

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 02, 2014 9:00 AM**

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 allowing open storage of boats and trailers on your bona fied agricultural property is prohibited, Boat and trailer storage is not an accessory use for a nursery.
Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table
Unified Land Development Code - 4.A.3.A.7
Issued: 09/25/2013 **Status:** CEH
- 2 **Details:** Erecting/installing a storage building without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 09/25/2013 **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: 09/25/2013 **Status:** CEH
- 4 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/25/2013 **Status:** CEH

Agenda No.: 009

Status: Active

Respondent: Perez, Barbara
13567 61st St N, West Palm Beach, FL 33412-1908

CEO: Bobbie R Boynton

Situs Address: 13567 61st St N, West Palm Beach, FL

Case No.: C-2013-08260067

PCN: 00-41-42-33-00-000-7390

Zoned: AR

Violations:

- 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: 09/04/2013 **Status:** CEH

Agenda No.: 010

Status: Removed

Respondent: Yale Mortgage Corp. Straus & Eisler PA C/O
141 NE 3rd Ave, Fl 12, Miami, FL 33132

CEO: Brian Burdett

Situs Address: 5591 Cynwyd Cir, Lake Worth, FL

Case No.: C-2013-10030003

PCN: 00-42-44-34-03-002-0140

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: 12/06/2013 **Status:** CLS

cc: Yale Mortgage Corp. Straus & Eisler Pa C/O

Agenda No.: 011

Status: Active

Respondent: THE EDGEWOOD UNIT SIX ASSOCIATION, INC
22755 SW 66th Ave, 104, Boca Raton, FL 33428

CEO: Eduardo D De Jesus

Situs Address: 22755 SW 66th Ave, Building 6, Boca Raton, FL

Case No.: C-2013-11150036

PCN: 00-42-47-30-05-006-

Zoned: RH

Violations:

- 1 **Details:** Erecting/installing Reroofing without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 12/04/2013 **Status:** CEH

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Issued: 10/16/2013

Status: CLS

cc: Polo Shopping Ltd.
Reiner Law

Agenda No.: 023

Status: Removed

Respondent: Shanahan, Brian

CEO: Kenneth E Jackson

3270 Frontier Ave, Lake Worth, FL 33467-1020

Situs Address: 3270 Frontier Ave, Lake Worth, FL

Case No: C-2013-03190010

PCN: 00-42-44-19-01-014-0010

Zoned: AR

Violations:

1 **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. Have the roof fix so the traps can be removed.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)

Issued: 05/30/2013

Status: CLS

Agenda No.: 024

Status: Active

Respondent: Spikes Trailers Inc

CEO: Gail L James

17190 Jupiter Farms Rd, Jupiter, FL 33478-2201

Situs Address: 18371 Limestone Creek Rd, Jupiter, FL

Case No: C-2013-04170023

PCN: 00-42-40-33-00-000-5640

Zoned: RH

Violations:

1 **Details:** The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight.

Code: Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)

Issued: 12/09/2013

Status: CEH

2 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

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.

Specifically: roof is caving in, and the structure is in extreme disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)

Palm Beach County Property Maintenance Code - Section 14-33 (g)

Issued: 12/09/2013

Status: CEH

Agenda No.: 025

Status: Active

Respondent: Brooks, Teresa Annette

CEO: Ray F Leighton

3545 Forest Hill Blvd, Apt 10, West Palm Bch, FL 33406-5804

Situs Address: 4115 Luzon Ave, Lake Worth, FL

Case No: C-2013-08260054

PCN: 00-42-44-24-12-000-0070

Zoned: RM

Violations:

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

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

Issued: 09/09/2013

Status: CEH

Agenda No.: 026

Status: Postponed

Respondent: Stewart, Jennifer

CEO: Ray F Leighton

6803 Columbia Ave, Lake Worth, FL 33467-7367

Situs Address: 6803 Columbia Ave, Lake Worth, FL

Case No: C-2013-10070030

PCN: 00-42-45-04-04-000-3570

Zoned: PUD

Violations:

1 **Details:** The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight.

Code: Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)

Issued: 10/30/2013

Status: CEH

Agenda No.: 027

Status: Active

Respondent: F P DINO Inc

CEO: Cynthia S McDougal

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 02, 2014 9:00 AM

10330 Camelback Ln, Boca Raton, FL 33498

Situs Address: 14160 Via Flora, Delray Beach, FL

Case No: C-2013-12020020

PCN: 00-42-46-14-04-000-0010

Zoned: RS

Violations:

1 **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation: greater than eighteen (18) inches in height when located on vacant lots, as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.

If the nuisance consists solely of uncultivated vegetation as provided in Section 14-62(3), (4), and (5) and the parcel is less than 1/2 acre in size, the nuisance shall be abated in its entirety. If the parcel is greater than 1/2 acre in size only so much of the nuisance shall be abated as lies within twenty-five (25) feet of the boundary of any adjacent property which is developed and used or has been used for residential, commercial or industrial purposes.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)

Palm Beach County Property Maintenance Code - Section 14-63 (2)

Issued: 12/17/2013

Status: CEH

cc: F P Dino Inc

Agenda No.: 028

Status: Removed

Respondent: Valencia Isles Homeowners Assn
5297 W Copans Rd, Margate, FL 33063

CEO: Lorraine Miller

Situs Address: 11261 Valencia Isles Blvd, Boynton Beach, FL

Case No: C-2013-10070032

PCN: 00-42-45-33-13-018-0000

Zoned: PUD

Violations:

1 **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.

Code: Unified Land Development Code - 7.E.8

Issued: 10/21/2013

Status: CLS

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 approval and approved site plan for Resolution # 97-2081 and Petition # 97-074, particularly G.I.d. Landscaping along the south property line abutting canal L-27. Shrub or hedge shall be installed at a minimum height of 24" and spaced no more than 24" on center and to be maintained at a minimum height of 36".

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

Issued: 10/21/2013

Status: CLS

cc: Cohen, Martin
Valencia Isles Homeowners Association

Agenda No.: 029

Status: Active

Respondent: Harvey, Gabriella; Harvey, David
5647 Souchak Dr, West Palm Beach, FL 33413-1252

CEO: Steven R Newell

Situs Address: 5647 Souchak Dr, West Palm Beach, FL

Case No: C-2013-03150001

PCN: 00-42-43-35-08-007-0160

Zoned: RM

Violations:

1 **Details:** Installed a pergola/porch without first obtaining required building permits is prohibited.

Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1

Issued: 03/21/2013

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: 03/21/2013

Status: CEH

Agenda No.: 030

Status: Removed

Respondent: Jenkins, Torrey L; Renee Realty Llc
8339 Steeplechase Dr, Palm Beach Gardens, FL 33418-7706

CEO: Julia F Poteet

Situs Address: 2410 Chickamauga Ave, West Palm Beach, FL

Case No: C-2013-10180014

PCN: 00-43-43-30-03-018-0231

Zoned: RH

**CODE ENFORCEMENT
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APRIL 02, 2014 9:00 AM**

Violations: 1 **Details:** Erecting/installing a washer/dryer connection without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 12/20/2013 **Status:** CLS

Agenda No.: 035 **Status:** Active
Respondent: Fix, Jonathan R **CEO:** Shenoy R Raghuraj
3051 Hibiscus Cir, West Palm Beach, FL 33409-2720
Situs Address: 3051 Hibiscus Cir, West Palm Beach, FL **Case No.:** C-2013-07160012
PCN: 00-42-43-13-01-002-0080 **Zoned:** RH

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: 08/07/2013 **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, 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: 08/07/2013 **Status:** CEH

Agenda No.: 036 **Status:** Active
Respondent: FORT PIERCE DEVELOPMENT GROUP, LLC; MACAW **CEO:** Shenoy R Raghuraj
HOLDINGS V, LLC
2223 Palm Beach Lakes Blvd, 102, West Palm Bch, FL
33409-3401
Situs Address: 4246 Okeechobee Blvd, West Palm Beach, FL **Case No.:** C-2013-06180016
PCN: 00-42-43-25-00-000-1110 **Zoned:** CG

Violations: 1 **Details:** Interior renovations to the structure without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 09/19/2013 **Status:** CEH

cc: Fort Pierce Development Group, Llc
Fire Rescue
Macaw Holdings V, Llc

Agenda No.: 037 **Status:** Active
Respondent: SAUTERNES V LLC **CEO:** Shenoy R Raghuraj
18305 BISCAYNE Blvd, Ste 400, AVENTURA, FL 33160
Situs Address: 4077 Community Dr, West Palm Beach, FL **Case No.:** C-2013-10010025
PCN: 00-42-43-13-01-003-0290 **Zoned:** RH

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: 10/02/2013 **Status:** CEH

2 **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 10/02/2013 **Status:** CEH

cc: Health Dept
Sauternes V Llc
Sauternes V Llc

Agenda No.: 038 **Status:** Active
Respondent: Deguez, Maidoli **CEO:** Cynthia L Sinkovich

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APRIL 02, 2014 9:00 AM

4275 Kirk Rd, Lake Worth, FL 33461-4301

Situs Address: 4275 Kirk Rd, Lake Worth, FL

Case No: C-2013-04110020

PCN: 00-42-44-25-00-000-1690

Zoned: RM

Violations:

- | | |
|----------|---|
| 1 | Details: Erecting/installing/alterations to garage converting it into living quarters (including bathroom plumbing, installation of kitchen sink and cabinets, and unpermitted electrical work) without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 04/16/2013
Status: CEH |
|----------|---|

Agenda No.: 039

Status: Removed

Respondent: Santiago Villavisanis and Dulce Villavisanis co-trustees of
The Santiago Villavisanis and Dulce Villavisanis Revocable
Living Trust Agreement dated April 18, 2011
11980 SW 6th St, Miami, FL 33184-1622

CEO: Cynthia L Sinkovich

Situs Address: 5769 Papaya Rd, West Palm Beach, FL

Case No: C-2013-12090023

PCN: 00-42-43-35-12-022-0110

Zoned: RM

Violations:

- | | |
|----------|---|
| 1 | Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Specifically: Boat with trailer parked between the structure and street.
Code: Unified Land Development Code - 6.A.1.D.19.b.5)b)
Issued: 12/11/2013
Status: CLS |
|----------|---|

cc: Pbso

Agenda No.: 040

Status: Active

Respondent: US Bank National Association, as Trustee
7000 W Palmetto Park Rd, Ste 307, Boca Raton, FL
33433-3430

CEO: Cynthia L Sinkovich

Situs Address: 7345 Palmdale Dr, Boynton Beach, FL

Case No: C-2013-09040026

PCN: 00-42-45-12-12-000-1300

Zoned: RS

Violations:

- | | |
|----------|---|
| 1 | Details: The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight. Specifically: Exterior wall of the home in area of garage is damaged.
Code: Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)
Issued: 11/15/2013
Status: CEH |
| 2 | Details: Within ten (10) days of the date any mortgagee declares its mortgage to be in default, the mortgagee shall register the real property with the county planning, zoning and building department, or its designee, or the county's authorized representative. At the time of registration, a local property manager shall be designated to inspect, maintain and secure the real property subject to the mortgage in default. A registration is required for each property.

Registration pursuant to this section shall contain at a minimum the name of the mortgagee, the mailing address of the mortgagee, e-mail address and telephone number of the mortgagee, and the name of the local property manager and said person's address, e-mail address, and telephone number. The local property manager shall be responsible to inspect, secure and maintain the property. The property manager named in the registration shall be located within twenty (20) miles of the county and available to be contacted by the county, Monday through Friday between 9:00 a.m. and 5:00 p.m., holidays and lunch hours excepted.

Properties subject to this article shall be maintained in accordance with all relevant county regulations, including the county's property maintenance code (Ordinance 2003-051, as amended). More specifically: Palm Beach County Property Maintenance Code: Exterior of all structures shall be kept in good repair.
Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 12 Section 17-387
Palm Beach County Codes & Ordinances - Chapter 17 Article 12 section 17-384(a)
Palm Beach County Codes & Ordinances - Chapter 17 Article 12 section 17-384(e)
Issued: 11/15/2013
Status: CEH |

Agenda No.: 041

Status: Active

Respondent: Brahim Brothers, LLC.; Dreams of Freedom, LLC.
550 S Ocean Blvd, 1907, Boca Raton, FL 33432-5684

CEO: Rick E Torrance

Situs Address: 1241 S Military Trl, West Palm Beach, FL

Case No: C-2013-11210003

PCN: 00-42-44-12-00-000-3210

Zoned: UI

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 02, 2014 9:00 AM

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/26/2013 **Status:** CEH

cc: Village On The Green At Greenacres Llc
Village On The Green At Greenacres Llc

Agenda No.: 046 **Status:** Postponed
Respondent: Gaudet, Edward; Gaudet, Lila; Bilodeau, Tracy **CEO:** Matthew M Doumas
10173 Ravenna Way, Boynton Beach, FL 33437-3745
Situs Address: 6262 Sand Hills Cir, Lake Worth, FL **Case No:** C-2013-03060015
PCN: 00-42-45-02-21-000-0380 **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.
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: Slab permit #B02002942 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: 03/06/2013 **Status:** CEH

Agenda No.: 047 **Status:** Active
Respondent: Voloshin Realty LLC **CEO:** Ray F Leighton
1664 Flagler Manor Cir, Royal Palm Beach, FL 33411-5112
Situs Address: 3181 S Military Trl, Lake Worth, FL **Case No:** C-2013-10210009
PCN: 00-42-44-24-01-000-0162 **Zoned:** CG

Violations: 1 **Details:** Erecting/installing (2) sheds without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 10/21/2013 **Status:** CEH
2 **Details:** Erecting/installing a steel carport with electric and plumbing without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 10/21/2013 **Status:** CEH
3 **Details:** Paving or repaving the property without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 10/21/2013 **Status:** CEH

Agenda No.: 048 **Status:** Active
Respondent: Alvaroe, Jacqueline J **CEO:** Anthony L Williams
617 Cypress Key Cir, Lake Worth, FL 33462-1235
Situs Address: 3155 S Military Trl, Lake Worth, FL **Case No:** C-2013-01110013
PCN: 00-42-44-24-01-000-0180 **Zoned:** CG

Violations: 1 **Details:** Erecting/installing _____ without first obtaining required building permits is prohibited.
* PAVING REAR PARKING LOT *
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 08/19/2013 **Status:** CEH

Agenda No.: 049 **Status:** Active
Respondent: Lynch, Robin **CEO:** Michael A Castro
10410 185th St S, Boca Raton, FL 33498-6318
Situs Address: 10410 185th St S, Boca Raton, FL **Case No:** C-2013-08230043
PCN: 00-41-47-01-08-011-0010 **Zoned:** RS

Violations: 3 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 09/10/2013 **Status:** CEH
4 **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)

**CODE ENFORCEMENT
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Issued: 08/09/2013

Status: CEH

cc: Sugarcane Villas

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. "