



**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

Special Magistrate: Christy L Goddeau
Contested

Special Magistrate: Thomas H Dougherty
Non-Contested

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

Agenda No.: 001 **Status:** Removed
Respondent: Sheppard, Tarista K **CEO:** Maggie Bernal
 7555 Coconut Rd, Lake Worth, FL 33467-6423
Situs Address: 7555 Coconut Dr, Lake Worth, FL **Case No:** C-2014-12110009
PCN: 00-42-43-27-05-032-8420 **Zoned:** AR

Violations:

<p>1</p>	<p>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.</p> <p>Code: Unified Land Development Code - 6.A.1.D.19.b.5)b)</p> <p>Issued: 12/16/2014 Status: CLS</p>
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Agenda No.: 002 **Status:** Active
Respondent: JOHNSON, GARY Jr **CEO:** Bobbie R Boynton
 16112 E Calder Dr, Loxahatchee, FL 33470-4139
Situs Address: 16112 E Calder Dr, Loxahatchee, FL **Case No:** C-2014-12040020
PCN: 00-40-43-25-00-000-5040 **Zoned:** AR

Violations:

<p>1</p>	<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)</p> <p>Issued: 12/12/2014 Status: CEH</p>
<p>2</p>	<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, operating automotive repair from your residential property is prohibited.</p> <p>Code: Unified Land Development Code - 4.A.3.A.7</p> <p>Issued: 12/12/2014 Status: CEH</p>
<p>3</p>	<p>Details: Erecting/installing ACCESSORY STRUCTURES without first obtaining required building permits is prohibited.</p> <p>A Certificate of Completion may be issued upon satisfactory completion of a building, structure, electrical, gas, mechanical or plumbing system.</p> <p>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>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 Palm Beach County Amendments to the Florida Building Code 2010 Edition - 110.3.10 Palm Beach County Amendments to the Florida Building Code 2010 Edition - 111.4</p> <p>Issued: 12/12/2014 Status: CEH</p>

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4 **Details:** A maximum of seven vehicles may be parked outdoors on a lot supporting a single family residential use.
 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)
 Unified Land Development Code - 6.A.1.D.20.a

Issued: 12/12/2014 **Status:** CEH

Agenda No.: 003 **Status:** Removed
Respondent: PROBATE PROPERTIES LLC **CEO:** Bobbie R Boynton
 1201 Orange St, Ste 600 One Commerce Center, Wilmington,
 DE 19801

Situs Address: 9394 Rodeo Dr, Lake Worth, FL **Case No:** C-2014-09290028
PCN: 00-42-44-19-01-009-0030 **Zoned:** AR

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.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/03/2014 **Status:** CLS

3 **Details:** Erecting/installing a metal shed without first obtaining required building permits is prohibited.

Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 11/03/2014 **Status:** CLS

cc: Probate Properties Llc

Agenda No.: 004 **Status:** Postponed
Respondent: SALVADOR, ALICIA **CEO:** Bobbie R Boynton
 7734 St Andrews Rd, Lake Worth, FL 33467-1208

Situs Address: 7734 St Andrews Rd, Lake Worth, FL **Case No:** C-2014-10220022
PCN: 00-42-44-20-01-000-0610 **Zoned:** RS

Violations:

1 **Details:** Erecting/installing a paver system driveway to include turnout without first obtaining required building permits is prohibited.

Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 11/03/2014 **Status:** CEH

cc: Engineering Road Bridge

Agenda No.: 005 **Status:** Removed
Respondent: Bennett, Jonathan D; Bennett, Leslie A **CEO:** Matthew M Doumas
 4135 Birchwood Dr, Boca Raton, FL 33487-2271

Situs Address: 4135 Birchwood Dr, Boca Raton, FL **Case No:** C-2014-08060021
PCN: 00-42-46-36-06-021-0130 **Zoned:** RS

Violations:

1 **Details:** 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: 10/03/2014 **Status:** REF

2 **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.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (d) (1)
Issued: 10/03/2014 **Status:** REF

3 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically: The wooden fence is in disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)
Issued: 10/03/2014 **Status:** REF

Agenda No.: 006 **Status:** Active
Respondent: Millican-Samuelson, Camilla **CEO:** Matthew M Doumas
 15358 Strathearn Dr, Apt 12701, Delray Beach, FL
 33446-2842

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

Situs Address: 15358 Strathearn Dr, Unit 12701 Building 127, Delray Beach, FL
Case No: C-2014-11180013
PCN: 00-42-46-21-18-127-0010
Zoned: RTS

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.
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. More specifically: Plumbing permit, #P-2014-001465, issued for the installation of a hot water heater is inactive. A passing final inspection has not been obtained.

Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1
Palm Beach County Amendments to the Florida Building Code 2010 Edition - 110.3.10

Issued: 11/25/2014
Status: CEH

Agenda No.: 007
Respondent: Murphy, Michelle K; Murphy, Mel A
5725 S Rue Rd, West Palm Beach, FL 33415-7149
Status: Removed
CEO: Matthew M Doumas

Situs Address: 5725 S Rue Rd, West Palm Beach, FL
Case No: C-2014-03130001
PCN: 00-42-44-14-02-020-0170
Zoned: RM

Violations:

1 **Details:** Erecting accessory structures in the front and rear yards without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 03/13/2014
Status: REF

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: 03/13/2014
Status: REF

Agenda No.: 008
Respondent: BAC Home Loans Servicing, LP FKA Countrywide Home loans Servicing LP
4708 Mercantile Dr N, Fort Worth, TX 76137-3605
Status: Removed
CEO: Jose Feliciano

Situs Address: 2551 Sundown Ln, Lake Worth, FL
Case No: C-2014-08150019
PCN: 00-43-45-05-06-001-0310
Zoned: RS

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: 09/15/2014
Status: CLS

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: 09/15/2014
Status: CLS

3 **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: 09/15/2014
Status: CLS

4 **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, major auto repairs being performed at a residential property that are not allowed by this code.

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.
Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table
Unified Land Development Code - 4.A.3.A.7
Issued: 09/15/2014
Status: CLS

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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: 09/15/2014 Status: CLS
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<p>Agenda No.: 009</p> <p>Respondent: Evan, Nickey 2935 Lake Worth Rd, Lake Worth, FL 33461-4125</p> <p>Situs Address: 2545 Hypoluxo Rd, Lake Worth, FL</p> <p>PCN: 00-43-45-05-01-002-0280</p> <p>Violations:</p>	<p>Status: Active CEO: Jose Feliciano</p> <p>Case No: C-2014-09150031 Zoned: RS</p> <div style="border: 1px solid black; padding: 5px;"> <p>1 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, Property being used for the sales of motor vehicles.</p> <p>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>Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table Unified Land Development Code - 4.A.3.A.7</p> <p>Issued: 09/16/2014 Status: CEH</p> <p>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.</p> <p>Code: Unified Land Development Code - 6.A.1.D.19.a.2) Issued: 09/16/2014 Status: CEH</p> </div>
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<p>Agenda No.: 010</p> <p>Respondent: Mitchell, Randy B; Mitchell, Helen 2016 Lantana Rd, Lake Worth, FL 33462-2607</p> <p>Situs Address: 2016 Lantana Rd, Lake Worth, FL</p> <p>PCN: 00-43-44-32-06-019-0010</p> <p>Violations:</p>	<p>Status: Postponed CEO: Jose Feliciano</p> <p>Case No: C-2014-07110026 Zoned: RS</p> <div style="border: 1px solid black; padding: 5px;"> <p>1 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, property being used for the sales of motor vehicles.</p> <p>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>Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table Unified Land Development Code - 4.A.3.A.7</p> <p>Issued: 07/22/2014 Status: CEH</p> <p>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.</p> <p>Code: Unified Land Development Code - 6.A.1.D.19.b.5)b) Issued: 07/22/2014 Status: CEH</p> </div>
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<p>Agenda No.: 011</p> <p>Respondent: Shaw, Michael S; Stitt, Christina A 16115 63rd Rd N, Loxahatchee, FL 33470-5718</p> <p>Situs Address: 16115 63rd Rd N, Loxahatchee, FL</p> <p>PCN: 00-40-42-36-00-000-5270</p> <p>Violations:</p>	<p>Status: Removed CEO: Jose Feliciano</p> <p>Case No: C-2013-12110010 Zoned: AR</p> <div style="border: 1px solid black; padding: 5px;"> <p>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. l</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 10/23/2014 Status: CLS</p> <p>2 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.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1 Issued: 10/23/2014 Status: CLS</p> <p>3 Details: Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.</p> </div>
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	<p>Code: Unified Land Development Code - 6.A.1.D.19.b.5)d) Issued: 10/23/2014 Status: CLS</p>
4	<p>Details: Erecting/installing a roof without first obtaining required building permits is prohibited. Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 Issued: 10/23/2014 Status: CLS</p>
5	<p>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: 10/23/2014 Status: CLS</p>
6	<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, accessory structure (shed) being used for living purposes.</p> <p>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>Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table Unified Land Development Code - 4.A.3.A.7 Issued: 10/23/2014 Status: CLS</p>

Agenda No.: 012	Status: Removed						
Respondent: Zhang, Lin 14066 Tracey Ct, Los Altos, CA 94022-1814	CEO: Jose Feliciano						
Situs Address: 6621 Westview Dr, Lake Worth, FL	Case No: C-2014-09080004						
PCN: 00-43-45-05-01-007-0210	Zoned: RS						
Violations:	<table border="1"> <tr> <td>1</td> <td> <p>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: 10/10/2014 Status: CLS</p> </td> </tr> <tr> <td>2</td> <td> <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. Code: Unified Land Development Code - 6.A.1.D.19.a.2) Issued: 10/10/2014 Status: CLS</p> </td> </tr> <tr> <td>3</td> <td> <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. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 10/10/2014 Status: CLS</p> </td> </tr> </table>	1	<p>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: 10/10/2014 Status: CLS</p>	2	<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. Code: Unified Land Development Code - 6.A.1.D.19.a.2) Issued: 10/10/2014 Status: CLS</p>	3	<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. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 10/10/2014 Status: CLS</p>
1	<p>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: 10/10/2014 Status: CLS</p>						
2	<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. Code: Unified Land Development Code - 6.A.1.D.19.a.2) Issued: 10/10/2014 Status: CLS</p>						
3	<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. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 10/10/2014 Status: CLS</p>						

Agenda No.: 013	Status: Active				
Respondent: Predescar, Igenia; Dolisca, Fritz J; Dolisca, Igenette E; Dolisca, Raynold L 1284 Drexel Rd, West Palm Beach, FL 33417-5539	CEO: Caroline Foulke				
Situs Address: 1284 Drexel Rd, West Palm Beach, FL	Case No: C-2014-09300004				
PCN: 00-42-43-26-10-000-0110	Zoned: RS				
Violations:	<table border="1"> <tr> <td>1</td> <td> <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. Code: Unified Land Development Code - 6.A.1.D.19.a.2) Issued: 10/02/2014 Status: CEH</p> </td> </tr> <tr> <td>4</td> <td> <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, automotive parts, tires, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 10/02/2014 Status: CEH</p> </td> </tr> </table>	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. Code: Unified Land Development Code - 6.A.1.D.19.a.2) Issued: 10/02/2014 Status: CEH</p>	4	<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, automotive parts, tires, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 10/02/2014 Status: CEH</p>
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. Code: Unified Land Development Code - 6.A.1.D.19.a.2) Issued: 10/02/2014 Status: CEH</p>				
4	<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, automotive parts, tires, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 10/02/2014 Status: CEH</p>				

Agenda No.: 014	Status: Active
Respondent: Sanchez, Ricardo; Sanchez, Juana M 5778 Coconut Rd, West Palm Beach, FL 33413-1831	CEO: Caroline Foulke
Situs Address: 5778 Coconut Rd, West Palm Beach, FL	Case No: C-2014-09020022
PCN: 00-42-43-35-12-018-0080	Zoned: RM

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

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: 09/04/2014 **Status:** CEH
- 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: 09/04/2014 **Status:** CEH
- 3 **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: 09/04/2014 **Status:** CEH
- 4 **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: 09/04/2014 **Status:** CEH
- 5 **Details:** Erecting/installing fence and canopies without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 09/04/2014 **Status:** CEH
- 6 **Details:** No person shall park, store, or keep equipment, a commercial vehicle, recreational vehicle, boat, 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)
Issued: 09/04/2014 **Status:** CEH

Agenda No.: 015

Status: Active

Respondent: Senechal, Morris A; Senechal, Teresa A
908 Overbrook Pl, West Palm Beach, FL 33413-1144

CEO: Caroline Foulke

Situs Address: 908 Overbrook Pl, West Palm Beach, FL

Case No.: C-2014-08210030

PCN: 00-42-43-34-01-000-0080

Zoned: AR

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: 08/25/2014 **Status:** CEH
- 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 building material, construction debris, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/25/2014 **Status:** CEH
- 3 **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, manufacturing furniture on property.
Code: Unified Land Development Code - 4.A.3.A.7
Issued: 08/25/2014 **Status:** CEH
- 4 **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:
greater than seven (7) inches in height when located on developed residential or developed nonresidential lots,
as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 08/25/2014 **Status:** CEH

cc: Commissioners

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

Agenda No.: 016 **Status:** Postponed
Respondent: MAR JAC REALTY INC **CEO:** Fred D Held
3292 Shawnee Ave, Ste 9, West Palm Beach, FL 33409-8503
Situs Address: 3292 Shawnee Ave, West Palm Beach, FL **Case No:** C-2014-10150035
PCN: 00-43-43-30-03-011-0160 **Zoned:** CG

- Violations:**
- 2** **Details:** All off-site signs, tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, trailers, or other supporting structures shall be prohibited.
Code: Unified Land Development Code - 8.C.13
Issued: 10/17/2014 **Status:** CEH
 - 3** **Details:** Any sign not permanently attached to a wall or the ground or any other approved supporting structure, or a sign designed to be transported, such as signs transported by wheels, mobile billboards, "A-frame" or sandwich type, sidewalk or curb signs, blank copy signs, and unanchored signs is prohibited.
Code: Unified Land Development Code - 8.C.4
Issued: 10/17/2014 **Status:** CEH

cc: Kolins, Ronald K
Shuman, Jacqueline H

Agenda No.: 017 **Status:** Active
Respondent: Davis, Angela **CEO:** Bruce R Hilker
3538 William St, West Palm Beach, FL 33403-1632
Situs Address: 3536 William St, West Palm Beach, FL **Case No:** C-2014-09150003
PCN: 00-43-42-19-02-002-0030 **Zoned:** RM

- 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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/06/2014 **Status:** CEH
 - 3** **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: 10/06/2014 **Status:** CEH

Agenda No.: 018 **Status:** Postponed
Respondent: Lippiello, Jerry; Lippiello, Arlene **CEO:** Bruce R Hilker
PO BOX 8496, Jupiter, FL 33468-8496
Situs Address: 9456 Sun Ct, West Palm Beach, FL **Case No:** C-2014-10140004
PCN: 00-43-42-18-02-000-0640 **Zoned:** RM

- Violations:**
- 3** **Details:** Erecting/installing a A/C unit without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 10/31/2014 **Status:** CEH
 - 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.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1
Issued: 10/31/2014 **Status:** CEH
 - 7** **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 the area in the back behind fence.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 10/31/2014 **Status:** CEH
 - 9** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the fencing.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)
Issued: 10/31/2014 **Status:** CEH
 - 11** **Details:** Every door, window and other outside opening utilized or intended for ventilation purposes serving any structure containing habitable rooms, shall have approved, tightly fitting screens of not less than 16 mesh per inch.
Code: Palm Beach County Property Maintenance Code - Section 14-43 (a) (1)

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

- | | | | |
|-----------|---|--|--------------------|
| | Issued: 10/31/2014 | | Status: CEH |
| 12 | 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: 10/31/2014 | | Status: CEH |
| 13 | Details: Every door, window and other outside opening utilized or intended for ventilation purposes serving any structure containing habitable rooms, shall have approved, tightly fitting screens of not less than 16 mesh per inch. More specifically the soffit vent screens.
Code: Palm Beach County Property Maintenance Code - Section 14-43 (a) (1) | | |
| | Issued: 10/31/2014 | | Status: CEH |
| 14 | Details: Erecting/installing fencing without first obtaining required building permits is prohibited. More specifically the fencing that divides the back yard.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 | | |
| | Issued: 10/31/2014 | | Status: CEH |
| 15 | Details: Erecting/installing electrical work without first obtaining required building permits is prohibited. More specifically the additional electric runs out of the panel in utility room.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 | | |
| | Issued: 10/31/2014 | | Status: CEH |

cc: Lippielo, Jerry

Agenda No.: 019	Status: Active
Respondent: Morgan, Marshall 16348 78th Dr N, Palm Beach Gardens, FL 33418-7677	CEO: Bruce R Hilker
Situs Address: 16348 78th Dr N, Palm Beach Gardens, FL	Case No.: C-2014-08060035
PCN: 00-42-41-09-00-000-7160	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 the (4) vehicles on east side, the outdoor storage of auto parts: tire, battery, radiator, gas cans, ladders, old lawn mower, fence gate, building materials, etc. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)	
		Issued: 08/26/2014	Status: CEH

Agenda No.: 020	Status: Active
Respondent: Pardes Real Estate Fund LLC 851 NE 69th St, Boca Raton, FL 33487-2425	CEO: Bruce R Hilker
Situs Address: 4809 Foxwood Cir, West Palm Beach, FL	Case No.: C-2014-08120022
PCN: 00-42-43-13-03-000-0540	Zoned: RS

Violations:	6	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. More specifically inactive permit # B85023510. Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1	
		Issued: 08/15/2014	Status: CEH

Agenda No.: 021	Status: Active
Respondent: MOBU LLC, a Florida limited Liability Company 525 S Flagler Dr, 100, West Palm Beach, FL 33401	CEO: Jamie G Illicete
Situs Address: 2808 Chickamauga Ave, West Palm Beach, FL	Case No.: C-2014-08180025
PCN: 00-43-43-30-03-014-0230	Zoned: RH

Violations:	1	Details: Installation/alterations to window(s) and door(s) without first obtaining required building permits is prohibited. Enclosed window(s) and door(s) without a permits. Installed window(s) and door(s) without permits. Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1	
		Issued: 08/18/2014	Status: CEH
	3	Details: 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. Exterior paint on rear structure in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)	
		Issued: 08/18/2014	Status: CEH
	4	Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. Rear structure door frame in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)	
		Issued: 08/18/2014	Status: CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

Respondent: Summit Place Homeowners' Association, Inc., a Florida
corporation
1281 Summit Pines Blvd, West Palm Beach, FL 33415-4777
CEO: Jamie G Illicete

Situs Address: 1189 Summit Pines Blvd, West Palm Beach, FL
PCN: 00-42-44-11-20-003-0000
Case No: C-2014-10200045
Zoned: RS

- Violations:**
- 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. Permit #B2011-009115 for Parking/Paving/Repaving-Install new sidewalks has expired.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1
Issued: 10/20/2014
Status: CEH
 - 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. Permit #B2012-021995 for Parking/Paving/Repaving-Repave and stripe parking areas and roadway has expired.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1
Issued: 10/20/2014
Status: CEH

Agenda No.: 025
Respondent: Advenir WI at Boynton LLC
3325 S University Dr, Ste 200, Fort Lauderdale, FL 33328
Status: Active
CEO: Kenneth E Jackson

Situs Address: 7090 Colony Club Dr, Lake Worth, FL
PCN: 00-42-45-12-23-002-0010
Case No: C-2014-02200018
Zoned: PUD

- Violations:**
- 1** **Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)
Issued: 08/04/2014
Status: CEH
 - 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: 08/04/2014
Status: CEH
 - 3** **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: 08/04/2014
Status: CEH

cc: Advenir Wi At Boynton Llc
Pbso

Agenda No.: 026
Respondent: Everglades Petroleum LLC
2200 S Dixie Hwy, Ste 601, Miami, FL 33133-2300
Status: Active
CEO: Kenneth E Jackson

Situs Address: 7795 Lake Worth Rd, Lake Worth, FL
PCN: 00-42-44-28-29-002-0000
Case No: C-2014-01240022
Zoned: CG

- Violations:**
- 1** **Details:** Uses identified with an "S" are permitted in the district only if approved by the Zoning Director in accordance with Article 2.D.2, Special Permit. More specifically, Mobile Vendor/Mobile Sales.
Code: Unified Land Development Code - 4.A.3.A.4
Issued: 03/17/2014
Status: CEH

Agenda No.: 027
Respondent: Alexander, Lauren J
13909 Deer Creek Dr, Palm Beach Gardens, FL 33418-8614
Status: Postponed
CEO: Gail L James

Situs Address: 13909 Deer Creek Dr, Palm Beach Gardens, FL
PCN: 00-41-41-20-01-006-0060
Case No: C-2014-10270040
Zoned: AR

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

Violations:

- | | |
|----------|---|
| 1 | <p>Details: Any contractor, owner, or agent authorized in accordance with Florida Statute Chapter 489 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, plumbing, fire protection system, or accessible or flood resistant site element, 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.</p> <p>More specifically, alterations have been done to the guest quarters adding a kitchen and cooking facilities to the unit in violation of the permit and plans B04000191 which specifically indicate "No cooking or kitchen facilities allowed".</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
 Issued: 11/05/2014 Status: CEH</p> |
| 3 | <p>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.</p> <p>Specifically, permits B2008-012842 (B08010114) for inground pool and B2008-12842 (B08010115) for fence/pool barrier are inactive/expired.</p> <p>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>A Certificate of Completion may be issued upon satisfactory completion of a building, structure, electrical, gas, mechanical or plumbing system.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1
 Palm Beach County Amendments to the Florida Building Code 2010 Edition - 110.3.10
 Palm Beach County Amendments to the Florida Building Code 2010 Edition - 111.4
 Issued: 11/05/2014 Status: CEH</p> |

Agenda No.: 028

Status: Removed

Respondent: Deutsche Bank National Trust Company As Trustee for
HS1 Asset Securitization Corporation Trust 2007-HE1
1200 S Pine Island Rd, Plantation, FL 33324

CEO: Gail L James

Situs Address: 11540 167th Pl N, Jupiter, FL

Case No: C-2014-11250015

PCN: 00-41-41-11-00-000-3311

Zoned: AR

Violations:

- | | |
|----------|--|
| 1 | <p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
 Issued: 11/25/2014 Status: CLS</p> |
|----------|--|

cc: Deutsche Bank National Trust Company

Agenda No.: 029

Status: Removed

Respondent: Buckley, Shawn
2028 Winter Wind St, Las Vegas, NV 89134-6697

CEO: Gail L James

Situs Address: 14171 Paradise Point Rd, Palm Beach Gardens, FL

Case No: C-2014-09240010

PCN: 00-43-41-20-00-000-7280

Zoned: RS

Violations:

- | | |
|----------|--|
| 1 | <p>Details: Erecting/installing a dock 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: 10/10/2014 Status: CLS</p> |
|----------|--|

Agenda No.: 030

Status: Removed

Respondent: Crouse, Eugene
6905 1st St, Jupiter, FL 33458-3801

CEO: Gail L James

Situs Address: 6905 1st St, Jupiter, FL

Case No: C-2014-11250018

PCN: 00-42-41-03-01-000-2710

Zoned: RH

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: 11/25/2014 Status: CLS</p> |
|----------|---|

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM

Agenda No.: 031 **Status:** Removed
Respondent: Fernandez-Salvador, Andres **CEO:** Cynthia S McDougal
18360 181st Cir S, Boca Raton, FL 33498-1637
Situs Address: 18360 181st Cir S, Boca Raton, FL **Case No.:** C-2014-09150032
PCN: 00-41-47-01-10-012-0510 **Zoned:** RS

Violations:

1	Details: Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed, consistent with acceptable horticultural practices. Specifically, hedges located in the side yard on the west side have disease and some are dead. Code: Unified Land Development Code - 7.E.5.B Issued: 09/22/2014	Status: CLS
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Agenda No.: 032 **Status:** Removed
Respondent: Ray, John T II; Ray, Kelly H **CEO:** Cynthia S McDougal
21840 Beachnut Dr, Boca Raton, FL 33433-3638
Situs Address: 21840 Beachnut Dr, Boca Raton, FL **Case No.:** C-2014-10160004
PCN: 00-42-47-22-17-003-0100 **Zoned:** AR

Violations:

1	Details: Erecting/installing fence without first obtaining required building permits is prohibited. Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 Issued: 11/06/2014	Status: CLS
2	Details: Residential swimming pools shall comply with Sections R424.17.1.1 through R424.2.17.1.14. More specifically, residential swimming pools shall have a barrier that completely surrounds and obstructs access to the swimming pool in accordance with the Florida Building Code, Residential. Code: Florida Building Code, Residential as FBC-R - R424.2.17.1.1 Issued: 11/06/2014	Status: CLS

Agenda No.: 033 **Status:** Active
Respondent: Feyzioglu, Ozer **CEO:** Lorraine Miller
10787 N Branch Rd, Boca Raton, FL 33428-5717
Situs Address: 22769 N Bay Cir, Boca Raton, FL **Case No.:** C-2014-10280008
PCN: 00-41-47-25-02-000-2720 **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: 10/28/2014	Status: CEH
2	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. Code: Unified Land Development Code - 6.A.1.D.19.b.5)c) Issued: 10/28/2014	Status: CEH
3	Details: Erecting/installing canopy and shed without first obtaining required building permits is prohibited. Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 Issued: 10/28/2014	Status: CEH

cc: Feyzioglu, Ozer

Agenda No.: 034 **Status:** Active
Respondent: Mr HOA Management LLC **CEO:** Lorraine Miller
5455 N Federal Hwy, Ste J, Boca Raton, FL 33487
Situs Address: 11219 Model Cir W, Boca Raton, FL **Case No.:** C-2014-10090033
PCN: 00-41-47-26-11-000-0060 **Zoned:** RS

Violations:

1	Details: Erecting/installing fence without first obtaining required building permits is prohibited. Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 Issued: 10/20/2014	Status: CEH
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Agenda No.: 035 **Status:** Removed
Respondent: Ortega, Elizabeth **CEO:** Lorraine Miller

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

10075 SW 163rd Pl, Miami, FL 33196-4893

Situs Address: 22664 Sea Bass Dr, Boca Raton, FL

Case No: C-2014-09260030

PCN: 00-41-47-27-04-002-0300

Zoned: RT

Violations:

- | | |
|----------|--|
| 1 | Details: Erecting/installing air conditioning unit without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 11/04/2014
Status: CLS |
|----------|--|

Agenda No.: 036

Status: Active

Respondent: Tamayo, Adolfo; Tamayo, Olga

CEO: Lorraine Miller

11853 Atlantic Cir, Boca Raton, FL 33428-5641

Situs Address: 11853 Atlantic Cir, Boca Raton, FL

Case No: C-2014-10100045

PCN: 00-41-47-36-03-000-7500

Zoned: AR

Violations:

- | | |
|----------|---|
| 1 | Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. 14-33 (m)
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. 14-33 (a)
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 11/04/2014
Status: CEH |
| 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.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 11/04/2014
Status: CEH |
| 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: 11/04/2014
Status: CEH |

cc: Tamayo, Adolfo And Olga

Agenda No.: 037

Status: Active

Respondent: U S Bank National Association

CEO: Lorraine Miller

4801 Frederiica St, Owensboro, KY 42301-7441

Situs Address: 22334 Doran Ave, Boca Raton, FL

Case No: C-2014-10280012

PCN: 00-41-47-26-03-031-0060

Zoned: RS

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: 10/28/2014
Status: CEH |
| 2 | 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: 10/28/2014
Status: CEH |
| 3 | Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 10/28/2014
Status: CEH |

Agenda No.: 038

Status: Removed

Respondent: Neil, Tammy; Busscher, Andrew

CEO: Steven R Newell

18633 93rd Rd N, Loxahatchee, FL 33470-5130

Situs Address: 18633 93rd Rd N, Loxahatchee, FL

Case No: C-2014-10060016

PCN: 00-40-42-15-00-000-7310

Zoned: AR

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

Violations:

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/09/2014 **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: 10/09/2014 **Status:** CLS
- 3 **Details:** Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing it in a garbage disposal facility or garbage or rubbish storage container.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (c)
Issued: 10/09/2014 **Status:** CLS
- 4 **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: 10/09/2014 **Status:** CLS
- 5 **Details:** Schinus terebinthifolius (commonly known as Brazilian Pepper) bushes or trees, shall be considered a nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (4)
Issued: 10/09/2014 **Status:** CLS

Agenda No.: 039

Status: Postponed

Respondent: EVANGELICAL CHRISTIAN CREDIT UNION
420 S Orange Ave, Ste 950, Orlando, FL 32801-3336

CEO: Steven R Newell

Situs Address: 4900 Summit Blvd, West Palm Beach, FL

Case No: C-2014-04160001

PCN: 00-42-44-12-00-000-3140

Zoned: RM

Violations:

- 1 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution # 2005-1794 and Petition # 86-114.

The site plan 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. 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.
Code: Unified Land Development Code - 2.A.1.G.3.e
Issued: 07/11/2014 **Status:** CEH

cc: Evangelical Christian Credit Union, Inc

Agenda No.: 040

Status: Active

Respondent: Mai, Linh
1749 N Military Trl, West Palm Beach, FL 33409-4769

CEO: Steven R Newell

Situs Address: 1749 N Military Trl, West Palm Beach, FL

Case No: C-2014-10060022

PCN: 00-42-43-25-03-000-0010

Zoned: CG

Violations:

- 1 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution # R-85-653 and Petition # 84-184(A).
(1) Dumpsters are in the wrong location.
(2) Landscape does not meet site approval. Missing
Code: Unified Land Development Code - 2.A.1.P
Issued: 10/09/2014 **Status:** CEH
- 2 **Details:** Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (b)
Issued: 10/09/2014 **Status:** CEH
- 5 **Details:** Erecting/installing a chain-linked fence without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 10/09/2014 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

cc: Code Enforcement

Agenda No.: 041 **Status:** Active
Respondent: Mai, Linh **CEO:** Steven R Newell
1749 N Military Trl, West Palm Beach, FL 33409-4769
Situs Address: 4545 Myla Ln, West Palm Beach, FL **Case No:** C-2014-10060023
PCN: 00-42-43-25-03-000-0040 **Zoned:** CG

- Violations:**
- 1** **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution # R-85-653 and Petition # 84-184(A).
(1) Dumpsters are in the wrong location.
(2) Landscape does not meet site approval. Missing
Code: Unified Land Development Code - 2.A.1.P
Issued: 10/09/2014 **Status:** CEH
 - 2** **Details:** Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (b)
Issued: 10/09/2014 **Status:** CEH
 - 5** **Details:** Erecting/installing a chain-linked fence without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 10/09/2014 **Status:** CEH

cc: Code Enforcement

Agenda No.: 042 **Status:** Active
Respondent: Stelly, Michael; Stelly, Mailien **CEO:** Steven R Newell
13030 66th St N, West Palm Bch, FL 33412-1927
Situs Address: 13030 66th St N, West Palm Beach, FL **Case No:** C-2014-08190051
PCN: 00-41-42-33-00-000-1540 **Zoned:** AR

- Violations:**
- 1** **Details:** Erecting/installing an accessory building without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 08/21/2014 **Status:** CEH
 - 2** **Details:** A shed that is installed without first obtaining the required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 08/21/2014 **Status:** CEH
 - 3** **Details:** A chain link fences that is installed without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 08/21/2014 **Status:** CEH

Agenda No.: 043 **Status:** Active
Respondent: Wizkids Capital Llc **CEO:** Steven R Newell
1860 Old Okeechobee Rd, Ste 501, West Palm Beach, FL
33409-5242
Situs Address: 11986 62nd Ln N, West Palm Beach, FL **Case No:** C-2014-10290025
PCN: 00-41-42-35-00-000-7670 **Zoned:** AR

- 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.

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.
garage/residential permit is inactive
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1
Palm Beach County Amendments to the Florida Building Code 2010 Edition - 110.3.10
Issued: 11/13/2014 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

Violations: **1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/31/2014 **Status:** CLS

Agenda No.: 048 **Status:** Removed
Respondent: Cade IV, Cassius M **CEO:** Deborah L Wiggins
3809 Bermuda Ln, Delray Beach, FL 33483-7405
Situs Address: 4854 Blue Pine Cir, Lake Worth, FL **Case No:** C-2014-10300019
PCN: 00-42-45-01-04-000-0690 **Zoned:** RS

Violations: **1** **Details:** Erecting/installing window(s) without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 11/10/2014 **Status:** CLS

Agenda No.: 049 **Status:** Active
Respondent: Capital Funding Investor Inc **CEO:** Deborah L Wiggins
6801 Lake Worth Rd, Ste 111, Lake Worth, FL 33467-2965
Situs Address: 4796 Poseidon Pl, Lake Worth, FL **Case No:** C-2014-10150015
PCN: 00-42-45-01-09-000-1200 **Zoned:** RS

Violations:

1 **Details:** All accessory structures, including wooden fences, shall be maintained structurally sound and in good repair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)
Issued: 11/14/2014 **Status:** CEH

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: 11/14/2014 **Status:** CEH

3 **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation: greater than seven inches (7") in height when located on developed residential lots, as set forth in division 6 (of this section). 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: 11/14/2014 **Status:** CEH

4 **Details:** Erecting/installing windows, doors, patio enclosure, driveway extension, electrical service/lighting in mail box feature and wooden fence without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 11/14/2014 **Status:** CEH

cc: Code Enforcement

Agenda No.: 050 **Status:** Active
Respondent: Drawdy Properties Inc **CEO:** Deborah L Wiggins
10201 Lantana Rd, Wellington, FL 33449-5402
Situs Address: 10201 Lantana Rd, Lake Worth, FL **Case No:** C-2012-02220018
PCN: 00-42-43-27-05-035-0271 **Zoned:** IL

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. Pole Barn Permit B-2002-020201 (B02018725) is inactive and needs to be renewed. Communication Antenna permit B-2012-021493, is inactive and needs to be renewed.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1
Issued: 04/28/2014 **Status:** CEH

2 **Details:** A Certificate of Completion may be issued upon satisfactory completion of a building, structure, electrical, gas, mechanical or plumbing system. The structure constructed under Building Permit B-2010-019736 (Accessory Structure [Pole Barn]) is being utilized without benefit of a Certificate of Completion or a Certificate of Occupancy.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 111.1
Palm Beach County Amendments to the Florida Building Code 2010 Edition - 111.4
Issued: 04/28/2014 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

- | | |
|-----------|--|
| 6 | <p>Details: Outdoor storage of merchandise, inventory, equipment, refuse, or similar material in all nonresidential districts shall be subject to the following standards. Outdoor storage areas shall not be located in any of the required setbacks.</p> <p>Code: Unified Land Development Code - 5.B.1.A.3.b</p> <p>Issued: 04/28/2014 Status: CEH</p> |
| 7 | <p>Details: Outdoor storage areas (Industrial Districts) shall be completely screened from view from all streets and adjacent residential districts by landscaping, fences, walls or buildings up to a height of 12' (twelve feet). Permits are required for construction/installation of screening walls and/or fencing.</p> <p>Code: Unified Land Development Code - 5.B.1.A.3.d.</p> <p>Issued: 04/28/2014 Status: CEH</p> |
| 8 | <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)</p> <p>Issued: 04/28/2014 Status: CEH</p> |
| 9 | <p>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. The roof and flashing shall be sound, tight and not have defects that admit rain (the office structure roof appears to be in disrepair). 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 (The pole barn, remaining on at the S/W frontage of the shavings operation has holes in its walls. There are also pieces of rebar sticking up in various locations around the structure- these appear to be unsafe).</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Palm Beach County Property Maintenance Code - Section 14-33 (f)</p> <p>Issued: 04/28/2014 Status: CEH</p> |
| 10 | <p>Details: All premises and exterior property shall be maintained free from weeds or uncultivated vegetation greater than seven inches (7") in height when located on developed nonresidential lots, as set forth in division 6 (of this code). All noxious weeds shall be prohibited.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</p> <p>Issued: 04/28/2014 Status: CEH</p> |

Agenda No.: 051	Status: Postponed
Respondent: Florida Power & Light Company 4200 W Flagler St, Ste 2113, Miami, FL 33134	CEO: Deborah L Wiggins
Situs Address: 22950 Powerline Rd, Boca Raton, FL	Case No: C-2014-05020008
PCN: 00-42-47-27-22-000-0120	Zoned: RS

Violations:	<p>1 Details: Erecting/installing a Communications Tower without first obtaining required building permits is prohibited.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1</p> <p>Issued: 07/22/2014 Status: CEH</p>
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cc: Florida Power & Light Co Property Tax - Psx/Jb

Agenda No.: 052	Status: Active
Respondent: Morales, Jose H 6041 Triphammer Rd, Lake Worth, FL 33463-1554	CEO: Deborah L Wiggins
Situs Address: 6041 Triphammer Rd, Lake Worth, FL	Case No: C-2014-08180029
PCN: 00-42-44-35-04-000-5130	Zoned: RS

Violations:	<p>1 Details: Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation: greater than seven inches (7") in height when located on developed residential lots, as set forth in division 6 (of this code). All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</p> <p>Issued: 09/12/2014 Status: CLS</p> <p>2 Details: Enclosing a garage without first obtaining required building permits is prohibited.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1</p> <p>Issued: 09/12/2014 Status: CEH</p>
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**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

3 **Details:** Section 14-33 (a): 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 (the opening for the garage door does not appear to contain a garage door). Section 14-2.: All structures, buildings, equipment, systems, devices and safeguards required by this code or another existing or previous statute or code for the structure or premises when erected or altered shall be maintained in good working order. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Section 14-1 (e) All repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner.

Code: Palm Beach County Property Maintenance Code - Section 14-1 (e)
Palm Beach County Property Maintenance Code - Section 14-2.
Palm Beach County Property Maintenance Code - Section 14-33 (a)

Issued: 09/12/2014 **Status:** CEH

cc: Pbso

Agenda No.: 053 **Status:** Active
Respondent: Pellico, David E; Pellico, Michele R **CEO:** Deborah L Wiggins
 13339 80th Ln N, West Palm Beach, FL 33412-2664
Situs Address: 11644 46th Pl N, West Palm Beach, FL **Case No:** C-2014-03250011
PCN: 00-41-43-11-00-000-4310 **Zoned:** AR

Violations:

1 **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, operating a Contractor's Storage yard it not a permitted use in this, the AR (Agricultural Residential) Zoning District.

Code: Unified Land Development Code - 4.A.3.A.7
Unified Land Development Code - 4.B.1.35.

Issued: 04/08/2014 **Status:** CEH

cc: Perry & Taylor, P.A.

Agenda No.: 054 **Status:** Removed
Respondent: Bank of America National Association as Successor by **CEO:** Deborah L Wiggins
 Merger to Lasalle Bank National Association as Trustee for
 RASC2007KS4
 7000 W Palmetto Park Rd, Ste 307, Boca Raton, FL
 33433-3430
Situs Address: 4528 Blue Pine Cir, Lake Worth, FL **Case No:** C-2014-10210007
PCN: 00-42-45-01-04-000-0540 **Zoned:** RS

Violations:

1 **Details:** Erecting/installing a wooden fence without first obtaining required building permits is prohibited.

Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 11/10/2014 **Status:** CLS

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

Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)
Issued: 11/10/2014 **Status:** CLS

Agenda No.: 055 **Status:** Active
Respondent: ANWORTH PROPERTIES INC. **CEO:** Anthony L Williams
 5455 N Federal Hwy, Ste J, Boca Raton, FL 33487
Situs Address: 7880 Griswold St, Lake Worth, FL **Case No:** C-2014-08180027
PCN: 00-43-45-10-07-000-0610 **Zoned:** RM

Violations:

1 **Details:** Erecting/installing _XXXX_ without first obtaining required building permits is prohibited.

* * * INTERIOR RENOVATIONS - DRYWALL REPLACEMENT - ELECTRICAL WORK
 - CABINET REPLACEMENT * * *

Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 08/20/2014 **Status:** CEH

cc: Anworth Properties, Inc.

Agenda No.: 056 **Status:** Active
Respondent: Handy Oak Properties, LLC **CEO:** Charles Zahn
 707 N Flagler Dr, West Palm Beach, FL 33401

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM

Situs Address: 1194 Handy Oak Cir, West Palm Beach, FL
PCN: 00-42-43-29-05-000-0460

Case No: C-2014-07010027
Zoned: RS

Violations:

- | | |
|----------|--|
| 1 | Details: Erecting/installing mobile home without first obtaining required building permits is prohibited.
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: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Palm Beach County Amendments to the Florida Building Code 2010 Edition - 110.3.10
Issued: 07/16/2014
Status: CEH |
|----------|--|

cc: Handy Oak Properties, Llc
Level One Investments, Llc

Agenda No.: 057
Respondent: Handy Oak Properties, LLC
707 N Flagler Dr, West Palm Beach, FL 33401

Status: Active
CEO: Charles Zahn

Situs Address: 1189 Handy Oak Cir, West Palm Beach, FL
PCN: 00-42-43-29-05-000-0480

Case No: C-2014-07010029
Zoned: RS

Violations:

- | | |
|----------|--|
| 1 | Details: Erecting/installing mobile home without first obtaining required building permits is prohibited.
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: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Palm Beach County Amendments to the Florida Building Code 2010 Edition - 110.3.10
Issued: 07/16/2014
Status: CEH |
| 2 | Details: Erecting/installing shed(s), fence and driveway without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 07/16/2014
Status: CEH |

cc: Handy Oal Properties, Llc
Level One Investments, Llc

Agenda No.: 058
Respondent: Handy Oak Properties, LLC
707 N Flagler Dr, West Palm Beach, FL 33401

Status: Active
CEO: Charles Zahn

Situs Address: 1186 Handy Oak Cir, West Palm Beach, FL
PCN: 00-42-43-29-05-000-0290

Case No: C-2014-07010030
Zoned: RS

Violations:

- | | |
|----------|--|
| 1 | Details: Erecting/installing mobile home without first obtaining required building permits is prohibited.
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: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Palm Beach County Amendments to the Florida Building Code 2010 Edition - 110.3.10
Issued: 07/16/2014
Status: CEH |
|----------|--|

cc: Handy Oak Properties, Llc
Level One Investments, Llc

Agenda No.: 059
Respondent: Mark S. Holtz and Tammy S. Holtz Trustees Under The
Mark S. Holtz Revocable Trust Agreement Dated May 21,
2002
11512 41st Ct N, Royal Palm Beach, FL 33411-9105

Status: Active
CEO: Charles Zahn

Situs Address: 11512 41st Ct N, West Palm Beach, FL
PCN: 00-41-43-11-00-000-6530

Case No: C-2011-09130002
Zoned: AR

Violations:

- | | |
|----------|--|
| 1 | Details: Alterations/conversion of the screen room to living space of a single family dwelling, construction of aluminum carport by the detached garage, and built a wood shed without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 10/31/2011
Status: CEH |
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**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

Agenda No.: 060 **Status:** Removed
Respondent: Vinardell, Manuel **CEO:** Charles Zahn
4861 Bonanza Rd, Lake Worth, FL 33467-4776
Situs Address: 4861 Bonanza Dr, Lake Worth, FL **Case No:** C-2014-10310021
PCN: 00-42-44-30-01-016-0070 **Zoned:** AR

- 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.
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.
Code: Unified Land Development Code - 6.A.1.D.19.b.5)b)
Unified Land Development Code - 6.A.1.D.19.b.5)c)
Issued: 11/17/2014 **Status:** CLS
 - 2** **Details:** It shall be considered a nuisance to have accumulations of waste, yard trash or rubble and debris upon any lot.
Accumulations of waste, yard trash, or rubble and debris that may harbor vermin or poisonous snakes or that may contain pools of water that may serve as breeding grounds for insects or other disease vectors shall be considered a nuisance.
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)
Palm Beach County Property Maintenance Code - Section 14-62 (1)
Palm Beach County Property Maintenance Code - Section 14-62 (2)
Issued: 11/17/2014 **Status:** CLS

Agenda No.: 061 **Status:** Active
Respondent: Smith, Leslie J **CEO:** Kenneth E Jackson
2938 Donald Rd, Lake Worth, FL 33461-1710
Situs Address: 2938 Donald Rd, Lake Worth, FL **Case No:** C-2014-02260027
PCN: 00-42-44-13-06-002-0140 **Zoned:** RS

- Violations:**
- 2** **Details:** Erecting/installing fence without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 03/21/2014 **Status:** CEH
 - 3** **Details:** Erecting/installing driveway without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 03/21/2014 **Status:** CEH
 - 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.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1
Issued: 03/21/2014 **Status:** CEH

Agenda No.: 062 **Status:** Postponed
Respondent: Gold Coast Christian Camp Inc. **CEO:** Ray F Leighton
1820 NE 163 St, Ste 100, North Miami Beach, FL 33162
Situs Address: 7495 Park Lane Rd, Lake Worth, FL **Case No:** C-2014-05070003
PCN: 00-41-45-12-00-000-7170 **Zoned:** AR

- Violations:**
- 1** **Details:** Erecting/installing a wooden structure(s) with cables (Challenge Course) without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 05/14/2014 **Status:** CEH

cc: Biston, Joseph
Code Enforcement

Agenda No.: 063 **Status:** Active
Respondent: Joanne F. Berman and Robert A. Berman, as Co-Trustees of **CEO:** Bruce R Hilker
the Joanne F. Berman RevocableTrust, Declaration dated
June 21, 2005
PO BOX 30128, Palm Beach Gardens, FL 33420-0128
Situs Address: 6731 Donald Ross Rd, Palm Beach Gardens, FL **Case No:** C-2014-04170018
PCN: 00-42-41-22-00-000-7290 **Zoned:** AR

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

Violations:

1	<p>Details: A home occupation shall not include those businesses which are required by State of Florida agencies to be open to the public.</p> <p>A home occupation shall be clearly incidental and subordinate to the residential use of the dwelling property and shall be confined to no more than ten percent of the total floor area of the dwelling.</p> <p>A home occupation shall be conducted by members of the immediate family residing in the dwelling unit only. A maximum of one person who is not a member of the immediate family may assist in the operation of the home occupations at the residence.</p> <p>No external evidence or sign shall advertise, display, or otherwise indicate the presence of the home occupation, nor shall the street address of the home occupation be advertised through signs, billboards, television, radio, or newspapers.</p> <p>A home occupation shall not involve the sale of any stock, trade, supplies, products, or services on the premises, except for instructional services.</p> <p>Code: Unified Land Development Code - 4.B.1.A.70. Unified Land Development Code - 4.B.1.A.70.a. Unified Land Development Code - 4.B.1.A.70.d. Unified Land Development Code - 4.B.1.A.70.f Unified Land Development Code - 4.B.1.A.70.g</p> <p>Issued: 05/02/2014 Status: CEH</p>
2	<p>Details: Alterations of the garage area without first obtaining required building permits is prohibited.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1</p> <p>Issued: 05/02/2014 Status: CEH</p>
3	<p>Details: Installing a driveway with Turn-Out on a County R.O.W. without first obtaining required building permits is prohibited.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1</p> <p>Issued: 05/02/2014 Status: CEH</p>
4	<p>Details: Erecting/installing a shed without first obtaining required building permits is prohibited.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1</p> <p>Issued: 05/02/2014 Status: CEH</p>
5	<p>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. More specifically permit # B93000359.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1</p> <p>Issued: 05/02/2014 Status: CEH</p>

Agenda No.: 064

Status: Active

Respondent: Silver Glen At Citrus Isles Homeowners Association Inc.
840 US Hwy 1, Ste 345, North Palm Beach, FL 33408-3834

CEO: Gail L James

Situs Address: 9134 Citrus Isle Ln, Lake Worth, FL
FL

Case No: C-2013-05150018

PCN: 00-42-44-30-09-012-0000,
00-42-44-30-09-016-0000

Zoned: PUD

Violations:

1	<p>Details: A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for PDD 1997-031. More specifically, with regard to landscaping and street trees within the common areas of the development. Numerous trees and required landscaping are missing along the streets, in the required buffer areas, and in the recreational areas.</p> <p>Code: Unified Land Development Code - 2.A.1.P</p> <p>Issued: 01/21/2014 Status: CEH</p>
2	<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. Trees that are removed or damaged, shall be replaced in accordance with the tree replacement credit standards of Table 7.D.2.D, Tree Credit and Replacement. Landscape trees planted or preserved to meet the minimum landscape code requirements may be removed provided a Tree Removal Permit is approved.</p> <p>Code: Unified Land Development Code - 7.E.8</p> <p>Issued: 01/21/2014 Status: CEH</p>

cc: Silver Glen At Citrus Isles Hoa Inc
Silver Glen At Citrus Isles Homeowners Association Inc.

Agenda No.: 065

Status: Active

Respondent: Amerigrow Recycling - Delray, Limited Partnership

CEO: Deborah L Wiggins

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

10320 W Atlantic Ave, Delray Beach, FL 33446-9752

Situs Address: 10320 Atlantic Ave, Delray Beach, FL

Case No: C-2014-03170031

PCN: 00-42-43-27-05-067-0042

Zoned: AGR

Violations:

- | | |
|----------|---|
| 1 | <p>Details: The site plan 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. 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 (FSP), as applicable, shall prevail.</p> <p>Code: Unified Land Development Code - 2.A.1.G.3.e.
 Issued: 07/15/2014 Status: CEH</p> |
| 2 | <p>Details: When more than one pile exists, they shall be subdivide by fire department access roads having not less than 30' of clear space at the base of the piles (Fire Rescue Plan Review Pedro Segovia has agreed that existing/vested facilities may continue to meet the 20' minimum pile clearance.</p> <p>Code: National Fire Protection Association 1 - 31.3.6.3.2.2
 Issued: 07/15/2014 Status: CEH</p> |
| 3 | <p>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.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1
 Issued: 07/15/2014 Status: CEH</p> |
| 4 | <p>Details: No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a Certificate of Occupancy.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 111.1
 Issued: 07/15/2014 Status: CEH</p> |

cc: Bonnie Miskel, Esq

Agenda No.: 066

Status: Postponed

Respondent: Broward Motorsports of Palm Beach LLC
9500 S Dadeland Blvd, Ste 708, Miami, FL 33156

CEO: Deborah L Wiggins

Situs Address: 2300 Okeechobee Blvd, West Palm Beach, FL

Case No: C-2013-09200041

PCN: 00-43-43-30-23-001-0000

Zoned: CG

Violations:

- | | |
|----------|--|
| 1 | <p>Details: The site plan shall be the controlling plan for conditional uses. 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. The Premises is not being operated in a state/manner consistent with Zoning Petition 1987-006, approved Final Site Plan (FSP), Exhibit # 57, Regulatory Plan, Exhibit # 58, Master Sign Plan and Exhibit # 59.</p> <p>[Issue 1] Site Configuration - landscaping, hardscape and traffic circulation are not congruent with said plans. This includes items such as signage, dumpsters and blockage of traffic circulation patterns.</p> <p>[Issue 2] Loading areas designated on the FSP are being utilized for storage of materials and miscellaneous items.</p> <p>[Issue 3] Dumpsters are presently located outside of the area designated on the FSP for storage of same.</p> <p>[Issue 4] Interior vehicular circulation areas depicted on the FSP have been blocked off and/or diverted.</p> <p>Code: Unified Land Development Code - 2.A.1.G.3.e.
 Issued: 05/20/2014 Status: CEH</p> |
|----------|--|

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM

2 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of Zoning Petition 1987-006, Zoning Resolution R-2009-1046, Exhibit C,

[Issue 1] ALL PETITIONS 2., "Development of this site is limited to the uses and site design as approved by the Board of County Commissioners: - the commercial parking lot (currently known as Palm Beach Airport Parking, Inc., d/b/a Park-n-Save) is not indicated in the approval of this petition and its associated site plan approval, therefore, it is not permitted to take place/be present at/on the Premises).

[Issue 2] ALL PETITIONS 3. "Prior to approval by the Site Plan Review Committee, the property owner shall record a Unity of Title on the subject property subject to approval by the County Attorney" (the public record does not reflect the recordation of a unity of title for the Premises).

[Issue 3] LIGHTING 3. "All outdoor lighting shall be extinguished no later than 10:00pm., excluding security lighting only" (lights, other than security lights, have been observed to be on, on the Premises, on multiple occasions, after 10:00pm).

[Issue 4] SIGNS 1. "No advertising flags, foreign flags, pennants, banners, streamers, balloons, objects gimmicks or similar signs designed to attract the attention of the general public shall be permitted outdoors on any building, vehicles or wall" (signage is present on vehicles at/on the Premises).

[Issue 5] 3. "No additional freestanding signs except for directional signs shall be permitted on site" (there are other types of signs on the Premises, such as, but not limited to "A" Frame and freestanding/ signs; signs are being propped up with various types of materials on the Premises).

[Issue 6] USE LIMITATIONS - AUTO (VEHICLE) STORAGE AND DISPLAY AREAS 4. "There shall be no outside storage of disassembled vehicles of parts therefore, nor outdoor repair of vehicles on site" (there is outdoor storage of vehicles parts on the Premises).

[Issue 7] 5. "No parking of vehicles within public rights-of-way or required landscape buffers shall be permitted" (vehicles have been observed parking on the West right-of-way, Suwanee Avenue, and vehicle transporters have been observed loading/unloading vehicles in the West and East right-of-ways, the East being the middle of S Congress Avenue).

[Issue 8] 6. "When the facility is not open, the parking area shall be locked and gated" (the gates and parking areas are remaining open for the Park-n-Save operation after advertised business hours of the primary, permitted use - Broward Motorsports).

Code: Unified Land Development Code - 2.A.1.P

Issued: 05/20/2014

Status: CEH

4 **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 (Zoning) District, unless otherwise expressly permitted by this Code; More specifically, ULDC Articles 4.B.1.A.96.a. and b., and 6.A.1.D.17.a. provide in relevant parts:

4.B.1.A.96. Parking Lot, Commercial- A lot used for temporary parking or storage of motor vehicles as a principal use for a fee and subject to:

4.B.1.A.96.a. Principal use Parking spaces may be rented for daily parking. No other business of any kind shall be conducted on the lot, including repair, service, display, or storage of other goods, except mobile working and detailing. Therefore, a commercial parking lot, i.e., Park-n-Save, cannot operate at the same location as another primary use business, i.e., Broward Motorsports is the approved, primary use on the Premises.

4.B.1.A.96.b. Proximity to Residential (Districts)- A commercial parking lot shall not be located on a parcel adjacent to a residential district. The property bordering on the Southwest area of the Premises is zoned RH, Residential High (multi-family, high density). Multiple properties adjacent, to the West are also zoned RH.

6.A.1.D.17.a. A commercial parking lot shall not be contiguous to lands used or zoned for residential purposes.

Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table

Unified Land Development Code - 4.B.1.A.96.

Unified Land Development Code - 4.B.1.A.96.a.

Unified Land Development Code - 4.B.1.A.96.b.

Unified Land Development Code - 6.A.1.D.17.a.

Issued: 05/20/2014

Status: CEH

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM

- 5 **Details:** Parking Violations:
- [Issue 1] Use of Required Off-Street Parking - Off-street parking spaces shall be provided for the use of customers, patrons and employees. Required parking spaces shall not be used for the storage, sale or display of goods or materials 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 owner power.
- [Issue 2] Prohibitions- A street or driveway shall not be used for loading or unloading.
- Code:** Unified Land Development Code - 6.A.1.D.3.
Unified Land Development Code - 6.B.1.G.1.
- Issued:** 05/20/2014 **Status:** CEH
- 6 **Details:** Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed, consistent with acceptable horticultural practices. 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 (ULDC Section 7) or conditions of approval, whichever is greater.
- All premises and exterior property shall be maintained free from weeds or uncultivated vegetation greater than seven inches (7") in height when located on developed nonresidential lots, as set forth in division 6 (of the PBC Property Maintenance Code). 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)
Unified Land Development Code - 7.E.5.B
Unified Land Development Code - 7.E.8
- Issued:** 05/20/2014 **Status:** CEH
- 7 **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, building material, construction debris, automotive parts, tires, garbage, trash or similar items.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
- Issued:** 05/20/2014 **Status:** CEH
- 8 **Details:** Erecting/installing accessory structures without first obtaining required building permits is prohibited (multiple canopies and a utility building, located south of the main facility structure, were installed without required permits).
- Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
- Issued:** 05/20/2014 **Status:** CEH
- 9 **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 following permits are inactive:
- 1] 2008-019000 (B08015477) Parking/Paving/Repaving;
- 2] B-2005-037281 (B05033025) Reroofing,
- 3] B-2001-010759 (B01014263) Car Wash,
- 4] B-1998-016182 (B98012839), Sign Face Change,
- 5] B-1994-041242 (B95006470) Sign- Wall Supported,
- 6] M-1994-010645 (M94002880) Tank-Fuel-Install or Remove,
- 7] B-1991-024396 (B91021643) Awning,
- 8] B-1988-016130 (B88016130) Slab,
- 9] B-1988-003710 (B88003710) Fence.
- Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1
- Issued:** 05/20/2014 **Status:** CEH
- 10 **Details:** The following prohibitions apply to all signs and structures, notwithstanding the provisions in Article 8.B. Exemptions: Mobile Signs - Any sign not permanently attached to a wall or the ground or any other approved supporting structure, or a sign designed to be transported, such as signs transported by wheels, mobile billboards, "A-frame" or sandwich type, sidewalk or curb signs, blank copy signs, and unanchored signs, except where otherwise stated in this Article.
- Code:** Unified Land Development Code - 8.C.4.
- Issued:** 05/20/2014 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

cc: Broward Motorsports Of Palm Beach Llc
Perry & Taylor, P.A.

Agenda No.: 067 **Status:** Active
Respondent: Fish Farm LLC **CEO:** Deborah L Wiggins
3411 Silverside Rd, 104 Rodney Building, Wilmington, DE
19810
Situs Address: Western Way, Lake Worth, FL **Case No:** C-2013-09200039
PCN: 00-42-45-10-01-006-0070 **Zoned:** AR

- Violations:**
- 1** **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, operating a Contractor's Storage Yard is not permitted in the AR-Agricultural Residential 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.
Code: 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.
Issued: 12/30/2013 **Status:** CEH
 - 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, 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: 12/30/2013 **Status:** CEH
 - 3** **Details:** Erecting/installing a mobile home structure without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 12/30/2013 **Status:** CEH
 - 4** **Details:** 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.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 12/30/2013 **Status:** CEH

cc: Ciklin Lubitz Martens & O'Connell
Fish Farm Llc
Zoning Division

Agenda No.: 068 **Status:** Active
Respondent: Western Way Office LLC **CEO:** Deborah L Wiggins
3411 Silverside Rd, 104 Rodney 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:**
- 1** **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, 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.
Code: 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.
Issued: 12/30/2013 **Status:** CEH
 - 2** **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, 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.
Code: 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.107.
Issued: 12/30/2013 **Status:** CEH
 - 3** **Details:** Constructing structures and additions to existing structures without first obtaining required building permits is prohibited.

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

- Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 12/30/2013 **Status:** CEH
- 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. The permit for a Pool Residential - In-Ground (B81005381), is inactive and the inspections for same were not completed.
- Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1
Issued: 12/30/2013 **Status:** CEH
- 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, 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: 12/30/2013 **Status:** CEH
- 6** **Details:** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a Certificate of Occupancy (single family dwelling unit being used as an office).
- Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 111.1
Issued: 12/30/2013 **Status:** CEH
- 7** **Details:** 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.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 12/30/2013 **Status:** CEH

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

Agenda No.: 069

Status: Active

Respondent: White House LLC
3411 Silverside Rd, 104 Rodney Building, Wilmington, DE
19810

CEO: Deborah L Wiggins

Situs Address: 5845 Western Way, Lake Worth, FL

Case No: C-2013-08150026

PCN: 00-42-45-10-01-006-0060

Zoned: AR

Violations:

- 1** **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, it is not permitted to operate a Contractor's Storage Yard in the AR-Agricultural Residential 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.
- Code:** 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.
- Issued:** 12/30/2013 **Status:** CEH
- 2** **Details:** Erecting/installing multiple accessory structures without first obtaining required building permits is prohibited.
- Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 12/30/2013 **Status:** CEH
- 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, 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: 12/30/2013 **Status:** CEH
- 4** **Details:** 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.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 12/30/2013 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

cc: Ciklin Lubitz Mastens & O'Connell
White House Llc
Zoning Division

Agenda No.: 070 **Status:** Postponed
Respondent: Sherbrooke Golf and Country Club, INC **CEO:** Charles Zahn
44 Coconut Row, Palm Beach, FL 33480
Situs Address: 6270 Lyons Rd, Lake Worth, FL **Case No:** C-2014-10090026
PCN: 00-42-45-05-09-007-0000 **Zoned:** AR

- Violations:**
- | | |
|----------|---|
| 1 | Details: A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with restrictions on the Plat recorded in Plat Book 69/Pages186-190, including the Surveyor's Notes. Specifically the following Surveyor's Note:(There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same)
Code: Unified Land Development Code - 2.A.1.P
Issued: 12/10/2014 Status: CEH |
| 2 | Details: Erecting/installing fabric barrier without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 12/10/2014 Status: CEH |

cc: Diamond, David A
Sherbrooke Golf And Country Club, Inc
Sherbrooke Golf And Country Club, Inc
Urban, Mel

Agenda No.: 071 **Status:** Postponed
Respondent: Dias, Paulo; Dias, Elisangela **CEO:** Maggie Bernal
5305 Woodstone Cir W, Lake Worth, FL 33463-5815
Situs Address: 5305 Woodstone Cir W, Lake Worth, FL **Case No:** C-2014-08140013
PCN: 00-42-44-34-02-004-0210 **Zoned:** RS

- Violations:**
- | | |
|----------|--|
| 3 | 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: 08/21/2014 Status: CEH |
|----------|--|

Agenda No.: 072 **Status:** Active
Respondent: BERKO, BERNARD **CEO:** Shenoy R Raghuraj
1238 53rd St, Brooklyn, NY 11219-3808
Situs Address: 6 Golfs Edge, F, West Palm Beach, FL **Case No:** C-2014-06180007
PCN: 00-42-43-23-08-003-0066 **Zoned:** RH

- Violations:**
- | | |
|----------|--|
| 1 | Details: Interior renovations without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 06/18/2014 Status: CEH |
|----------|--|

cc: Berko, Bernard

Agenda No.: 073 **Status:** Removed
Respondent: DIAZ, JANZEL **CEO:** Shenoy R Raghuraj
275 Ranch Ln, West Palm Beach, FL 33406-3169
Situs Address: 275 Ranch Ln, West Palm Beach, FL **Case No:** C-2014-07220036
PCN: 00-43-44-05-06-018-0060 **Zoned:** RS

- 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: 07/24/2014 Status: CLS |
|----------|---|

Agenda No.: 074 **Status:** Active
Respondent: Anderson, Fawn L; Anderson, Dwayne F **CEO:** Charles Zahn
4619 Coconut Blvd, Royal Palm Beach, FL 33411-8937
Situs Address: 4619 Coconut Blvd, West Palm Beach, FL **Case No:** C-2014-04090024
PCN: 00-41-43-10-00-000-3960 **Zoned:** AR

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2015 9:00 AM**

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:(open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items)
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/16/2014 Status: CEH |
| 3 | Details: Erecting/installing shed(s)/shipping container without first obtaining required building permits is prohibited. Specifically:(permits are required for the accessory use structures on the parcel, shed and shipping container)
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 04/16/2014 Status: CEH |

Agenda No.: 075

Status: Active

Respondent: CONGRESS POINTE INC
106 N Military Trl, West Palm Beach, FL 33415-2144

CEO: Steven R Newell

Situs Address: 4455 S Congress Ave, Lake Worth, FL

Case No: C-2014-03060011

PCN: 00-43-44-30-16-001-0000

RE: This case is being scheduled for Imposition of fine/lien per written request of the respondent.

cc: Congress Pointe Inc

Agenda No.: 076

Status: Active

Respondent: CHINHOI LLC
1932 N Congress Ave, West Palm Beach, FL 33409-6308

CEO: Steven R Newell

Situs Address: 1932 N Congress Ave, West Palm Beach, FL

Case No: C-2013-08090011

PCN: 00-43-43-29-00-000-7260

RE: This case is being added for Imposition of fine/lien per the written request of the attorney for the respondent.

cc: Speedys New And Used Tires Plus
Taube, Lawrence U Esq

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

1. SPECIAL MAGISTRATE
2. COUNTY ATTORNEY
3. STAFF

"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. "