

Special Magistrate: Thomas H Dougherty

Agenda No.: 001 Status: Active

Respondent: CAMILLI, MICHAEL A Jr CEO: Bobbie R Boynton

222 Caroline Dr, West Palm Beach, FL 33413-1817

Situs Address: 222 Caroline Dr, West Palm Beach, FL Case No: C-2015-06050027

PCN: 00-42-43-35-14-011-0200 **Zoned:** RM

Violations:

Details: The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility.

Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically, operating concrete masonry business from your residential property is

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

Unified Land Development Code - 4.A.3.A.7

Issued: 06/10/2015 **Status:** MCEH

Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

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

Issued: 06/10/2015 **Status:** MCEH

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.

 $\textbf{Code:} \ \textbf{Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1}$

Issued: 06/10/2015 **Status:** MCEH

Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

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

Issued: 06/10/2015 **Status:** MCEH

Details: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

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

Issued: 06/10/2015 **Status:** MCEH

7 **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.

 $\textbf{Code:} \ \textbf{Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1}$

Issued: 06/10/2015 **Status:** MCEH

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: 06/10/2015 Status: MCEH

cc: Code Enforcement

Agenda No.: 002 Status: Active

Respondent: Radld, LLC, a Florida Limited Liability Company CEO: Bobbie R Boynton

5301 N Federal Hwy, Ste 130, Boca Raton, FL 33487

Situs Address: 713 N Military Trl, West Palm Beach, FL Case No: C-2014-07240040

PCN: 00-42-43-36-20-000-0030 Zoned: CG

Violations: 1 Details: Alterations to interior walls, insulation, plumbing and electric without first obtaining required building permits is prohibited.

CODE ENFORCEMENT SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MARCH 16, 2016 9:00 AM

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

Issued: 08/04/2014 Status: MCEH

Details: Installaion of HVAC (heating, ventilation and air-conditioning) equipment without first 2 obtaining required building permits is prohibited.

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

Details: Changing out electrical panel box without first obtaining required building permits is prohibited. 3

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

Status: MCEH

Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. Exterior window(s) and door(s) in disrepair.

> All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Exterior front wall and wood in disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (f) Palm Beach County Property Maintenance Code - Section 14-33 (m) Issued: 08/04/2014

5 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 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. Schinus terebinthifolius (commonly known as Brazilian Pepper) bushes or trees, shall be considered a nuisance. Vegetation is

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Palm Beach County Property Maintenance Code - Section 14-62 (4) Issued: 08/04/2014 Status: MCEH

Details: All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall 6 be kept in a proper state of repair, and maintained free from hazardous conditions. Parking spaces need to be re-strirped and missing handicap parking sign. Altered handicap ramp into

Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) Issued: 08/04/2014

Details: One (1) address sign shall be required for each principal building or use on premises showing 7 the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. Address not visible from roadway.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (c) **Issued:** 08/04/2014

8 **Details:** Enclosed front porch without first obtaining required building permits is prohibited. Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1

Issued: 08/04/2014 Status: CLS

cc: Fountain. Charles L Ii

Radld, Llc, A Florida Limited Liability Company

White, Tina

Agenda No.: 003 Status: Removed

Respondent: PALM COAST PLAZA INCORPORATED CEO: Kenneth E Jackson

3044 S Military Trl, Ste G, Lake Worth, FL 33463

Situs Address: 3044 S Military Trl, G, Lake Worth, FL Case No: C-2014-02270008

PCN: 00-42-44-24-01-000-0021 Zoned: CG

Violations:

Details: Erecting/installing _WALLS to the ceiling_without first obtaining required building permits is

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Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 Issued: 06/03/2014 Status: MCEH

cc: Youngman, Karilyn

Agenda No.: 004 **Status:** Active

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:

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

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

1

Agenda No.:005Status:ActiveRespondent:Voloshin Realty LLCCEO: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-2013-10210008

PCN: 00-42-44-24-01-000-0162 **Zoned:** CG

Violations:

Details: The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility. More specifically, the premises are being utilized for the purposes of vehicles sales and other related activities without proper

approvals.

Uses identified with an "A" are permitted in the district only if approved by the BCC in accordance with Article 2.B, Public Hearing

Process - Class A conditional uses.

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

Unified Land Development Code - 4.A.3.A.6

Issued: 10/21/2013 **Status:** MCEH

Agenda No.:006Status:ActiveRespondent:Voloshin Realty LLCCEO: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:** MCEH

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:** CLS

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:** MCEH

Agenda No.: 007 Status: Active

Respondent: Brockman, Marc; Brockman, Joyce CEO: Steven R Newell

12862 Prosperity Farms Rd, Palm Beach Gardens, FL

33410-2048

Situs Address: 12862 Prosperity Farms Rd, Palm Beach Gardens, FL Case No: C-2014-10010004

PCN: 00-43-41-32-01-000-0390 Zoned: RS

Violations:

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.

A Certificate of Completion may be issued upon satisfactory completion of a building, structure, electrical, gas, mechanical or plumbing system.

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

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

Palm Beach County Amendments to the Florida Building Code 2010 Edition - 111.4

Issued: 10/09/2014 **Status:** MCEH

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 aperiod 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.

A Certificate of Completion may be issued upon satisfactory completion of a building, structure, electrical, gas, mechanical or plumbing system.

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

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

Palm Beach County Amendments to the Florida Building Code 2010 Edition - 111.4

Issued: 10/09/2014 **Status:** MCEH

Agenda No.: 008 Status: Active

Respondent: Osier, Nicholas G CEO: Steven R Newell

16333 89th Pl N, Loxahatchee, FL 33470-1727

Situs Address: 16333 89th Pl N, Loxahatchee, FL Case No: C-2014-10060017

PCN: 00-40-42-24-00-000-1180 **Zoned:** AR

Violations:

Details: Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:

greater than seven (7) inches in height when located on developed residential or developed nonresidential lots,

as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include

cultivated flowers and gardens, or native vegetation.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)

Issued: 10/09/2014 Status: MCEH

Details: Installed a chain link fence without first obtaining required building permits is prohibited.

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

Issued: 10/09/2014 **Status:** MCEH

Agenda No.: 009 Status: Active

Respondent: Zerkowski, Kenneth A CEO: Steven R Newell

16825 89th Pl N, Loxahatchee, FL 33470-2778

Situs Address: 16825 89th Pl N, Loxahatchee, FL Case No: C-2015-03020044

PCN: 00-40-42-24-00-000-3180 **Zoned:** AR

Violations:

Details: Temporary During Construction

In the AR district in the RSA, a mobile home dwelling shall be allowed subject to the following standards: [Ord. 2007-001]

1) Building Permit

A building permit for the single-family dwelling shall have been issued by the Building Director.

2) Limitations on MH Approval

a) The approval for the mobile home shall be valid for two years from the date of issuance of the building permit, or issuance of the certificate of Occupancy for the single family dwelling. No time extensions shall be granted. One MH approval per PCN number. [Ord. 2007-001]

3) Removal Agreement

Execution of a notarized removal agreement which requires the mobile home to be removed within 30 days after receipt of a CO, or within two years, whichever occurs first.

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4) Proof of Ownership

A current recorded warranty deed for the subject property shall be submitted.

Code: Unified Land Development Code - 4.A.3.B.1.A.85.d.

Issued: 04/22/2015 **Status:** MCEH

Agenda No.: 010 Status: Active

Respondent: James, Scott E CEO: Rick E Torrance

11223 51st Ct N, Royal Palm Beach, FL 33411-9009

Situs Address: 11223 51st Ct N, West Palm Beach, FL Case No: C-2015-04300035

PCN: 00-41-43-02-00-000-5900 **Zoned:** AR

Violations:

Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts,

tires, vegetative debris, garbage, trash or similar items. **Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)

Issued: 05/05/2015

Status: MCEH

Details: A maximum of seven vehicles may be parked outdoors on a lot supporting a single family

residential use.

Code: Unified Land Development Code - 6.A.1.D.20.a

Issued: 05/05/2015 **Status:** MCEH

3 Details: Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this

Code. More specifically, Towing service and storage.

The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility. Towing service and storage is

not permitted in AR zoning.

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

Unified Land Development Code - 4.A.3.A.7

Issued: 05/05/2015 **Status:** MCEH

Agenda No.:011Status: RemovedRespondent:Cocuzzo, AaronCEO: Charles Zahn

8568 Pinion Dr, Lake Worth, FL 33467-1125

Situs Address: 7153 Southern Blvd, West Palm Beach, FL Case No: C-2013-02120007

PCN: 00-42-43-27-05-006-3506 **Zoned:** IL

Violations:

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.

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.

Alterations, remodel of the structure without first obtaining required building permits is prohibited.

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

Issued: 03/21/2013 **Status:** MCEH

cc: Code Enforcement Sadler, James C

Agenda No.: 012 Status: Active

Respondent: Rosalie Speer Trustee of the Rosalie Speer Trust dated the CEO: Cynthia S McDougal

2nd of October 2014

10556 Wheelhouse Cir, Boca Raton, FL 33428-1214

Situs Address: 10570 Bexley Blvd, Boca Raton, FL Case No: C-2015-04150015

PCN: 00-41-47-13-12-000-0130 **Zoned:** RTS

Violations: 1 Details: Erecting/installing a pool screen enclosure without first obtaining required building permits is

prohibited. (pool permit number B88030547)

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

Issued: 05/15/2015 **Status:** MCEH

cc: Speer, Rosalie

ADJOURNMENT:

"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."

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