



**CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JANUARY 20, 2016 9:00 AM**

Special Magistrate: Earl K Mallory

Agenda No.: 001 **Status:** Postponed
Respondent: Riverview House **CEO:** Ray F Leighton
 340 Pemberwick Rd, Greenwich, CT 06831-4240
Situs Address: 2571 Lake Worth Rd, Lake Worth, FL **Case No:** C-2015-02120011
PCN: 00-43-44-20-25-000-0010 **Zoned:**

- Violations:**
- 1 **Details:** Maximum No. of False Alarms in a 12 Month Period. The transmission of more than three (3) false alarm signals by a automatic fire detection system or a medical alarm system within a twelve (12) month time period is excessive. This period of time shall begin October 1 and continue thru September 30 of the following year. No person shall allow or cause the prevention of the transmission of, for any reason, an alarm by an automatic fire detection system or a medical alarm system. This includes systems used by anyone or system serving the premises of a building occupied or controlled by such person.
Code: Palm Beach County Fire Code - 10.7.6.1
Issued: 02/18/2015 **Status:** MCEH
 - 2 **Details:** Charges for Excessive False Alarms in Residential Structures. The activation of four (4) or more false alarms within a twelve(12) month period will be handled according to the following: More specifically, (4) the tenth and each successive false alarm within a twelve (12) month period shall be determined to be a public nuisance. In this event the AHJ may (a) process a complaint for each occurrence to the Palm Beach Code Enforcement Special Master for corrective action, or (b) enter into an agreement with the owner to implement appropriate corrective action to remedy said nuisance(s); or pusue any other legally available remedies.
Code: Palm Beach County Fire Code - 10.7.6.2
Issued: 02/18/2015 **Status:** MCEH

cc: Fire Rescue
Lowenhaupt, Ken

Agenda No.: 002 **Status:** Active
Respondent: SOLIZ, JUANITA **CEO:** Shenoy R Raghuraj
 5200 Mobilair Dr, West Palm Beach, FL 33417
Situs Address: 5200 Mobilair Dr, West Palm Beach, FL **Case No:** C-2014-04020025
PCN: 00-42-43-26-12-000-0330 **Zoned:** RH

- Violations:**
- 1 **Details:** Alterations to the exterior and interior of the property (Mobile Home) to include but not limited to structural, electrical, plumbing, and/or mechanical systems without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 04/11/2014 **Status:** MCEH
 - 2 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 04/11/2014 **Status:** MCEH
 - 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: 04/11/2014 **Status:** MCEH

cc: Soliz, Juanita

Agenda No.: 003 **Status:** Active
Respondent: Ivanov, Ved **CEO:** Charles Zahn
 11063 N 57th Rd, Royal Palm Beach, FL 33411-8881
Situs Address: 11063 57th Rd N, West Palm Beach, FL **Case No:** C-2014-04300012
PCN: 00-41-43-02-00-000-2320 **Zoned:** AR

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Violations:

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| 1 | <p>Details: Interior and exterior renovations or alterations to a single family dwelling including: removing walls and doors, addition of wall and doors, sauna, alterations of the electrical, plumbing and mechanical systems, fire alarm(s), addition of exterior lights, wood deck and wood dock without first obtaining required building permits is prohibited. Specifically:(remodeled a single family home without the benefit of a Palm Beach County Building permit)</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>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. Specifically:(removed bedrooms and change the occupancy classification)</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 - 111.1</p> <p>Issued: 05/08/2014 Status: MCEH</p> |
| 2 | <p>Details: Mechanical equipment. All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. Specifically:(water filtration system not in working condition)</p> <p>Code: Palm Beach County Property Maintenance Code - 14-46 (b)(1)</p> <p>Issued: 05/08/2014 Status: SMO</p> |

cc: Ivanov, Ved

Agenda No.: 004

Status: Active

Respondent: Contreras, Suleivys C
16700 E Preakness Dr, Loxahatchee, FL 33470-3706

CEO: Rick E Torrance

Situs Address: 16700 E Preakness Dr, Loxahatchee, FL

Case No: C-2015-03040047

PCN: 00-40-43-13-00-000-7710

Zoned: AR

Violations:

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| 1 | <p>Details: An aluminum structure has been erected without first obtaining the required building permits.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1</p> <p>Issued: 03/06/2015 Status: CLS</p> |
| 2 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 03/06/2015 Status: MCEH</p> |

Agenda No.: 005

Status: Active

Respondent: Leo's Trucking General Hauling, Inc. a Florida corporation
1150 Skees Rd, West Palm Beach, FL 33411-2628

CEO: Jamie G Illicete

Situs Address: 134 S Haverhill Rd, West Palm Beach, FL

Case No: C-2015-04200004

PCN: 00-42-44-01-14-005-0140

Zoned: RH

Violations:

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| 1 | <p>Details: All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. Front door and door frame are in disrepair and not being maintained. Interior walls and ceilings are in disrepair and not being maintained.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)</p> <p>Issued: 04/27/2015 Status: MCEH</p> |
| 2 | <p>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. Water damage observed to interior walls and ceiling.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)</p> <p>Issued: 04/27/2015 Status: MCEH</p> |
| 3 | <p>Details: All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. Mobile home is infested with insects.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-36</p> <p>Issued: 04/27/2015 Status: MCEH</p> |
| 4 | <p>Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. Front door and frame are in disrepair. Rear sliding glass doors do not lock. Several window are screwed shut and do not open.</p> |

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	Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)	Status: MCEH
	Issued: 04/27/2015	
5	Details: All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. Hallway bathroom tub cold water knob is missing.	
	Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)	Status: MCEH
	Issued: 04/27/2015	
6	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. Several windows are missing screens.	
	Code: Palm Beach County Property Maintenance Code - Section 14-43 (a) (1)	Status: MCEH
	Issued: 04/27/2015	
7	Details: All electrical equipment, wiring and appliances shall be property installed and maintained in a safe and approved manner. Light swith by back door missing cover. Refrigerator not functioning properly and water is leaking into bottom and onto floor.	
	Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)	Status: MCEH
	Issued: 04/27/2015	

cc: Cuevas, Belen
Law Office Of Timothy Grice

Agenda No.: 006 **Status:** Active
Respondent: Himmelrich, Paul D; Himmelrich, Charlotte L **CEO:** Deborah L Wiggins
898 SW 21st St, Boca Raton, FL 33486-6943
Situs Address: 9740 Boynton Beach Blvd, Boynton Beach, FL **Case No:** C-2013-09130003
PCN: 00-42-43-27-05-053-0103 **Zoned:** AGR

Violations:

1	Details: It is necessary to obtain building permits for 2) the installation of 2 storage units, 4) replacement of ADA (American's with Disabilities Act) ramp and stairs for access to the office structure and 5) repair of the roof of the single family dwelling located on these premises.	
	Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1	Status: MCEH
	Issued: 06/30/2014	
2	Details: 201.1 Scope. This code (Florida Accessibility Code for Building Construction, 2012 Edition ["ADA"]) establishes standards for accessibility to commercial facilities by individuals with disabilities; 402.2 Components. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts; 403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum; 405.2 Slope. Ramps runs shall have a running slope not steeper than 1:12; 405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum; 405.7 Landings. Ramps shall have landings at the top and bottom of each ramp run; 405.7.3 Length. The landing clear length shall be 60 inches (1525 mm) long minimum; Change in Direction. Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum.	
	Code: Florida Building Code - 201.1 Florida Building Code - 402.2 Florida Building Code - 403.5.1 Florida Building Code - 405.2 Florida Building Code - 405.5 Florida Building Code - 405.7 Florida Building Code - 405.7.3 Florida Building Code - 405.7.4	Status: MCEH
	Issued: 06/30/2014	
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.	
	Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1	Status: MCEH
	Issued: 06/30/2014	
4	Details: The site plan shall be the controlling plan for conditional uses, requested uses of 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 pan. 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 (The property and its approved use is not being maintained and operated in accordance with its current, approved Final Site Plan ["the Plan"]).	
	Code: Unified Land Development Code - 2.A.1.G.3.e.	Status: MCEH
	Issued: 06/30/2014	

