

Agenda No.: 009

Status: Active

Respondent: DAS, CHANDRALEKHA; DAS, MARKUS K

CEO: Ronald Ramos

174 Dove Cir, Royal Palm Beach, FL 33411-1705

Situs Address: 410 3rd St, West Palm Beach, FL

Case No.: C-2017-05090015

PCN: 00-42-44-01-11-000-0330

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.

>>More specifically, remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.

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

Issued: 05/09/2017

Status: MCEH

2 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.

>>More specifically, remove the boats and trailers from the front setback or other area between

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, remove all unlicensed/unregistered vehicles or obtain licenses/registrations for such vehicles. One vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.

Code: Unified Land Development Code - 6.A.1.D.19.a.2)
Issued: 05/09/2017 **Status:** MCEH

4 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.

>>More specifically, park the boats in the side or rear yard and screen the boats from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.

Code: Unified Land Development Code - 6.A.1.D.19.b.5)c)
Issued: 05/09/2017 **Status:** MCEH

cc: Das, Chandralekha
Das, Markus K

Agenda No.: 010 **Status:** Active
Respondent: BEAUCHARD, ANNETTE **CEO:** David T Snell
6112 Plains Dr, Lake Worth, FL 33463-1509
Situs Address: 1282 Westchester Dr E, West Palm Beach, FL **Case No:** C-2018-01030019
PCN: 00-42-43-26-18-002-0190 **Zoned:** RS

Violations:

1 **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: 01/16/2018 **Status:** MCEH

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

Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)
Issued: 01/16/2018 **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, _A FENCE has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 01/16/2018 **Status:** MCEH

Agenda No.: 011 **Status:** Active
Respondent: Stolonigo, Gregorio M; Cabrera, Maria Isabel P **CEO:** David T Snell
6302 Bishoff Rd, West Palm Beach, FL 33413-1005
Situs Address: 6302 Bishoff Rd, West Palm Beach, FL **Case No:** C-2018-01090020
PCN: 00-42-43-27-05-005-0460 **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: A 6ft wooden privacy fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 01/11/2018 **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: A Storage Shed has been erected or installed without a valid building permit.

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

Issued: 01/11/2018

Status: MCEH

Agenda No.: 012

Status: Active

Respondent: Roney, Gilbert; Geevarghese, Leena; Mathews, Chacko P
5257 Fox Trce, West Palm Beach, FL 33417

CEO: Rick E Torrance

Situs Address: 16076 67th Ct N, Loxahatchee, FL

Case No: C-2017-01120001

PCN: 00-40-42-36-00-000-1710

Zoned: AR

Violations:

2 **Details:** The pole barn has been enclosed, windows and doors were added and electrical work with lighting was done without first obtaining the required building permits.

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

Issued: 01/12/2017

Status: MCEH

3 **Details:** A fence with gates has been installed on the property without first obtaining the required building permits.

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

Issued: 01/12/2017

Status: MCEH

Agenda No.: 013

Status: Postponed

Respondent: Langworthy, David A Jr; McCandless, Heather A
16912 66th Ct N, Loxahatchee, FL 33470-3362

CEO: Rick E Torrance

Situs Address: 16912 66th Ct N, Loxahatchee, FL

Case No: C-2017-03070007

PCN: 00-40-42-36-00-000-4080

Zoned: AR

Violations:

1 **Details:** Erecting/installing an air conditioning system without first obtaining the required building permits is prohibited.

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

Issued: 03/10/2017

Status: CLS

2 **Details:** Erecting/installing a storage shed without first obtaining the required building permits is prohibited.

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

Issued: 03/10/2017

Status: CLS

3 **Details:** Erecting/installing a wooden structure/stable without first obtaining the required building permits is prohibited.

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

Issued: 03/10/2017

Status: MCEH

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

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

Issued: 03/10/2017

Status: CLS

5 **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: 03/10/2017

Status: MCEH

6 **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, heavy repair/salvage yard is prohibited.

Code: Unified Land Development Code - 4.A.7.C

vegetation:
greater than seven (7) inches in height when located on developed residential or developed nonresidential lots,
as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 03/10/2017 **Status:** MCEH

Agenda No.: 014 **Status:** Active
Respondent: Maza, Anthony L; Maza, Angela **CEO:** Rick E Torrance
5500 Military Trl, Ste 22146, Jupiter, FL 33458-2869
Situs Address: 14327 Joan Dr, Palm Beach Gardens, FL **Case No:** C-2018-07030003
PCN: 00-43-41-20-01-004-0120 **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 exterior door has been installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 07/10/2018 **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, an exterior door light has been installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 07/10/2018 **Status:** CLS
- 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, new windows have been installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 07/10/2018 **Status:** MCEH
- 4 **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 screened enclosure has been erected without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 07/10/2018 **Status:** CLS
- 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, obtain permit for all unpermitted construction activity.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 07/10/2018 **Status:** CLS

cc: Maza, Anthony L And Angel

Agenda No.: 015 **Status:** Active
Respondent: MILSTEAD, MICHAEL **CEO:** Rick E Torrance
17724 84th Ct N, Loxahatchee, FL 33470-5901
Situs Address: 17724 84th Ct N, Loxahatchee, FL **Case No:** C-2016-06100010
PCN: 00-40-42-23-00-000-7190 **Zoned:** AR

swales, gutters, culverts, ditches, erosion protection, and site grading necessary for the immediate drainage and rapid removal of storm water from building sites, streets, and areas of other land uses subject to damage or disruption by inundation in accordance with acceptable levels of service as established by the Plan.

Each single family residential lot shall be graded to drain along or within its property lines to the street or parking area providing immediate access, unless adequate common drainage facilities in expressed drainage easements with an established maintenance entity are provided to accommodate alternative drainage grading.

Code: Unified Land Development Code - 11.E.4.E.1.c

Issued: 07/26/2016

Status: CLS

- 2 **Details:** Erecting/installing an accessory structure stable/barn without first obtaining required building permits is prohibited.

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

Issued: 07/26/2016

Status: MCEH

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

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.

A Certificate of Completion may be issued upon satisfactory completion of a building, structure, electrical, gas, mechanical or plumbing system.

Permit B-2013-23404 Residential Fence is inactive.

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

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

PBC Amendments to FBC 6th Edition (2014) - 111.5

Issued: 07/26/2016

Status: MCEH

- 4 **Details:** Placing a shipping container on the property without first obtaining required building permits is prohibited.

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

Issued: 07/26/2016

Status: MCEH

Agenda No.: 016

Status: Active

Respondent: Travers, Stephen; Travers, Carol
2590 Monaco Ter, Palm Beach Gardens, FL 33410-1433

CEO: Rick E Torrance

Situs Address: 2590 Monaco Ter, West Palm Beach, FL

Case No.: C-2009-05150023

PCN: 00-43-41-32-12-000-0100

Zoned: RS

Violations:

- 1 **Details:** All accessory structures shall be maintained structurally sound and in good repair. Pool screen enclosure in disrepair. Top screens missing.

Code: Palm Beach County Property Maintenance Code - 302.4

Issued: 05/29/2009

Status: MCEH

- 2 **Details:** Uncultivated vegetation when greater than 7" in height when located on developed residential or developed non-residential lots is prohibited. Vegetation is overgrown.

Code: Palm Beach County Property Maintenance Code - 602.3

Issued: 05/29/2009

Status: MCEH

- 3 **Details:** Water clarity shall be maintained. When standing at the pool's edge at the deep end, the deepest portion of the swimming pool floor shall be visible. Pool water filled with algae and debris.

Code: Palm Beach County Property Maintenance Code - 302.4.1

Issued: 05/29/2009

Status: MCEH

cc: Travers Stephen, Travers Carol

Agenda No.: 017

Status: Postponed

Respondent: Daal, Gabriela; Daal Soares, Orlando Ernesto; Ramirez Arellano, Marianela
9212 Summit Centre Way, Apt 302, Orlando, FL 32810-5991

CEO: Brian Burdett

Situs Address: 11714 Orange Blvd, West Palm Beach, FL

Case No.: C-2018-01300018

or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed installed without a permit without a valid building permit.

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

Issued: 02/01/2018

Status: CLS

- 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, fencing and gates with lighting have been erected or installed without a valid building permit.

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

Issued: 02/01/2018

Status: MCEH

Agenda No.: 018

Status: Active

Respondent: Koslawy, Steven W

CEO: Jose Feliciano

16974 W Pimlico Dr, Loxahatchee, FL 33470-4027

Situs Address: 16974 W Pimlico Dr, Loxahatchee, FL

Case No.: C-2017-10110061

PCN: 00-40-43-24-00-000-3560

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. Specifically: Vegetative debris piles present throughout property.

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

Issued: 10/17/2017

Status: MCEH

- 2** **Details:** Any standing dead trees in close proximity to developed lots or rights-of-way shall be considered a nuisance.

Code: Palm Beach County Property Maintenance Code - Section 14-62 (7)

Issued: 10/17/2017

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, shipping container (Accessory Structure) being used for storage purposes that has been erected or installed without a valid building permit.

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

Issued: 10/17/2017

Status: MCEH

Agenda No.: 019

Status: Active

Respondent: Smith, Dusten C; Smith, Rhonda L

CEO: Rick E Torrance

16083 E Trafalgar Dr, Loxahatchee, FL 33470-4040

Situs Address: 16083 E Trafalgar Dr, Loxahatchee, FL

Case No.: C-2015-06030057

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

Zoned: AR

Violations:

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

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

Issued: 06/09/2015

Status: MCEH

- 2** **Details:** No equipment or materials used in the home occupation (First Air Conditioning) shall be stored or displayed outside of the dwelling, including driveways.

Code: Unified Land Development Code - 4.B.1.A.70.i

Issued: 06/09/2015

Status: MCEH

- 3** **Details:** Two utility structures, fencing and a swimming pool with deck have been installed or erected without first obtaining the required building permits.

such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. Permits B-2001-002868-Slab and B-2004-031893-reroofing have become inactive or have expired.

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

Issued: 06/09/2015

Status: MCEH

cc: Smith, Dustin And Rhonda

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. "