



**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 05, 2011 9:00 am**

Special Magistrate: Alcolya St Juste
Contested

Special Magistrate: Fred W Van Vonno
Non-Contested

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

Agenda No.: 001 **Status:** Active
Respondent: James, Beverly E **CEO:** Maggie Bernal
 4812 Square Lake Dr, Palm Beach Gardens, FL 33418-6142
Situs Address: 4812 Square Lake Dr, Palm Beach Gardens, FL **Case No:** C-2011-04270021
PCN: 00-42-42-24-02-000-0130 **Zoned:** RE

Violations: **2** **Details:** Alterations and/or renovations (included but not limited to: re-roofing, new windows and/or doors, stucco, electrical, mechanical etc.) of a without proper permits is prohibited.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 04/29/2011 **Status:** CEH

Agenda No.: 002 **Status:** Active
Respondent: L I Phenix Development Corp **CEO:** Maggie Bernal
 97 Stuyvesant Ave, Shirley, NY 11967
Situs Address: 3729 Catalina Rd, Palm Beach Gardens, FL **Case No:** C-2011-03230020
PCN: 00-43-41-31-01-006-0020 **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.
Code: Unified Land Development Code - 6.A.1.D.19.b.5)b)
Issued: 03/23/2011 **Status:** CEH

Agenda No.: 003 **Status:** Active
Respondent: Vincent, Mary C **CEO:** Maggie Bernal
 4656 Arthur St, Palm Beach Gardens, FL 33418-5736
Situs Address: 4654 Arthur St, Palm Beach Gardens, FL **Case No:** C-2011-04130025
PCN: 00-42-42-13-09-002-0102 **Zoned:** RM

Violations: **1** **Details:** All premises and exterior property shall be maintained free from weeds or uncultivated vegetation: (1) Greater than eighteen (18) inches in height when located on vacant lots, or (2) Greater than seven (7) inches in height when located on developed residential or developed nonresidential lots; as set forth in Chapter 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
Code: PBC Property Maintenance Code - 302.3
Issued: 04/13/2011 **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/rubbish, trash/drbris, garbage, household items and/or similar items.
Code: PBC Property Maintenance Code - 305.1
Issued: 04/13/2011 **Status:** CEH

3 **Details:** Water clarity shall be maintained. When standing at the pools edge at the deep end, the deepest portion of the swimming pool floor shall be visible.
Code: PBC Property Maintenance Code - 302.4.1

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Issued: 04/13/2011

Status: CEH

cc: Code Enforcement

Agenda No.: 004 **Status:** Removed
Respondent: PAMPLONA, EDWARD; MARIN, YANNI **CEO:** John M Blake
2838 Nokomis Ave, West Palm Beach, FL 33409-4818 **Type:** Life Safety
Situs Address: 2838 Nokomis Ave, West Palm Beach, FL **Case No:** C-2011-02040012
PCN: 00-43-43-30-03-038-0080 **Zoned:** RH

Violations:

1	Details: UNSAFE DWELLING UNITS: STRUCTURE, ELECTRICAL, PLUMBING, WINDOWS AND SEPTIC/SEWER ARE NON-FUNCTIONAL AND AN UNSAFE CONDITION. All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structuresr service systems are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with this code. The extent of repairs shall be determined by the building official. Code: PBC Amendments to the FBC 2007 Edition - 115.1 Issued: 02/08/2011 Status: CLS
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cc: Code Enforcement
Deutsche Bank National Trust Company
Florida Default Law Group, P.L.

Agenda No.: 005 **Status:** Active
Respondent: MASSINELLO, ROCHELLE **CEO:** John M Blake
5165 Horseshoe Cir N, West Palm Beach, FL 33417-2750 **Type:** Life Safety
Situs Address: 5165 Horseshoe Cir N, West Palm Beach, FL **Case No:** C-2010-06070037
PCN: 00-42-43-14-00-000-5193 **Zoned:** AR

Violations:

1	Details: All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structuresr service systems are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with this code. The extent of repairs shall be determined by the building official. Code: PBC Amendments to the FBC 2007 Edition - 115.1 Issued: 01/06/2011 Status: CEH
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cc: Deutsche Bank National Trust Company

Agenda No.: 006 **Status:** Active
Respondent: Cohen Market Ventures LLC **CEO:** Bobbi R Boynton
712 Us Highway 1, North Palm Beach, FL 33408-4525
Situs Address: 5015 Okeechobee Blvd, Carpet Sales, West Palm Beach, FL **Case No:** C-2011-04190039
PCN: 00-42-43-23-00-000-5060 **Zoned:** CG

Violations:

2	Details: Commercial, Civic and Public uses located within 250 feet of a residential district shall not commence business activities, including deliveries and stocking prior to 6:00 AM nor continue business activities later than 11:00 PM daily. Code: Unified Land Development Code - 3.D.3.A.2.a Issued: 04/21/2011 Status: CEH
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cc: Pbso

Agenda No.: 007 **Status:** Continued
Respondent: Palm Beach Maritime Museum, Inc., Tenant **CEO:** Bobbi R Boynton
P O Box 2317, Palm Beach, FL 33480
Situs Address: 6500 Peanut Island Rd, FL **Case No:** C-2011-08160014
PCN: **Zoned:**

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-2009-0722 and Zoning Application #Z-2008-01669, specifically, Use Limitations, Item #2 the conditions of approval of the Conditional Overlay Zone, limiting uses to assembly, non-profit institutional (museum only); campground; government services; park, passive; park, public; utility, minor limited to water/sewer/electrical; and, spoils deposits. Operating a Type 1 Restaurant, Operating a Bed and Breakfast, and Operating Helicopter Rides in violation of Ordinance # 2001-083 is prohibited.
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SPECIAL MAGISTRATE HEARING AGENDA
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Code: Unified Land Development Code - 2.A.1.P
Issued: 08/16/2011

Status: CEH

cc: Gary, Dytrych, & Ryan, P.A.
Osherow, Mark
Port Of Palm Beach District
Palm Beach Maritime Museum, Inc
Top Ocean Llc

Agenda No.: 008

Status: Continued

Respondent: Top Ocean LLC, Tenant
EMBASSY TOWERS 2, PH>F, Fort Lauderdale, FL 33308

CEO: Bobbi R Boynton

Situs Address: 6500 Peanut Island Rd, FL

Case No: C-2011-08160042

PCN:

Zoned:

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-2009-0722 and Zoning Application #Z-2008-01669, specifically, Use Limitations, Item #2 the conditions of approval of the Conditional Overlay Zone, limiting uses to assembly, non-profit institutional (museum only); campground; government services; park, passive; park, public; utility, minor limited to water/sewer/electrical; and, spoils deposits. Operating a Type 1 Restaurant, Operating a Bed and Breakfast, and Operating Helicopter Rides in violation of Ordinance # 2001-083 is prohibited.

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

Issued: 08/16/2011

Status: CEH

cc: Gary, Dytrych & Ryan
Port Of Palm Beach District
Palm Beach Maritime Museum, Inc
Top Ocean Llc

Agenda No.: 009

Status: Active

Respondent: US Bank National Association as Trustee for MASTR Adjustable
Rate Mortgages Trust 2006-0A1. Mortgage Pass-Through
Certificates, Series 2006-0A1
PO BOX 631730, Irving, TX 75063-0002

CEO: Larry W Caraccio

Situs Address: 5546 1st Rd, Lake Worth, FL

Case No: C-2011-06170032

PCN: 00-42-43-27-05-032-1920

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, ice box, refrigerator, stove, or other appliances, glass, building material, building rubbish, debris, garbage or similar items.

More specifically: The premises are being utilized for the open storage of building rubbish, debris, garbage and similar items.

Code: PBC Property Maintenance Code - 305.1

Issued: 07/07/2011

Status: CEH

2 **Details:** All premises and exterior property shall be maintained free from weeds or uncultivated vegetation: (1) Greater than eighteen (18) inches in height when located on vacant lots, or (2) Greater than seven (7) inches in height when located on developed residential or developed nonresidential lots; as set forth in Chapter 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.

More specifically: Uncultivated vegetation exceeds seven (7) inches.

Code: PBC Property Maintenance Code - 302.3

Issued: 07/07/2011

Status: CEH

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 chain link fence at the premises is in disrepair.

Code: PBC Property Maintenance Code - 302.4

Issued: 07/07/2011

Status: CEH

Agenda No.: 010

Status: Active

Respondent: Beneficial Investments Inc
7081 NW 21St St, Sunrise, FL 33313

CEO: Richard Colon

Situs Address: 12395 Lakeshore Dr, Pahokee, FL

Case No: C-2011-05110001

PCN: 00-37-41-33-03-049-0010

Zoned: AP

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Violations: **1** **Details:** Uncultivated vegetation greater than 18 inches in height located on vacant lots or developed non-residential lots shall be considered a nuisance.

If the nuisance consists solely of uncultivated vegetation as provided in Section 602.3, 602.4, 602.5, and the parcel is less than 1/2 acre in size, the nuisance shall be abated in its entirety.

Code: PBC Property Maintenance Code - 602.3
PBC Property Maintenance Code - 603.2

Issued: 05/13/2011 **Status:** CEH

cc: Beneficial Investments Inc

Agenda No.: 011 **Status:** Removed
Respondent: Fountains Of Boynton Associates LTD **CEO:** Richard Colon
6849 Cobia Cir, Boynton Beach, FL 33437

Situs Address: 6699 Boynton Beach Blvd, Boynton Beach, FL **Case No:** C-2011-05260005
PCN: 00-42-45-22-12-006-0000 **Zoned:** CG

Violations: **1** **Details:** All signs, except signs exempted by Article 8.B, EXEMPTIONS, shall receive a building permit prior to construction, erection, attachment or placement from PBC. Non-exempt signs not erected or repaired pursuant to a valid permit are considered illegal. No sign shall be structurally altered, enlarged, or relocated except in conformity with this Article. The repair or changing of movable parts, sign copy, display, or graphic material is not deemed an alteration.

Code: Unified Land Development Code - 8.E

Issued: 05/26/2011 **Status:** CLS

cc: Fountains Of Boynton Associates Ltd

Agenda No.: 012 **Status:** Active
Respondent: Mayo, Carlos M **CEO:** Richard Colon
5975 1st Rd, Lake Worth, FL 33467-6407

Situs Address: 5975 1st Rd, Lake Worth, FL **Case No:** C-2011-06090025
PCN: 00-42-43-27-05-032-3160 **Zoned:** AR

Violations: **1** **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.

Code: PBC Property Maintenance Code - 303.2

Issued: 06/17/2011 **Status:** CEH

Agenda No.: 013 **Status:** Active
Respondent: Thomas, James B **CEO:** Richard Colon
4686 Poinsetta Ln, Lake Worth, FL 33461-5045

Situs Address: 4686 Poinsettia Ln, Lake Worth, FL **Case No:** C-2011-05060007
PCN: 00-42-44-25-00-000-6720 **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 building material, building rubbish, debris, garbage or similar items.

Code: PBC Property Maintenance Code - 305.1

Issued: 05/13/2011 **Status:** CEH

3 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.

Code: Unified Land Development Code - 6.A.1.D.19.b.5)d)

Issued: 05/13/2011 **Status:** CEH

4 **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: 05/13/2011 **Status:** CEH

Agenda No.: 014 **Status:** Removed
Respondent: Bank of America, National Association as successor Washington **CEO:** Richard Colon
Mutual Asset-Backed Certificates series WMABS series
2007-HE2 Trust
7255 Baymeadows Way, Jacksonville, FL 32256-6851

Situs Address: 3169 Starboard Dr, Lake Worth, FL **Case No:** C-2011-04280006
PCN: 00-43-45-06-01-006-0090 **Zoned:** RS

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Agenda No.: 019 **Status:** Active
Respondent: Moreno, Miguel F **CEO:** Jose Feliciano
13080 68th St N, West Palm Beach, FL 33412-1931
Situs Address: 13080 68th St N, West Palm Beach, FL **Case No.:** C-2011-06290002
PCN: 00-41-42-33-00-000-1120 **Zoned:** AR

- Violations:**
- 1** **Details:** All premises and exterior property shall be maintained free from weeds or uncultivated vegetation: (1) Greater than eighteen (18) inches in height when located on vacant lots, or (2) Greater than seven (7) inches in height when located on developed residential or developed nonresidential lots; as set forth in Chapter 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation. All vegetation throughout property is overgrown, uncultivated and not being maintained.
Code: PBC Property Maintenance Code - 302.3
Issued: 07/06/2011 **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, ice box, refrigerator, stove, or other appliances, glass, building material, building rubbish, debris, garbage or similar items.
Code: PBC Property Maintenance Code - 305.1
Issued: 07/06/2011 **Status:** CEH
 - 3** **Details:** Erecting/installing shed without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 07/06/2011 **Status:** CEH

Agenda No.: 020 **Status:** Active
Respondent: May, Claire **CEO:** Joanne J Fertitta
243 N Bay Colony Dr, North Palm Beach, FL 33408-2185
Situs Address: 6424 Bishoff Rd, West Palm Beach, FL **Case No.:** C-2011-02080028
PCN: 00-42-43-27-05-005-0660 **Zoned:** AR

- Violations:**
- 1** **Details:** Erecting/installing a shed without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 03/10/2011 **Status:** CEH

cc: Leshner, Gerald S

Agenda No.: 021 **Status:** Removed
Respondent: Rheingold, Neith K; Rheingold, Nettecha M **CEO:** Joanne J Fertitta
110 W Palm Ave, Lake Worth, FL 33467-4828
Situs Address: 4052 Collin Dr, West Palm Beach, FL **Case No.:** C-2011-07260027
PCN: 00-42-44-12-15-003-0140 **Zoned:** RM

- Violations:**
- 1** **Details:** Hedges may be planted and maintained along or adjacent to a lot line to a height not exceeding eight feet in the required side (to the required front setback) and rear yards and not exceeding a height of four feet in the required front yards.
Code: Unified Land Development Code - 5.B.1.A.2.a
Issued: 07/29/2011 **Status:** CLS

Agenda No.: 022 **Status:** Removed
Respondent: Rodriguez, Clara **CEO:** Joanne J Fertitta
103 Hastings G, West Palm Beach, FL 33417-1216
Situs Address: 345 Tall Pines Rd, West Palm Beach, FL **Case No.:** C-2011-03310030
PCN: 00-42-43-35-02-003-0101 **Zoned:** RM

- Violations:**
- 1** **Details:** Multiple illegal construction projects, without permits, to include removal, additions, and enclosures made to the single family dwelling. All work requires a permit.
Code:
Issued: 04/08/2011 **Status:** CLS

cc: Bergstein, Jack L

Agenda No.: 023 **Status:** Active
Respondent: Avera, Scott; Avera, Tiffany **CEO:** Caroline Foulke
17352 72nd Rd N, Loxahatchee, FL 33470-6111
Situs Address: 17352 72nd Rd N, Loxahatchee, FL **Case No.:** C-2011-07280029
PCN: 00-40-42-26-00-000-5520 **Zoned:** AR

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- Violations:**
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| 1 | Details: All premises and exterior property shall be maintained free from weeds or uncultivated vegetation: (1) Greater than seven (7) inches in height when located on developed residential or developed nonresidential lots; as set forth in Chapter 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
Code: PBC Property Maintenance Code - 302.3
Issued: 08/01/2011 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 auto parts, appliances, debris, garbage or similar items.
Code: PBC Property Maintenance Code - 305.1
Issued: 08/01/2011 Status: CEH |

Agenda No.: 024 **Status:** Active
Respondent: BANK OF NEWYORK CERTIFICATESHOLDERS CWABS, CEO: Caroline Foulke
INC. ASSET-BACKED CERTIFICATES, SERIES 2006-17
7105 Corporate Dr, Plano, TX 75024-4100 **Type:** Repeat
Situs Address: 13080 Orange Blvd, West Palm Beach, FL **Case No:** C-2011-08160017
PCN: 00-41-42-33-00-000-1010 **Zoned:** AR

- Violations:**
- | | |
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| 1 | Details: Conducting yard sale on the property every weekend is prohibited. The sale of household articles by the occupants of a dwelling unit is: a) Duration a maximum of 72 hours. b) Number of sales is two per year.
C2011-03240008 prior case
Code: Unified Land Development Code - 4.B.1.A.60.a.b.
Issued: 08/17/2011 Status: CEH |
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cc: Code Enforcement

Agenda No.: 025 **Status:** Active
Respondent: THE BANK OF NEW YORK AS TRUSTEE FOR THE CEO: Caroline Foulke
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2006-17
7105 Corporate Dr, Plano, TX 75024-4100
Situs Address: 13080 Orange Blvd, West Palm Beach, FL **Case No:** C-2011-08150010
PCN: 00-41-42-33-00-000-1010 **Zoned:**

- Violations:**
- | | |
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| 1 | Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any , house whole items, furniture appliances, building material, building rubbish, auto parts, tool equipment, trash debris, garbage or similar items.
Code: PBC Property Maintenance Code - 305.1
Issued: 08/15/2011 Status: CEH |
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cc: Code Enforcement

Agenda No.: 026 **Status:** Active
Respondent: Judd, James M CEO: Caroline Foulke
12902 Orange Blvd, West Palm Beach, FL 33412-1412
Situs Address: 12902 Orange Blvd, West Palm Beach, FL **Case No:** C-2011-07280001
PCN: 00-41-42-34-00-000-3190 **Zoned:** AR

- Violations:**
- | | |
|----------|--|
| 1 | Details: All premises and exterior property shall be maintained free from weeds or uncultivated vegetation: (1) Greater than seven (7) inches in height when located on developed residential or developed nonresidential lots; as set forth in Chapter 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
Code: PBC Property Maintenance Code - 302.3
Issued: 07/28/2011 Status: CEH |
| 2 | Details: Water clarity shall be maintained. When standing at the pools edge at the deep end, the deepest portion of the swimming pool floor shall be visible.
Code: PBC Property Maintenance Code - 302.4.1
Issued: 07/28/2011 Status: CLS |

cc: Code Enforcement

Agenda No.: 027 **Status:** Removed
Respondent: Biederman, Roger A CEO: Bruce R Hilker
15240 Hamlin Blvd, Loxahatchee, FL 33470-5615
Situs Address: FL **Case No:** C-2011-01130004
PCN: 00-41-42-18-00-000-5900 **Zoned:** AR

- Violations:**
- | | |
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| 1 | Details: Erecting/installing signage without first obtaining required building permits is prohibited. |
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**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 05, 2011 9:00 am**

	Code: PBC Amendments to the FBC 2007 Edition - 105.1	Status: CLS
	Issued: 07/07/2011	
2	Details: The maximum number of flags allowed per parcel is three (3).	
	Code: Unified Land Development Code - Table 8.G.3.C-12	Status: CLS
	Issued: 07/07/2011	
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. Operating a retail nursery in a AR/RSA zoning district without Zoning approvals is prohibited.	
	Code: Unified Land Development Code - 4.A.3.A.7 Unified Land Development Code - Table 4.A.3.A-1 Use Matrix	Status: CLS
	Issued: 07/07/2011	

Agenda No.: 028	Status: Removed
Respondent: Nagel, Norman 362 Kelsey Park Cir, Palm Beach Gardens, FL 33410-4525	CEO: Bruce R Hilker
Situs Address: 3901 Kenas St, West Palm Beach, FL	Case No: C-2011-05180040
PCN: 00-43-42-18-09-000-0501	Zoned: RM
Violations:	
1	Details: One (1) address sign shall be required for each principal building or use on premises showing only the numerical address designation on the premises upon which they are maintained. The address shall be posted in a color contrasting that of the marquee/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: PBC Property Maintenance Code - 303.3 Issued: 08/18/2011 Status: CLS

Agenda No.: 029	Status: Removed
Respondent: Stanko, Joyce 4856 Brady Ln, Palm Beach Gardens, FL 33418-5708	CEO: Bruce R Hilker
Situs Address: 4856 Brady Ln, Palm Beach Gardens, FL	Case No: C-2011-08020002
PCN: 00-42-42-13-08-000-0242	Zoned: RM
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 Chapter 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation. Code: PBC Property Maintenance Code - 302.3 Issued: 08/03/2011 Status: CLS

Agenda No.: 030	Status: Removed
Respondent: Baston, Timothy B 11569 Landing Pl, North Palm Beach, FL 33408-3214	CEO: Jamie G Illicete
Situs Address: 11569 Landing Pl, North Palm Beach, FL	Case No: C-2011-07010007
PCN: 00-43-42-04-12-000-0440	Zoned: RS
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 building material, paver bricks or similar items. Code: PBC Property Maintenance Code - 305.1 Issued: 07/08/2011 Status: CLS

Agenda No.: 031	Status: Removed
Respondent: Cowling, Christopher J 2665 Oak Dr, Palm Beach Gardens, FL 33410-2455	CEO: Jamie G Illicete
Situs Address: 2665 Oak Dr, Palm Beach Gardens, FL	Case No: C-2011-08040004
PCN: 00-43-41-32-06-000-0360	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 lots; as set forth in Chapter 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation. Grass and/or Weeds are overgrown. Code: PBC Property Maintenance Code - 302.3 Issued: 08/23/2011 Status: CLS

Agenda No.: 032	Status: Removed
Respondent: Doane, Rebecca G	CEO: Jamie G Illicete

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 05, 2011 9:00 am**

11610 Landing Pl, North Palm Beach, FL 33408-3240

Situs Address: 11628 Landing Pl, North Palm Beach, FL

Case No: C-2011-06020013

PCN: 00-43-42-04-12-000-0200

Zoned: RS

Violations:

- | | | |
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| 1 | Details: Installing an irrigation system without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 06/02/2011 | Status: CLS |
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cc: Building Division

Agenda No.: 033

Status: Active

Respondent: Lester, Mark W; Lester, Isolda O
14740 Palmwood Rd, Palm Beach Gardens, FL 33410

CEO: Jamie G Illicete

Situs Address: 14740 Palmwood Rd, Palm Beach Gardens, FL

Case No: C-2011-05260017

PCN: 00-43-41-20-00-000-3122

Zoned: AR

Violations:

- | | | |
|----------|---|--------------------|
| 1 | Details: Erecting/installing a shed without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 05/27/2011 | Status: CEH |
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Agenda No.: 034

Status: Active

Respondent: Mary Schwartz, as Trustee of the Mary Schwartz Revocable
Trust and Larry Schwartz, Successor Trustee
2400 Wilsee Rd, Palm Beach Gardens, FL 33410-2068

CEO: Jamie G Illicete

Situs Address: 2400 Wilsee Rd, Palm Beach Gardens, FL

Case No: C-2011-07270002

PCN: 00-43-41-32-00-000-1520

Zoned: RS

Violations:

- | | | |
|----------|---|--------------------|
| 1 | Details: It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle for a period exceeding one hour in any 24 hour period. Vehicle with expired tag parked in front yard.
Code: Unified Land Development Code - 6.A.1.D.19.a.2)
Issued: 08/02/2011 | Status: CEH |
|----------|---|--------------------|

Agenda No.: 035

Status: Active

Respondent: Staskunas, Raymond
1659 Bowood Dr, North Palm Beach, FL 33408-2412

CEO: Jamie G Illicete

Situs Address: 1751 Windsor Dr, North Palm Beach, FL

Case No: C-2011-07280031

PCN: 00-43-42-04-00-000-4210

Zoned: RH

Violations:

- | | | |
|----------|--|--------------------|
| 2 | Details: Erecting/installing windows without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 08/01/2011 | Status: CEH |
| 3 | 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 lots; as set forth in Chapter 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation. Grass/Weeds are overgrown.
Code: PBC Property Maintenance Code - 302.3
Issued: 08/01/2011 | Status: CLS |

cc: Staskunas, Raymond

Agenda No.: 036

Status: Active

Respondent: Stropp, Richard J; Stropp, Ellen T
2043 Ascott Rd, North Palm Beach, FL 33408-2101

CEO: Jamie G Illicete

Situs Address: 2043 Ascott Rd, North Palm Beach, FL

Case No: C-2011-04210042

PCN: 00-43-41-32-08-001-0040

Zoned: RS

Violations:

- | | | |
|----------|---|--------------------|
| 1 | 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. Utility trailer not screened from surrounding property and streets.
Code: Unified Land Development Code - 6.A.1.D.19.b.5)c)
Issued: 04/26/2011 | Status: CEH |
|----------|---|--------------------|

Agenda No.: 037

Status: Continued

Respondent: COHEN WATERSIDE, LLC
712 Us Highway 1, Ste 400, North Palm Beach, FL 33408-4521

CEO: Kenneth E Jackson

Situs Address: 2407 10th Ave N, Lake Worth, FL

Case No: C-2011-02140031

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 05, 2011 9:00 am

PCN: 00-43-44-20-01-024-0010

Zoned: UC

Violations:	1 Details: Operating, playing or using any loud speaker, loud speaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land shall be prohibited. From unit number 2425. Code: Unified Land Development Code - 5.E.4.B.1.c. Issued: 02/14/2011 Status: CEH
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Agenda No.: 038

Status: Removed

Respondent: NOVA BUILDERS OF FLORIDA INC
8802 Wendy Ln S, West Palm Beach, FL 33411-6521

CEO: Kenneth E Jackson

Situs Address: 4944 McConnell St, Lake Worth, FL

Case No: C-2011-04220017

PCN: 00-42-44-24-09-000-0300

Zoned: RM

Violations:	1 Details: Parking shall be prohibited on all vacant properties in residential districts. Code: Unified Land Development Code - 6.A.1.D.19.a.3) Issued: 04/28/2011 Status: CLS
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Agenda No.: 039

Status: Removed

Respondent: Galamaga, John E; Falvey-Galamaga, Mindy E
4429 White Feather Trl, Boynton Beach, FL 33436-1711

CEO: Ray F Leighton

Situs Address: 4429 White Feather Trl, Boynton Beach, FL

Case No: C-2011-05190030

PCN: 00-42-45-13-00-000-1030

Zoned: AR

Violations:	1 Details: Hedges may be planted and maintained along or adjacent to a lot line to a height not exceeding eight feet in the required side (to the required front setback) and rear yards and not exceeding a height of four feet in the required front yards. Code: Unified Land Development Code - 5.B.1.A.2.a Issued: 06/15/2011 Status: CLS
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Agenda No.: 040

Status: Active

Respondent: Phagan, Robert A; Phagan, Melodee A
4340 Caryota Dr, Boynton Beach, FL 33436-2926

CEO: Ray F Leighton

Situs Address: White Feather Trl, FL

Case No: C-2011-06060042

PCN: 00-42-45-13-00-000-3210

Zoned: AR

Violations:	1 Details: Hedges may be planted and maintained along or adjacent to a lot line to a height not exceeding eight feet in the required side (to the required front setback) and rear yards and not exceeding a height of four feet in the required front yards. Code: Unified Land Development Code - 5.B.1.A.2.a Issued: 06/15/2011 Status: CEH
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Agenda No.: 041

Status: Removed

Respondent: Sabac, Steven; Sabac, Rebecca
4541 White Feather Trl, Boynton Beach, FL 33436-1514

CEO: Ray F Leighton

Situs Address: 4541 White Feather Trl, Boynton Beach, FL

Case No: C-2011-05190029

PCN: 00-42-45-13-00-000-3190

Zoned: RT

Violations:	1 Details: Hedges may be planted and maintained along or adjacent to a lot line to a height not exceeding eight feet in the required side (to the required front setback) and rear yards and not exceeding a height of four feet in the required front yards. Code: Unified Land Development Code - 5.B.1.A.2.a Issued: 06/15/2011 Status: CLS
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Agenda No.: 042

Status: Active

Respondent: Young, Jesse A; Young, Sheryl S
8115 Old Military Trl, Boynton Beach, FL 33436-1539

CEO: Ray F Leighton

Situs Address: 8115 Old Military Trl, Boynton Beach, FL

Case No: C-2011-06060041

PCN: 00-42-45-13-00-000-3181

Zoned: RT

Violations:	1 Details: Hedges may be planted and maintained along or adjacent to a lot line to a height not exceeding eight feet in the required side (to the required front setback) and rear yards and not exceeding a height of four feet in the required front yards. Code: Unified Land Development Code - 5.B.1.A.2.a Issued: 06/15/2011 Status: CEH
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CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 05, 2011 9:00 am

Agenda No.: 043 **Status:** Active
Respondent: Young, Jessie **CEO:** Ray F Leighton
8115 Old Military Trl, Boynton Beach, FL 33436-1539
Situs Address: 4609 White Feather Trl, Boynton Beach, FL **Case No:** C-2011-05190028
PCN: 00-42-45-13-00-000-3170 **Zoned:** AR

Violations: **1** **Details:** Hedges may be planted and maintained along or adjacent to a lot line to a height not exceeding eight feet in the required side (to the required front setback) and rear yards and not exceeding a height of four feet in the required front yards.
Code: Unified Land Development Code - 5.B.1.A.2.a
Issued: 06/15/2011 **Status:** CEH

Agenda No.: 044 **Status:** Active
Respondent: Crossroad Properties of Boynton, LLC **CEO:** Cynthia S McDougal
6560 Wild Orchid Trl, Lake Worth, FL 33467
Situs Address: 9865 Boynton Beach Blvd, Boynton Beach, FL **Case No:** C-2011-01250019
PCN: 00-42-43-27-05-053-0120 **Zoned:** AGR

Violations: **1** **Details:** Uses identified with a "D" or exceeding the thresholds of Table 4.A.3.A, Threshold for Projects Requiring DRO Approval are permitted subject to approval by the DRO in accordance with Article 2.D, Administrative Process. More specifically "Agriculture Packing Plant" requires Zoning approval.
Code: Unified Land Development Code - 4.A.3.A.2
Issued: 06/07/2011 **Status:** CEH

cc: Crossroad Properties Of Boynton, Llc
Perry, Mark A

Agenda No.: 045 **Status:** Active
Respondent: Tarpon IV, LLC **CEO:** Cynthia S McDougal
PO BOX 100736, Atlanta, GA 30384-0736
Situs Address: 22884 Dolphin Rd, Boca Raton, FL **Case No:** C-2011-06140025
PCN: 00-41-47-25-02-000-0250 **Zoned:** AR

Violations: **1** **Details:** It shall be considered a nuisance to have accumulations of waste, yard trash or rubble and debris upon any lot.
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: PBC Property Maintenance Code - 602.1
PBC Property Maintenance Code - 602.3
Issued: 06/28/2011 **Status:** CEH

cc: Tarpon Iv, Llc

Agenda No.: 046 **Status:** Active
Respondent: Ahmed, Tareq **CEO:** Lorraine Miller
245 W 38th St, New York, NY 10018-4509 **Type:** Life Safety
Situs Address: 22568 Blue Fin Trl, Boca Raton, FL **Case No:** C-2011-07110030
PCN: 00-41-47-27-04-002-0380 **Zoned:** RT

Violations: **1** **Details:** Water clarity shall be maintained. When standing at the pools edge at the deep end, the deepest portion of the swimming pool floor shall be visible.
Code: PBC Property Maintenance Code - 302.4.1
Issued: 08/15/2011 **Status:** CEH
2 **Details:** Residential swimming pools/spas shall be completely surrounded by a safety barrier in accordance with the Florida Building Code. The screen enclosure doors does not close properly.
Code: Florida Building Code - 424.2.17
Issued: 08/15/2011 **Status:** CEH

Agenda No.: 047 **Status:** Active
Respondent: Ahmed, Tareq **CEO:** Lorraine Miller
245 W 38th St, New York, NY 10018-4509
Situs Address: 22568 Blue Fin Trl, Boca Raton, FL **Case No:** C-2011-08150021
PCN: 00-41-47-27-04-002-0380 **Zoned:** RT

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 ice box, refrigerator, or other appliances, or similar items.

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 05, 2011 9:00 am

Code: PBC Property Maintenance Code - 305.1
Issued: 08/15/2011

Status: CEH

Agenda No.: 048

Status: Active

Respondent: Bouchillon, William C
17901 NW Miami Ct, Miami, FL 33169-5018

CEO: Steven R Newell

Situs Address: 608 Dogwood Rd, West Palm Beach, FL

Case No.: C-2011-05060006

PCN: 00-42-43-25-09-026-0080

Zoned: RM

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 Chapter 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
Code: PBC Property Maintenance Code - 302.3
Issued: 05/10/2011
Status: CEH

Agenda No.: 049

Status: Active

Respondent: Deutsche Bank National Trust Company TR
1661 Worthington Rd, Ste 100, West Palm Beach, FL 33409-6493

CEO: Steven R Newell

Situs Address: 751 Caroline Ave, West Palm Beach, FL

Case No.: C-2011-01060026

PCN: 00-42-43-35-07-013-0030

Zoned: RM

Violations:

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair building material, building rubbish, debris, garbage or similar items.
Code: PBC Property Maintenance Code - 305.1
Issued: 05/23/2011
Status: CEH
- 2** **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 Chapter 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
Code: PBC Property Maintenance Code - 302.3
Issued: 05/23/2011
Status: CEH
- 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: 05/23/2011
Status: CLS

cc: Code Enforcement

Agenda No.: 050

Status: Removed

Respondent: Soulet, Christopher
22644 SW 66th Ave, Boca Raton, FL 33428-5977

CEO: Signe M Page

Situs Address: 22644 SW 66th Ave, Boca Raton, FL

Case No.: C-2011-03250021

PCN: 00-42-47-30-02-008-0210

Zoned: RM

Violations:

- 1** **Details:** Erecting/installing a pvc fence without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 03/30/2011
Status: CLS
- 2** **Details:** Erecting/installing an accessory structure without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 03/30/2011
Status: CLS

Agenda No.: 051

Status: Continued

Respondent: RL REGIS FLORIDA LLC
1200 S PINE ISLAND Rd, PLANTATION, FL 33324

CEO: Julia F Poteet

Situs Address: FL

Case No.: C-2011-06230001

PCN: 00-42-44-01-00-000-3160

Zoned: UC

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 05, 2011 9:00 am**

Violations:

- | | |
|----------|--|
| 1 | <p>Details: (PCN # 00- 42-44-01-00-000-3160 parcel is located on the SOUTH SIDE OF GUN CLUB ROAD)
It shall be considered a nuisance to have accumulations of waste, yard trash or rubble and debris upon any lot.
In cases involving areas declared by the Board of County Commissioners as blighted, pursuant to state statutes or in any cases which there is evidence of vagrants using the overgrown property for habitation or that crimes of a violent nature or crimes involving the sale or possession of illegal substances are occurring on the premises, then the nuisance may be abated in its entirety, regardless of lot size, provided that the nuisance lies upon a lot which is adjacent to property which is developed. The evidence required must be documented by the Palm Beach County Sheriff's Department or other appropriate Law Enforcement Agency. For purposes of this section only, rights-of-way shall be considered adjacent, developed property.
(PBSO CASE# # 2011-091468)</p> <p>Code: PBC Property Maintenance Code - 603.3
Issued: 06/29/2011 Status: CEH</p> |
| 2 | <p>Details: It shall be considered a nuisance to have accumulations of waste, yard trash or rubble and debris upon any lot.
Any standing dead trees in close proximity to developed lots or rights-of- way shall be considered a nuisance.
Schinus terebinthifolius (commonly known as Brazilian Pepper) bushes or trees, if uncultivated, shall be considered a nuisance.
Uncultivated vegetation when greater than 18 inches in height located on vacant, residential or non-residential lots shall be considered a nuisance.</p> <p>Code: PBC Property Maintenance Code - 602.1 & 602.7 & 602.4 & 602.3
Issued: 06/29/2011 Status: CEH</p> |

cc: Rl Regis Florida Llc

Agenda No.: 052	Status: Active
Respondent: Marler, Luke 4559 Appaloosa St, West Palm Beach, FL 33417-8002	CEO: Shenoy R Raghuraj
Situs Address: 4559 Appaloosa St, West Palm Beach, FL	Case No: C-2010-11100001
PCN: 00-42-43-12-00-000-3231	Zoned: RS

Violations:

- | | |
|----------|--|
| 1 | <p>Details: Erecting/installing a shed without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 04/08/2011 Status: CEH</p> |
|----------|--|

Agenda No.: 053	Status: Removed
Respondent: Montrone, Louis F 7719 20 Ave, Brooklyn, NY 11214-1205	CEO: Shenoy R Raghuraj
Situs Address: 148 Stratford K, 1480 Building K, West Palm Beach, FL	Case No: C-2011-05200007
PCN: 00-42-43-23-15-010-1480	Zoned: RH

Violations:

- | | |
|----------|--|
| 1 | <p>Details: Alteration/renovations to the plumbing without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 06/09/2011 Status: CLS</p> |
|----------|--|

cc: Contractors Licensing

Agenda No.: 054	Status: Removed
Respondent: Toro, Karina; Toro, Pedro A 129 Pine Haven Ct, Mc Donough, GA 30252-8075	CEO: Shenoy R Raghuraj
Situs Address: 816 Ilene Rd W, West Palm Beach, FL	Case No: C-2011-06060030
PCN: 00-42-44-02-14-000-0590	Zoned: RM

Violations:

- | | |
|----------|---|
| 1 | <p>Details: A shed has been installed without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 06/10/2011 Status: CLS</p> |
|----------|---|

cc: Tenant, Sady

Agenda No.: 055	Status: Active
Respondent: Gano, William M 9605 Payton Ct, Boynton Beach, FL 33472-2720	CEO: Cynthia L Sinkovich
Situs Address: 1083 Highland Rd, Lake Worth, FL	Case No: C-2011-04260019
PCN: 00-43-45-09-08-000-0660	Zoned: RM

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 05, 2011 9:00 am**

Violations:

- | | |
|----------|---|
| 1 | <p>Details: All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.</p> <p>Code: PBC Property Maintenance Code - 301.3
Issued: 04/28/2011 Status: CEH</p> |
| 2 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, ice box, refrigerator, stove, or other appliances, glass, building material, building rubbish, debris, garbage or similar items.</p> <p>Code: PBC Property Maintenance Code - 305.1
Issued: 04/28/2011 Status: CEH</p> |

cc: Pbso

Agenda No.: 056

Status: Removed

Respondent: Gano, William M
9605 Payton Ct, Boynton Beach, FL 33472-2720

CEO: Cynthia L Sinkovich

Situs Address: 1089 Highland Rd, Lake Worth, FL

Case No: C-2011-04260021

PCN: 00-43-45-09-08-000-0670

Zoned: RM

Violations:

- | | |
|----------|---|
| 1 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, ice box, refrigerator, stove, or other appliances, glass, building material, building rubbish, debris, garbage or similar items. Specifically: Appliances openly stored on the property, trash and debris on the property.</p> <p>Code: PBC Property Maintenance Code - 305.1
Issued: 04/28/2011 Status: CLS</p> |
| 3 | <p>Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. All glazing materials shall be maintained free from cracks and holes.</p> <p>Code: PBC Property Maintenance Code - 303.13
PBC Property Maintenance Code - 303.13.1
Issued: 04/28/2011 Status: CLS</p> |
| 5 | <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. Specifically: Unlicensed vehicle parked on the front of the property.</p> <p>Code: Unified Land Development Code - 6.A.1.D.19.a.2)
Issued: 04/28/2011 Status: CLS</p> |

cc: Pbso

Agenda No.: 057

Status: Removed

Respondent: Gutierrez, Gusella
6291 Seven Spring Blvd, Unit C, Lake Worth, FL 33463-1650

CEO: Cynthia L Sinkovich

Situs Address: 6262 Wauconda Way W, Lake Worth, FL

Case No: C-2011-06170026

PCN: 00-42-44-34-13-000-0820

Zoned: RS

Violations:

- | | |
|----------|--|
| 1 | <p>Details: It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle for a period exceeding one hour in any 24 hour period. Specifically: Unlicensed motor vehicles on the front of the property.</p> <p>Code: Unified Land Development Code - 6.A.1.D.19.a.2)
Issued: 06/17/2011 Status: CLS</p> |
| 2 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, ice box, refrigerator, stove, or other appliances, glass, building material, building rubbish, debris, garbage or similar items. Specifically: Inoperative motor vehicles openly stored on the property, automobile tires and other such items.</p> <p>Code: PBC Property Maintenance Code - 305.1
Issued: 06/17/2011 Status: CLS</p> |
| 3 | <p>Details: One (1) address sign shall be required for each principal building or use on premises showing only the numerical address designation on the premises upon which they are maintained. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.</p> <p>Code: PBC Property Maintenance Code - 303.3
Issued: 06/17/2011 Status: CLS</p> |

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 05, 2011 9:00 am**

Agenda No.: 060 **Status:** Active
Respondent: Welch, Richard k; Lynch-Welch, Lisa M **CEO:** Cynthia L Sinkovich
 2355 Palm Rd, West Palm Beach, FL 33406-8749
Situs Address: 2355 Palm Rd, West Palm Beach, FL **Case No:** C-2011-02070015
PCN: 00-43-44-17-16-000-0990 **Zoned:** RS

- Violations:**
- 1** **Details:** Erecting/installing wooden fence without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 02/23/2011 **Status:** CLS

 - 3** **Details:** 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.
 Every permit issued shall expire unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
Code: PBC Amendments to the FBC 2007 Edition - 105.4
 PBC Amendments to the FBC 2007 Edition - 109.3.10
Issued: 02/23/2011 **Status:** CEH

Agenda No.: 061 **Status:** Active
Respondent: Fuller, Adam; Fuller, Gary **CEO:** Rick E Torrance
 4379 Mars Ave, West Palm Beach, FL 33406-4002
Situs Address: 4379 Mars Ave, West Palm Beach, FL **Case No:** C-2011-05100018
PCN: 00-42-44-01-05-000-0080 **Zoned:** RM

- 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 Chapter 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
Code: PBC Property Maintenance Code - 302.3
Issued: 05/25/2011 **Status:** CEH

Agenda No.: 062 **Status:** Removed
Respondent: Johnson, Harry; Johnson, Jacqueline **CEO:** Rick E Torrance
 4279 Garand Ln, West Palm Beach, FL 33406-2945
Situs Address: 4279 Garand Ln, West Palm Beach, FL **Case No:** C-2011-07140028
PCN: 00-42-44-01-04-000-2360 **Zoned:** RM

- Violations:**
- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, ice box, refrigerator, stove, or other appliances, glass, building material, building rubbish, debris, garbage or similar items.
Code: PBC Property Maintenance Code - 305.1
Issued: 07/21/2011 **Status:** CLS

 - 2** **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 lots; as set forth in Chapter 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
Code: PBC Property Maintenance Code - 302.3
Issued: 07/21/2011 **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: 07/21/2011 **Status:** CLS

Agenda No.: 063 **Status:** Active
Respondent: Modric, Crystal **CEO:** Rick E Torrance
 2770 Ponderosa Pine Ct, West Palm Beach, FL 33415
Situs Address: 5599 Dewberry Way, West Palm Beach, FL **Case No:** C-2011-02010024
PCN: 00-42-44-11-22-014-0200 **Zoned:** RS

- Violations:**
- 1** **Details:** Erecting/installing a fence without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 02/16/2011 **Status:** CEH

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 05, 2011 9:00 am

Agenda No.: 064 **Status:** Active
Respondent: Ross, Basil **CEO:** Rick E Torrance
4612 Sunset Ranch Rd, West Palm Beach, FL 33415-5616
Situs Address: 4612 Sunset Ranch Rd, West Palm Beach, FL **Case No:** C-2011-05190026
PCN: 00-42-44-12-16-000-0080 **Zoned:** UI

- Violations:**
- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, ice box, refrigerator, stove, or other appliances, glass, building material, building rubbish, debris, garbage or similar items.
Code: PBC Property Maintenance Code - 305.1
Issued: 06/02/2011 **Status:** CEH
 - 3** **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.
Code: PBC Property Maintenance Code - 303.13
Issued: 06/02/2011 **Status:** CEH

cc: Pbso

Agenda No.: 065 **Status:** Active
Respondent: Scutari, Pablo A; Scutari, Elida I **CEO:** Rick E Torrance
2540 Palmarita Rd, West Palm Beach, FL 33406-5135
Situs Address: 2540 Palmarita Rd, West Palm Beach, FL **Case No:** C-2011-03210017
PCN: 00-43-44-08-13-000-0181 **Zoned:** RS

- Violations:**
- 1** **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.
Code: PBC Property Maintenance Code - 303.2
Issued: 04/01/2011 **Status:** CEH

Agenda No.: 066 **Status:** Active
Respondent: Lauter, Jamie **CEO:** Dean C Wells
4210 Royal Palm Beach Blvd, West Palm Beach, FL 33411-9154 **Type:** Life Safety
Situs Address: 4210 Royal Palm Beach Blvd, West Palm Beach, FL **Case No:** C-2011-06020024
PCN: 00-41-43-11-00-000-7620 **Zoned:** AR

- Violations:**
- 1** **Details:** All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with this code. The extent of repairs shall be determined by the building official.
Code: PBC Amendments to the FBC 2007 Edition - 115.1
Issued: 06/02/2011 **Status:** CEH

cc: Code Enforcement
Lauter, Janie

Agenda No.: 067 **Status:** Active
Respondent: Ferreira, Janet Carazana **CEO:** Deborah L Wiggins
11954 Orange Grove Blvd, West Palm Beach, FL 33411-9197
Situs Address: 11954 Orange Grove Blvd, West Palm Beach, FL **Case No:** C-2011-04200018
PCN: 00-41-43-11-00-000-7140 **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 (auto parts), building material, building rubbish, debris (including the vegetation pile at the road side), garbage or similar (miscellaneous) items.
Code: PBC Property Maintenance Code - 305.1
Issued: 05/11/2011 **Status:** CEH
 - 2** **Details:** Erecting/installing a roofed structure without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 05/11/2011 **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. Shipping Containers are permitted only as an accessory to a bona fide agricultural use (farming activity).
Code: Unified Land Development Code - 4.A.3.A.7
Unified Land Development Code - 4.B.1.A.3.h
Issued: 05/11/2011 **Status:** CLS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 05, 2011 9:00 am**

Agenda No.: 068

Status: Active

Respondent: JFM Services Inc, n/k/a Jupiter Citgo LLC
17 Bay Harbor, Tequesta, FL 33478

CEO: Deborah L Wiggins

Situs Address: 10050 Indiantown Rd, Jupiter, FL

Case No.: C-2011-05110027

PCN: 00-41-41-01-05-000-0020

Zoned: CC

Violations:

- | | | |
|----------|--|--------------------|
| 3 | Details: All development site elements...shall be consistent with the site plan (the air and water service units are not in the location designated on the Revised Site Plan, Petition 92-17, Exhibit # 97, certified 03/23/05).
Code: Unified Land Development Code - 2.A.1.G.3.e.
Issued: 05/27/2011 | Status: CEH |
| 4 | 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.
Code: Unified Land Development Code - 7.E.5.B
Issued: 05/27/2011 | Status: CEH |
| 5 | 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 for Zoning Petition 92-17, Zoning Resolution R-2005-0144, # I.1., which states: The owner of the convenience store with gasoline sales facility shall provide air and water for minor vehicle maintenance to the public at no charge.
Code: Unified Land Development Code - 2.A.1.P
Issued: 05/27/2011 | Status: CEH |

cc: Commissioners

Cook, Robert

Jfm Services Inc, N/K/A Jupiter Citgo Llc

Reitano, Richard

Agenda No.: 069

Status: Active

Respondent: Tong, Phuong
4778 Poseidon Pl, Boca Raton, FL 33496

CEO: Deborah L Wiggins

Situs Address: 4778 Poseidon Pl, Lake Worth, FL

Case No.: C-2010-10130027

PCN: 00-42-45-01-11-000-1940

Zoned: RS

Violations:

- | | | |
|----------|--|--------------------|
| 1 | Details: Hedges may be planted and maintained along or adjacent to a lot line to a height not exceeding eight feet in the required side (to the required front setback) and rear yards and not exceeding a height of four feet in the required front yards.
Code: Unified Land Development Code - 5.B.1.A.2.a
Issued: 11/16/2010 | Status: CEH |
| 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.
Code: Unified Land Development Code - 6.A.1.D.19.b.5)b)
Issued: 11/16/2010 | Status: CEH |
| 3 | Details: One (1) address sign shall be required for each principal building or use on premises showing only the numerical address designation on the premises upon which they are maintained. The address shall be posted in a color contrasting that of the building in lettering a minimum of 4" in height and/or of sufficient size to be plainly visible and legible from the roadway.
Code: PBC Property Maintenance Code - 303.3
Issued: 11/16/2010 | Status: CEH |

cc: Tong, Phuong

Agenda No.: 070

Status: Removed

Respondent: Federal National Mrtg Assn
3900 Wisconsin Ave NW, Washington, DC 20016-2892

CEO: Anthony L Williams

Situs Address: 6050 Wauconda Way E, Lake Worth, FL

Case No.: C-2011-07140007

PCN: 00-42-44-34-15-000-1760

Zoned: RS

Violations:

- | | | |
|----------|---|--------------------|
| 1 | Details: All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
* property is littered with trash and debris *
Code: PBC Property Maintenance Code - 302.1
Issued: 07/14/2011 | Status: CLS |
|----------|---|--------------------|

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 05, 2011 9:00 am**

Agenda No.: 073 **Status:** Active
Respondent: Cokgoren, Alp D **CEO:** Charles Zahn
278 Berenger Walk, Wellington, FL 33414-4346
Situs Address: 18686 44th Pl N, FL **Case No:** C-2011-06060055
PCN: 00-40-43-10-00-000-7200 **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, (Storage on a vacant parcel is prohibited) Code: Unified Land Development Code - 4.A.3.A.1 TABLE Unified Land Development Code - 4.A.3.A.7 Issued: 06/15/2011 Status: CEH
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Agenda No.: 074 **Status:** Active
Respondent: LDR Academy, Inc. **CEO:** Jamie G Illicete
261 Crane Point S, Jupiter, FL 33458
Situs Address: 11981 US Highway 1, North Palm Beach, FL **Case No:** C-2010-08180034
PCN: 00-43-42-04-09-000-0160
RE: Request for time extension.

Agenda No.: 075 **Status:** Active
Respondent: Geffrard, Saintinel **CEO:** Bruce R Hilker
3706 Betty Ann Ct, Lake Park, FL 33403-1608
Situs Address: 3706 Betty Ann Ct, West Palm Beach, FL **Case No:** C-2010-12160005
PCN: 00-43-42-19-02-001-0180
RE: Request to rescind Special Magistrate Order dated June 1, 2011, due to error in service.

Agenda No.: 076 **Status:** Active
Respondent: Achva Vahava LLC Ashkenezzy & Agus Ventures, LLC **CEO:** Elpidio Garcia
5355 Town Center Rd, 801, Boca Raton, FL 33486
Situs Address: 21301 Powerline Rd, Office, Boca Raton, FL **Case No:** C-2010-05280018
PCN: 00-42-47-22-00-000-3070
RE: Case added to the October 5, 2011 Sp. Magistrate Hearing - requesto to challenge the imposition of fine.
cc: Congregation Ohev Shalom, Inc
Siegel, Lipman, Dunay, Shepard & Miskel, Llp

Agenda No.: 077 **Status:** Removed
Respondent: Greene, Charles M; Greene, Anleas **CEO:** Jamie G Illicete
18799 Rio Vista Dr, Jupiter, FL 33469-2031 **Type:** Life Safety
Situs Address: 18799 Rio Vista Dr, Jupiter, FL **Case No:** C-2011-08230023
PCN: 00-42-40-36-06-000-0210 **Zoned:** RS

Violations:

1	Details: Residential swimming pools/spas shall be completely surrounded by a safety barrier in accordance with the Florida Building Code. In-ground swimming pool screen enclosure in disrepair. Code: Florida Building Code - 424.2.17 Issued: 08/23/2011 Status: CLS
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Agenda No.: 078 **Status:** Continued
Respondent: Gun Club Shopping Center LLC; Gun Club Subsidiary LLC **CEO:** Joanne J Fertitta
696 NE 125 St, North Miami, FL 33161 United States
Situs Address: 4631 Gun Club Rd, West Palm Beach, FL **Case No:** C-2011-05180043
PCN: 00-42-44-01-28-000-0000
RE: Request to rescind Special Magistrate Order dated September 7, 2011, due to Code Section violated being dropped from Notice of Violation and subsequent Order.ic: PZB/Staff error.
cc: Melvin Wolfe

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

1. SPECIAL MAGISTRATE
2. COUNTY ATTORNEY
3. STAFF

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 05, 2011 9:00 am**

"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. "