



**CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JUNE 26, 2018 9:00 am**

Special Magistrate: Thomas H Dougherty

Agenda No.: 001 **Status:** Active
Respondent: Lawrence, Essie O; Lawrence, Mary **CEO:** Brian Burdett
 11617 68th St N, West Palm Beach, FL 33412-1851
Situs Address: 11617 68th St N, West Palm Beach, FL **Case No:** C-2017-08140030
PCN: 00-41-42-35-00-000-3090 **Zoned:** AR

Violations:

1	<p>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.</p> <p>More specifically: Open storage including but not limited to tarps, construction equipment and tools.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 08/15/2017 Status: MCEH</p>
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Agenda No.: 002 **Status:** Active
Respondent: Pineda, Elida Christina **CEO:** Caroline Foulke
 1847 Manor Ave, Lot 36, West Palm Beach, FL 33409
Situs Address: 1847 Manor Ave, West Palm Beach, FL **Case No:** C-2015-03250011
PCN: **Zoned:**

Violations:

1	<p>Details: Erecting/installing screen enclosed porch and storage room without first obtaining required building permits is prohibited.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 Issued: 04/03/2015 Status: MCEH</p>
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cc: Lakeside Mobile Home Park

Agenda No.: 003 **Status:** Active
Respondent: ARGENTINE, CHUCK J; ARGENTINE, FRANKIE **CEO:** Elizabeth A Gonzalez
 PO BOX 721, Jupiter, FL 33468-0721
Situs Address: 106 Northview Dr, Jupiter, FL **Case No:** C-2017-08150035
PCN: 00-42-41-01-05-006-0030 **Zoned:** RM

Violations:

1	<p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 09/05/2017 Status: MCEH</p>
2	<p>Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) Issued: 09/05/2017 Status: MCEH</p>

Agenda No.: 004 **Status:** Active
Respondent: FEYZIOGLU, OZER **CEO:** Dwayne E Johnson
 22769 N Bay Cir, Boca Raton, FL 33428-5714
Situs Address: 22769 N Bay Cir, Boca Raton, FL **Case No:** C-2017-04110031
PCN: 00-41-47-25-02-000-2720 **Zoned:** AR

Violations:

1	<p>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.</p> <p>Code: Unified Land Development Code - 6.A.1.D.19.a.2) Issued: 04/12/2017 Status: MCEH</p>
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Code: Unified Land Development Code - 6.A.1.D.19.b.5)b)
Issued: 10/17/2016 **Status:** MCEH

Agenda No.: 008 **Status:** Active
Respondent: Carter, Robert Jr **CEO:** Rick E Torrance
 13756 79th Ct N, West Palm Beach, FL 33412-2189
Situs Address: 13756 79th Ct N, West Palm Beach, FL **Case No.:** C-2015-09280039
PCN: 00-41-42-28-00-000-3300 **Zoned:** AR

- Violations:**
- 1 **Details:** No equipment or materials used in the home occupation shall be stored or displayed outside of the dwelling, including driveways.
Code: Unified Land Development Code - 4.B.1.A.70.i
Issued: 05/27/2016 **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: 05/27/2016 **Status:** MCEH
 - 3 **Details:** Erecting/installing fabric carports without first obtaining required building permits is prohibited.

 More specifically both carport canopy structures require building permits.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 05/27/2016 **Status:** CLS
 - 4 **Details:** Erecting/installing modular structure without first obtaining required building permits is prohibited.

 More specifically prefab modular structure installed on West side of property.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 05/27/2016 **Status:** MCEH
 - 5 **Details:** Erecting/installing storage structure without first obtaining required building permits is prohibited.

 More specifically storage structure on West side of property.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 05/27/2016 **Status:** MCEH

Agenda No.: 009 **Status:** Active
Respondent: Jacobs, Ronald; Jacobs, Carol **CEO:** Rick E Torrance
 14232 86th Rd N, Loxahatchee, FL 33470-4386
Situs Address: 14232 86th Rd N, Loxahatchee, FL **Case No.:** C-2015-07080018
PCN: 00-41-42-20-00-000-2040 **Zoned:** AR

- Violations:**
- 1 **Details:** The residential character of the dwelling in terms of exterior appearance and interior space shall not be altered or changed to accommodate a home occupation.
Code: Unified Land Development Code - 4.B.1.A.70.c
Issued: 07/10/2015 **Status:** CLS
 - 2 **Details:** No equipment or materials used in the home occupation shall be stored or displayed outside of the dwelling, including driveways.
Code: Unified Land Development Code - 4.B.1.A.70.i
Issued: 07/10/2015 **Status:** MCEH
 - 3 **Details:** One business related vehicle per dwelling unit not over one ton rated capacity may be parked at the home, provided the vehicle is registered to a resident of the dwelling, commercial vehicles are prohibited.
Code: Unified Land Development Code - 4.B.1.A.70.1
Issued: 07/10/2015 **Status:** MCEH
 - 4 **Details:** Erecting/installing shed without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 07/10/2015 **Status:** MCEH
 - 5 **Details:** Erecting/installing an accessory structure without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 07/10/2015 **Status:** MCEH

Agenda No.: 010 **Status:** Active
Respondent: Milstead, Alan David **CEO:** Rick E Torrance
 17724 84th Ct N, Loxahatchee, FL 33470-5901

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Situs Address: 6504 Avocado Blvd, West Palm Beach, FL
PCN: 00-41-42-33-00-000-2060

Case No: C-2017-01050014
Zoned: AR

Violations:

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| 1 | <p>Details: Erecting/installing fencing with gates and a wooden structure with electrical service without first obtaining the required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1</p> <p>Issued: 01/06/2017 Status: MCEH</p> |
| 2 | <p>Details: No structure or land shall hereafter be located, extended, converted, developed, built or structurally altered without full compliance with the terms of this Article and other applicable regulations.</p> <p>Methods of Reducing Flood Losses
 In order to accomplish its objectives, this Article includes methods and provisions for:</p> <ol style="list-style-type: none"> 1. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in adverse impacts from erosion, flood heights or floodwater velocities; 2. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage throughout their intended life span; 3. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters; 4. Controlling filling, grading, dredging, minimum floor elevations and other construction detail which may affect flood damage to buildings; and 5. Preventing or regulating the construction of flood barriers that will unnaturally divert floodwaters, which may increase flood hazards in other areas. <p>Requirement for Building Permit and Elevation Confirmation
 A building permit shall be required in conformance with the provisions of this Article and building codes prior to the commencement of any building activities. All required minimum elevations for building floors or components shall be confirmed by a certified survey prior to subsequent building inspections.</p> <p>Code: Unified Land Development Code - 18.A.1.D
 Unified Land Development Code - 18.A.1.E
 Unified Land Development Code - 18.A.1.F</p> <p>Issued: 01/06/2017 Status: MCEH</p> |

Agenda No.: 011

Status: Active

Respondent: Schomann, Mark
 10236 154th Rd N, Jupiter, FL 33478-6824

CEO: Rick E Torrance

Situs Address: 10236 154th Rd N, Jupiter, FL
PCN: 00-41-41-13-00-000-5190

Case No: C-2016-07220028
Zoned: AR

Violations:

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| 1 | <p>Details: Electrical change of service was performed without first obtaining required building permits.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1</p> <p>Issued: 08/05/2016 Status: CLS</p> |
| 2 | <p>Details: A wooden deck was installed without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1</p> <p>Issued: 08/05/2016 Status: MCEH</p> |
| 3 | <p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)</p> <p>Issued: 08/05/2016 Status: MCEH</p> |
| 4 | <p>Details: A tiki hut, complete with running water and electric was installed without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1</p> <p>Issued: 08/05/2016 Status: MCEH</p> |
| 5 | <p>Details: An accessory structure (storage unit attached to the side of the garage) complete with electric was installed without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1</p> <p>Issued: 08/05/2016 Status: MCEH</p> |
| 6 | <p>Details: An accessory structure (outside bathroom complete with running water, toilet and lights) was installed without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1</p> <p>Issued: 08/05/2016 Status: CLS</p> |
| 7 | <p>Details: Security lights were installed without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1</p> <p>Issued: 08/05/2016 Status: CLS</p> |
| 8 | <p>Details: An accessory structure (detached metal storage unit-Pre-engineered steel building 30 x 56) was installed without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1</p> <p>Issued: 08/05/2016 Status: MCEH</p> |

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4	<p>Details: Erecting/installing storage container without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1</p> <p>Issued: 02/16/2017 Status: SMO</p>
5	<p>Details: 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, allowing expansion of adjacent commercial operation on to this property is not permitted. The commercial establishment may not use this residential property for storage, parking or any other activity.</p> <p>Code: Unified Land Development Code - 4.A.3.A.7</p> <p>Issued: 02/16/2017 Status: SMO</p>
6	<p>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 (the majority of the items exist with the exception of the fact that no inoperable vehicles are observed on the premises).</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 02/16/2017 Status: MCEH</p>
7	<p>Details: Changing out window/s without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1</p> <p>Issued: 02/16/2017 Status: MCEH</p>

Agenda No.: 016

Status: Active

Respondent: ELB Management LLC
102 Via Palacio, Palm Beach Gardens, FL 33418

CEO: Deb L Wiggins

Situs Address: 1890 Abbey Rd, West Palm Beach, FL

Case No.: C-2016-08050012

PCN: 00-42-44-11-17-006-0000

Zoned: RM

Violations:

1	<p>Details: Required parking spaces shall not be used for the storage, sale or display of goods or materials or for the sale, repair, or servicing of vehicles. All vehicles parked within off-street parking areas shall be registered and capable of moving under their own power.</p> <p>Code: Unified Land Development Code - 6.A.1.D.3</p> <p>Issued: 12/19/2016 Status: CLS</p>
2	<p>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, inoperable vehicles, auto parts, garbage, trash, vegetative debris or similar items.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 12/19/2016 Status: CLS</p>
3	<p>Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited.</p> <p>Code: Unified Land Development Code - 8.C.1</p> <p>Issued: 12/19/2016 Status: MCEH</p>
4	<p>Details: Window signs not exceeding 20 percent coverage of each glass window or glass door to which the sign is attached. Any sign either hung within two feet of a window or attached to a display located within two feet of a window is considered a window sign. (There are window signs in excess of the maximum allowable 20% coverage).</p> <p>Code: Unified Land Development Code - 8.B.4.</p> <p>Issued: 12/19/2016 Status: MCEH</p>
5	<p>Details: Renovating tenant space (former laundromat tenant space) without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1</p> <p>Issued: 12/19/2016 Status: MCEH</p>
6	<p>Details: Required or preserved vegetation that becomes damaged, diseased, removed or is dead shall be immediately replaced with plant material to comply with the approved standards and height requirements of this Article or conditions of approval, whichever is greater.</p> <p>Code: Unified Land Development Code - 7.E.8</p> <p>Issued: 12/19/2016 Status: MCEH</p>
8	<p>Details: Altering salon tenant space without first obtaining required building permits is prohibited (electrical and plumbing installed without permits).</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1</p> <p>Issued: 12/19/2016 Status: MCEH</p>

