



**CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 16, 2020 1:00 PM**

Special Magistrate: Richard Gendler

Agenda No.: 001 **Status:** Active
Respondent: Ricardo, Karina **CEO:** Jose Feliciano
4157 Kent Ave, Lake Worth, FL 33461-1713
Situs Address: 4157 Kent Ave, Lake Worth, FL **Case No:** C-2019-03180019
PCN: 00-42-44-13-23-000-0280 **Zoned:** RM

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. Specifically; commercial dump truck parked at property that does not meet criteria or conditions of this code section.

No person shall park, store, or keep equipment, a commercial vehicle, recreational vehicle, marine vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, on any public street, or other thoroughfare or any R-O-W within a residential district for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.A.1.D.19.a.1)
Unified Land Development Code - 6.A.1.D.19.b.1)
Issued: 03/18/2019 **Status:** CLS
- 2 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Specifically; asphalt driveway in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 03/18/2019 **Status:** MCEH
- 3 **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, property being used for the operation of a commercial trucking business in a residential Zoning district .

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, commercial trucking business being operated from property without an approved Business Tax Receipt.
Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17
Unified Land Development Code - 4.A.7.C.5
Issued: 03/18/2019 **Status:** CLS

Agenda No.: 002 **Status:** Active
Respondent: ROBERT C MALT & CO **CEO:** Jodi A Guthrie
12161 KEN ADAMS Way, Ste 220, Wellington, FL 33414
Situs Address: 1510 Forest Lakes Cir, West Palm Beach, FL **Case No:** C-2018-08210016
PCN: 00-42-44-12-22-003-0000 **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, but not limited to, the overgrown / noxious vegetation, tree debris and all trash must be removed
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/22/2018 **Status:** MCEH
- 2 **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:
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.

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Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)
Issued: 08/22/2018 **Status:** MCEH

3 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, but not limited to, must repair missing / damaged fence or remove the fence. Must obtain proper permit.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)
Issued: 08/22/2018 **Status:** MCEH

cc: Robert C Malt & Co
Robert C. Malt And Co.
Robert C. Malt And Co.

Agenda No.: 003 **Status:** Active
Respondent: Pappas, Keith M; Pappas, Holly R **CEO:** Nick N Navarro
10684 Santa Laguna Dr, Boca Raton, FL 33428-1207
Situs Address: 23305 Barlake Dr, Boca Raton, FL **Case No:** C-2019-08190007
PCN: 00-42-47-32-03-000-0220 **Zoned:** RS

Violations:

1 **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.

Including but not limited to permit # B-2018-034297-0000 Reroofing - SFD Three Guys Roofing In... Pappas, Keith M 23305 Barlake Dr, Boca Raton has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 08/19/2019 **Status:** MCEH

cc: Pappas, Keith And Holly

Agenda No.: 004 **Status:** Active
Respondent: CN-VN INC **CEO:** Elizabeth A Gonzalez
22401 Cervantes Ln, Boca Raton, FL 33428-6101
Situs Address: 9374 SW 3rd St, Unit 717 Building 7, Boca Raton, FL **Case No:** C-2019-04080008
PCN: 00-42-47-30-13-000-7170 **Zoned:** RH

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, interior renovations has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 04/12/2019 **Status:** MCEH

Agenda No.: 005 **Status:** Active
Respondent: Walker, Rebecca **CEO:** Maggie Bernal
4450 Potomac Ave, West Palm Beach, FL 33406-5735
Situs Address: 4450 Potomac Ave, West Palm Beach, FL **Case No:** C-2017-05170009
PCN: 00-42-44-12-01-000-0060 **Zoned:** UI

Violations:

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: 05/23/2017 **Status:** MCEH

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| 3 | 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: 05/23/2017 Status: MCEH |
| 4 | Details: Erecting/installing fence without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 6th Edition (2014) - 105.1 Issued: 05/23/2017 Status: MCEH |
| 5 | Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) Issued: 05/23/2017 Status: MCEH |

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| Agenda No.: 006 | Status: Active |
| Respondent: B N Estates LLC 6627 Winfield Blvd, Apt 110, Pompano Beach, FL 33063-7160 | CEO: Caroline Foulke |
| Situs Address: 7815 Terrace Rd, Lake Worth, FL | Case No: C-2018-07170041 |
| PCN: 00-43-45-10-07-000-0820 | Zoned: RM |

Violations:

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| 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: 07/17/2018 Status: CLS |
| 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: 07/17/2018 Status: CLS |

cc: Haim, Lital

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| Agenda No.: 007 | Status: Active |
| Respondent: WEINSTEIN, STAN H 12744 85th Rd N, West Palm Beach, FL 33412-2649 | CEO: RI Thomas |
| Situs Address: 12744 85th Rd N, West Palm Beach, FL | Case No: C-2018-09280008 |
| PCN: 00-41-42-22-00-000-3960 | Zoned: AR |

Violations:

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| 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, disabled vehicle and appliances Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 09/28/2018 Status: MCEH |
| 2 | Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Code: Palm Beach County Property Maintenance Code - Section 14-33 (a) Palm Beach County Property Maintenance Code - Section 14-33 (b) Palm Beach County Property Maintenance Code - Section 14-33 (f) Issued: 09/28/2018 Status: MCEH |

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. "