



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
JULY 19, 2017 9:00 AM**

**Special Magistrate: Alcolya St Juste**

**Agenda No.:** 001 **Status:** Active  
**Respondent:** Rampersad, Vishnu; Rampersad, Alison **CEO:** Frank H Amato  
 14576 Countryside Ln, Delray Beach, FL 33484-3502  
**Situs Address:** 14576 Country Side Ln, Delray Beach, FL **Case No:** C-2016-07260006  
**PCN:** 00-42-46-15-12-001-0150 **Zoned:** RH

**Violations:**

<b>1</b>	<b>Details:</b> Erecting/installing boat dock without first obtaining required building permits is prohibited. <b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1 <b>Issued:</b> 07/26/2016 <span style="float: right;"><b>Status:</b> MCEH</span>
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**Agenda No.:** 002 **Status:** Active  
**Respondent:** Demorato, Nicholas J **CEO:** Maggie Bernal  
 5546 1st Rd, Lake Worth, FL 33467-5612  
**Situs Address:** 5546 1st Rd, Lake Worth, FL **Case No:** C-2015-04270038  
**PCN:** 00-42-43-27-05-032-1920 **Zoned:** AR

**Violations:**

<b>1</b>	<b>Details:</b> 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. <b>Code:</b> Unified Land Development Code - 6.A.1.D.19.b.5)b) <b>Issued:</b> 04/28/2015 <span style="float: right;"><b>Status:</b> MCEH</span>
<b>2</b>	<b>Details:</b> 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. <b>Code:</b> Unified Land Development Code - 6.A.1.D.19.b.1) <b>Issued:</b> 04/28/2015 <span style="float: right;"><b>Status:</b> MCEH</span>
<b>3</b>	<b>Details:</b> Interior and/or exterior renovations/conversions including but not limited to repairs, alterations, and/or additions of building, electrical, plumbing, mechanical without the proper permits is prohibited. <b>Code:</b> Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 <b>Issued:</b> 04/28/2015 <span style="float: right;"><b>Status:</b> MCEH</span>
<b>4</b>	<b>Details:</b> Erecting/installing (free-standing) garage without first obtaining required building permits is prohibited. <b>Code:</b> Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 <b>Issued:</b> 04/28/2015 <span style="float: right;"><b>Status:</b> MCEH</span>

**Agenda No.:** 003 **Status:** Active  
**Respondent:** Western Way Office LLC **CEO:** Kenneth E Jackson  
 3411 Silverside Rd, Ste 104 Tatnall Building, Wilmington, DE  
 19810  
**Situs Address:** 5796 Western Way, Lake Worth, FL **Case No:** C-2013-08150027  
**PCN:** 00-42-45-10-01-005-0050 **Zoned:** AR

**Violations:**

<b>1</b>	<b>Details:</b> 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 Contractor's Storage Yard is not a permitted use in the AR-Agricultural Zoning District. 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. <b>Code:</b> Unified Land Development Code - 4.A.3.A - Use Matrix Table Unified Land Development Code - 4.A.3.A.7 Unified Land Development Code - 4.B.1.A.35. <b>Issued:</b> 12/30/2013 <span style="float: right;"><b>Status:</b> MCEH</span>
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| <b>2</b> | <p><b>Details:</b> 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 Repair and Maintenance, General (general repair and maintenance of equipment) is not a permitted use in the AR-Agricultural Zoning District. The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility.</p> <p><b>Code:</b> Unified Land Development Code - 4.A.3.A - Use Matrix Table<br/>         Unified Land Development Code - 4.A.3.A.7<br/>         Unified Land Development Code - 4.B.1.A.107.</p> <p><b>Issued:</b> 12/30/2013 <span style="float: right;"><b>Status:</b> MCEH</span></p> |
| <b>3</b> | <p><b>Details:</b> Constructing structures and additions to existing structures without first obtaining required building permits is prohibited.</p> <p><b>Code:</b> Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1</p> <p><b>Issued:</b> 12/30/2013 <span style="float: right;"><b>Status:</b> MCEH</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. The permit for a Pool Residential - In-Ground (B81005381), is inactive and the inspections for same were not completed.</p> <p><b>Code:</b> Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1</p> <p><b>Issued:</b> 12/30/2013 <span style="float: right;"><b>Status:</b> MCEH</span></p>   |
| <b>5</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, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 12/30/2013 <span style="float: right;"><b>Status:</b> MCEH</span></p>   |
| <b>6</b> | <p><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 (single family dwelling unit being used as an office).</p> <p><b>Code:</b> Palm Beach County Amendments to the Florida Building Code 2010 Edition - 111.1</p> <p><b>Issued:</b> 12/30/2013 <span style="float: right;"><b>Status:</b> MCEH</span></p>   |
| <b>7</b> | <p><b>Details:</b> One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained; the address shall be posted in a color contrasting that of the signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (c)</p> <p><b>Issued:</b> 12/30/2013 <span style="float: right;"><b>Status:</b> CLS</span></p>  |

cc: Ciklin Lubitz Martens & O'Connell  
 Western Way Office Llc  
 Western Way Office Llc

<b>Agenda No.:</b> 004	<b>Status:</b> Active
<b>Respondent:</b> Shadowwood Square Ltd 801 Arthur Godfrey Rd, Ste 600, Miami Beach, FL 33140-3320	<b>CEO:</b> Dwayne E Johnson
<b>Situs Address:</b> 20642 S State Road 7, 2 Building M, Boca Raton, FL	<b>Case No.:</b> C-2016-06060008
<b>PCN:</b> 00-42-47-18-14-003-0050	<b>Zoned:</b> CG

**Violations:**

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| <b>1</b> | <p><b>Details:</b> Cooking equipment used in processes producing smoke or grease laden vapors shall be equipped with an exhaust system that complies with all the equipment and performance requirements of this chapter.</p> <p>Prior to installation of any fire-extinguishing system, construction documents shall be reviewed and approved by the AHJ.</p> <p><b>Code:</b> National Fire Protection Association 1 - 50.2.1.1<br/>         National Fire Protection Association 1 - 50.4.1</p> <p><b>Issued:</b> 06/09/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p> |
| <b>2</b> | <p><b>Details:</b> Cooking equipment for the protection of grease removal devices, hood exhaust plenums, and exhaust duct systems shall be provided.</p> <p>Cooking equipment that produces grease-laden vapors and that might be a source of ignition of grease in the good, grease removal device, or duct shall be protected by fire-extinguishing equipment.</p>  |

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**Code:** National Fire Protection Association 1 - 50.4.2.2  
National Fire Protection Association 1 - 50.4.3.1  
**Issued:** 06/09/2016 **Status:** MCEH

cc: Shadowwood Square Ltd

**Agenda No.:** 005 **Status:** Postponed  
**Respondent:** LINDSAY, Stanford **CEO:** Ozmer M Kosal  
4587 Carribean Blvd, West Palm Beach, FL 33407-1862  
**Situs Address:** 5975 Caribbean Blvd, West Palm Beach, FL **Case No:** C-2016-10110008  
**PCN:** 00-42-43-01-05-017-0280 **Zoned:** RM

- Violations:**
- 1 **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:** 10/21/2016 **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 10/21/2016 **Status:** MCEH
  - 3 **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, Auto Repair and Maintenance, General.  
**Code:** Unified Land Development Code - 4.A.3.A - Use Matrix Table  
Unified Land Development Code - 4.A.3.A.7  
**Issued:** 10/21/2016 **Status:** MCEH
  - 4 **Details:** Erecting/installing a fence and shed without first obtaining the required building permits is prohibited.  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.1  
**Issued:** 10/21/2016 **Status:** MCEH

**Agenda No.:** 006 **Status:** Postponed  
**Respondent:** Stevens, Jerry M; Stevens, Deborah M **CEO:** Michelle I Malkin-Daniels  
21 Travelo Dr, Wayne, NJ 07470-7372  
**Situs Address:** 4311 Okeechobee Blvd, 62, West Palm Beach, FL **Case No:** C-2016-02030032  
**PCN:** 00-42-43-24-14-000-0620 **Zoned:** CG

- Violations:**
- 1 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.4.1  
**Issued:** 02/04/2016 **Status:** MCEH

**Agenda No.:** 007 **Status:** Active  
**Respondent:** Palm Lake Condominium Association Inc. **CEO:** Rick E Torrance  
622 Banyan Trl, Ste 150, Boca Raton, FL 33431  
**Situs Address:** Via Palm Lk, West Palm Beach, FL **Case No:** C-2016-02240041  
**PCN:** **Zoned:** PUD

- Violations:**
- 1 **Details:** Erecting/installing/Renovating without first obtaining required building permits is prohibited.  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.1  
**Issued:** 03/21/2016 **Status:** MCEH

cc: Law Offices Of Michael D. Birnholz, P.A.  
Palm Lake Condominium Association Inc.  
Palm Lake Condominium Association, Inc.

**Agenda No.:** 008 **Status:** Postponed  
**Respondent:** Lantana Capital Corp **CEO:** Deb L Wiggins  
6894 Lake Worth Rd, Ste 101, Lake Worth, FL 33467  
**Situs Address:** 3570 Lantana Rd, Lake Worth, FL **Case No:** C-2015-11120022  
**PCN:** 00-43-45-06-06-003-0031 **Zoned:** CG

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- Violations:**
- 1 **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:  
greater than seven (7) inches in height when located on developed residential or developed nonresidential lots,  
as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 04/15/2016 **Status:** MCEH
  - 2 **Details:** Erecting/installing chain link fencing without first obtaining required building permits is prohibited.  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.1  
**Issued:** 04/15/2016 **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 (E-2012-017857-0000 Electrical, is inactive).  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.4.1  
**Issued:** 04/15/2016 **Status:** MCEH
  - 5 **Details:** All parking lots shall be maintained in good condition to prevent any hazards, such as cracked asphalt or potholes.  
**Code:** Unified Land Development Code - 6.A.1.D.14.b.4)  
**Issued:** 04/15/2016 **Status:** CLS
  - 6 **Details:** Wheel stops or continuous curbing shall be placed two and one half feet (2.5') back from walls, poles, structures, pedestrian walkways and landscaped areas.  
**Code:** Unified Land Development Code - 6.A.1.D.14.b.4)b)a)  
**Issued:** 04/15/2016 **Status:** CLS

cc: Lantana Capital Corp  
Lantana Capital Corp

**Agenda No.:** 009 **Status:** Active  
**Respondent:** Vargas, Luz M **CEO:** Deb L Wiggins  
5121 Pine Abbey Dr S, West Palm Beach, FL 33415-7478  
**Situs Address:** 4883 Pimlico Ct, West Palm Beach, FL **Case No:** C-2016-05030018  
**PCN:** 00-42-44-12-29-000-2050 **Zoned:** RM

- Violations:**
- 1 **Details:** Conducting Interior/exterior renovations without first obtaining required building permits is prohibited (walls, interior doors, exterior doors).  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.1  
**Issued:** 06/24/2016 **Status:** MCEH
  - 2 **Details:** Enclosing/altering an attached accessory structure without first obtaining required building permits is prohibited.  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.1  
**Issued:** 06/24/2016 **Status:** MCEH
  - 3 **Details:** Erecting/installing a detached accessory structure without first obtaining required building permits is prohibited.  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.1  
**Issued:** 06/24/2016 **Status:** MCEH
  - 4 **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 (this includes an inoperable vehicle, tires and other miscellaneous items).  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 06/24/2016 **Status:** MCEH
  - 5 **Details:** Erecting/installing a plumbing fixture on the front elevation of the primary structure without first obtaining required building permits is prohibited.  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.1  
**Issued:** 06/24/2016 **Status:** MCEH

cc: Pbso  
Vargas, Luz M

**Agenda No.:** 010 **Status:** Active  
**Respondent:** Velez, Anna M **CEO:** Deb L Wiggins  
4590 Carver St, Lake Worth, FL 33463-2222  
**Situs Address:** 4590 Carver St, Lake Worth, FL **Case No:** C-2016-07010002

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**PCN:** 00-42-44-24-10-000-7960

**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 (no inoperative vehicles observed, all other items appear to or may be discovered to be present).  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 09/09/2016 **Status:** MCEH

**Agenda No.:** 011

**Status:** Active

**Respondent:** Welch, Richard K; Lynch Welch, Lisa M  
2355 Palm Rd, West Palm Beach, FL 33406-8749

**CEO:** Kenneth E Jackson

**Situs Address:** 2355 Palm Rd, West Palm Beach, FL

**Case No:** C-2016-08090012

**PCN:** 00-43-44-17-16-000-0990

**Zoned:** RS

**Violations:**

- 1** **Details:** Erecting/installing a carport without first obtaining required building permits is prohibited.  
The first violation was case number 2011-02070015 and was hear on 10/7/2011.  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.1  
**Issued:** 08/16/2016 **Status:** MCEH
- 2** **Details:** Erecting/installing canopy without first obtaining required building permits is prohibited.  
The first violation was case number 2012-05040009 and was hear on 10/5/2012.  
**Code:** PBC Amendments to FBC 5th Edition (2014) - 105.1  
**Issued:** 08/16/2016 **Status:** MCEH
- 3** **Details:** Access connections for lots located on local or residential access streets shall maintain a minimum set back from a side or rear lot line as follows:  
1) Single-family or Multi-family 2 feet  
The first violation was case number 2015-02050021 and was hear on 7/1/2015.  
**Code:** Unified Land Development Code - 6.C.1.A.1.a.1)  
**Issued:** 08/16/2016 **Status:** MCEH

**Agenda No.:** 012

**Status:** Active

**Respondent:** Probate Properties Llc  
6100 Hollywood Blvd, Ste 505, Hollywood, FL 33024-7948

**CEO:** Charles Zahn

**Situs Address:** 9394 Rodeo Dr, Lake Worth, FL

**Case No:** C-2016-05270010

**PCN:** 00-42-44-19-01-009-0030

**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.  
More Specifically:(open storage of vegetative debris)  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 06/15/2016 **Status:** MCEH
- 2** **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:  
greater than seven (7) inches in height when located on developed residential or developed nonresidential lots,  
as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.  
More Specifically:(yard area overgrown)  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 06/15/2016 **Status:** MCEH

**cc:** Probate Properties Llc  
Probate Properties Llc

**Agenda No.:** 013

**Status:** Active

**Respondent:** LN & N Corp of 2233  
640 Clematis St, 308, West Palm Beach, FL 33401-5306

**CEO:** Dennis A Hamburger

**Situs Address:** 2233 Indian Rd, West Palm Beach, FL

**Case No:** C-2016-06220026

**PCN:** 00-42-43-24-00-000-5270

**Zoned:** CG

**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, construction debris, automotive parts, tires, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 08/04/2016 **Status:** MCEH

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| <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 style="margin-left: 40px;">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> 08/04/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p> |
| <b>3</b> | <p><b>Details:</b> Every sign for which a building permit is required shall be plainly marked with the corresponding permit number issued for the sign. The permit number shall be marked on permanent material with a contrasting color in numbers at least one inch in height</p> <p><b>Code:</b> Unified Land Development Code - 8.E.2.A</p> <p><b>Issued:</b> 08/04/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p>  |
| <b>4</b> | <p><b>Details:</b> The site plan, number 81-214, shall be the controlling plan for conditional uses, requested uses or PDDs listed below. All development site elements including, but not limited to: ingress/egress, density, and intensity in the proposed project shall be consistent with the site plan number 81-214. All plats shall be consistent with the site plan. In cases of conflict between plans, the most recently approved BCC plan or DRO final site plan, as applicable, shall prevail.</p> <p><b>Code:</b> Unified Land Development Code - 2.A.1.G.3.e</p> <p><b>Issued:</b> 08/04/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p>  |
| <b>5</b> | <p><b>Details:</b> Erecting/installing a driveway with turnout without first obtaining required building permits is prohibited.</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1</p> <p><b>Issued:</b> 08/04/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p>   |
| <b>6</b> | <p><b>Details:</b> The site plan, number 81-214 shall be the controlling plan for conditional uses, requested uses or PDDs listed below. All development site elements including, but not limited to: ingress/egress, density, and intensity in the proposed project shall be consistent with the site plan 81-214. All plats shall be consistent with the site plan number 81-214. In cases of conflict between plans, the most recently approved BCC plan or DRO final site plan, as applicable, shall prevail.</p> <p><b>Code:</b> Unified Land Development Code - 2.A.1.G.3.e</p> <p><b>Issued:</b> 08/04/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p>  |

cc: Code Enforcement

<b>Agenda No.:</b> 014		<b>Status:</b> Active												
<b>Respondent:</b> Gordon, Stanley		<b>CEO:</b> Kenneth E Jackson												
	700 Snead Cir, West Palm Beach, FL 33413-1232													
<b>Situs Address:</b> 700 Snead Cir, West Palm Beach, FL		<b>Case No:</b> C-2016-03250017												
<b>PCN:</b> 00-42-43-35-18-014-0140		<b>Zoned:</b> RM												
<b>Violations:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;"><b>1</b></td> <td style="padding: 5px;"> <p><b>Details:</b> Erecting/installing making two bedrooms out of the living room without first obtaining required building permits is prohibited.</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1</p> <p><b>Issued:</b> 03/25/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p> </td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>2</b></td> <td style="padding: 5px;"> <p><b>Details:</b> Erecting/installing family room into two bedrooms without first obtaining required building permits is prohibited.</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1</p> <p><b>Issued:</b> 03/25/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p> </td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>3</b></td> <td style="padding: 5px;"> <p><b>Details:</b> Erecting/installing air conditioner without first obtaining required building permits is prohibited.</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1</p> <p><b>Issued:</b> 03/25/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p> </td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>4</b></td> <td style="padding: 5px;"> <p><b>Details:</b> Erecting/installing front porch extension without first obtaining required building permits is prohibited.</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1</p> <p><b>Issued:</b> 03/25/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p> </td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>5</b></td> <td style="padding: 5px;"> <p><b>Details:</b> Erecting/installing a room on the back of the shed without first obtaining required building permits is prohibited.</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1</p> <p><b>Issued:</b> 03/25/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p> </td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>6</b></td> <td style="padding: 5px;"> <p><b>Details:</b> Erecting/installing electric in the shed without first obtaining required building permits is prohibited.</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1</p> <p><b>Issued:</b> 03/25/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p> </td> </tr> </table>		<b>1</b>	<p><b>Details:</b> Erecting/installing making two bedrooms out of the living room without first obtaining required building permits is prohibited.</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1</p> <p><b>Issued:</b> 03/25/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p>	<b>2</b>	<p><b>Details:</b> Erecting/installing family room into two bedrooms without first obtaining required building permits is prohibited.</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1</p> <p><b>Issued:</b> 03/25/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p>	<b>3</b>	<p><b>Details:</b> Erecting/installing air conditioner without first obtaining required building permits is prohibited.</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1</p> <p><b>Issued:</b> 03/25/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p>	<b>4</b>	<p><b>Details:</b> Erecting/installing front porch extension without first obtaining required building permits is prohibited.</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1</p> <p><b>Issued:</b> 03/25/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p>	<b>5</b>	<p><b>Details:</b> Erecting/installing a room on the back of the shed without first obtaining required building permits is prohibited.</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1</p> <p><b>Issued:</b> 03/25/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p>	<b>6</b>	<p><b>Details:</b> Erecting/installing electric in the shed without first obtaining required building permits is prohibited.</p> <p><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1</p> <p><b>Issued:</b> 03/25/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p>
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**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**JULY 19, 2017 9:00 AM**

- |           |   |
|-----------|---|
| <b>7</b>  | <b>Details:</b> Erecting/installing electric in the house without first obtaining required building permits is prohibited.<br><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1<br><b>Issued:</b> 03/25/2016<br><b>Status:</b> MCEH         |
| <b>8</b>  | <b>Details:</b> Erecting/installing electric to the utility room without first obtaining required building permits is prohibited.<br><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1<br><b>Issued:</b> 03/25/2016<br><b>Status:</b> MCEH  |
| <b>9</b>  | <b>Details:</b> Erecting/installing fence without first obtaining required building permits is prohibited.<br><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1<br><b>Issued:</b> 03/25/2016<br><b>Status:</b> MCEH                         |
| <b>10</b> | <b>Details:</b> Erecting/installing a driveway, patio and walkway without first obtaining required building permits is prohibited.<br><b>Code:</b> PBC Amendments to FBC 5th Edition (2014) - 105.1<br><b>Issued:</b> 03/25/2016<br><b>Status:</b> MCEH |

cc: Gordon, Stanley

<b>Agenda No.:</b> 015	<b>Status:</b> Active
<b>Respondent:</b> Guillaume, Louis 258 NE 20th St, Delray Beach, FL 33444-4216	<b>CEO:</b> Ozmer M Kosal
<b>Situs Address:</b> 5375 Helene Pl, West Palm Beach, FL	<b>Case No.:</b> C-2016-02250053
<b>PCN:</b> 00-42-43-02-01-009-0250	<b>Zoned:</b> RM

<b>Violations:</b>	<b>1</b> <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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 02/25/2016 <b>Status:</b> MCEH
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<b>Agenda No.:</b> 016	<b>Status:</b> Active
<b>Respondent:</b> UM RE Holdings, LLC 7284 W Palmetto Park Rd, Ste 101, Boca Raton, FL 33433	<b>CEO:</b> Dwayne E Johnson
<b>Situs Address:</b> 8301 Stage Coach Ln, Boca Raton, FL	<b>Case No.:</b> C-2014-12300003
<b>PCN:</b> 00-42-43-27-05-071-0944	<b>Zoned:</b> AGR

<b>Violations:</b>	<b>1</b> <b>Details:</b> Erecting/installing structures without first obtaining required building permits is prohibited. <b>Code:</b> Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 <b>Issued:</b> 12/31/2014 <b>Status:</b> MCEH
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cc: Saraga/Lipshy, Pl.  
Um Re Holdings, 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. "