



**CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 20, 2013 9:00 am**

Special Magistrate: David P Slater

Agenda No.: 001 **Status:** Active
Respondent: DALLAND PROPERTIES LP **CEO:** Caroline Foulke
 515 EAST PARK Ave, TALLAHASSEE, FL 32301
Situs Address: 5900 N Haverhill Rd, West Palm Beach, FL **Case No:** C-2012-09190019
PCN: 00-42-43-01-04-000-0030 **Zoned:**

Violations:	1	Details: Erecting/installing wooden fence without first obtaining required building permits is prohibited. Code: PBC Amendments to the FBC 2010 Edition - 105.1 Issued: 09/26/2012	Status: MCEH
	2	Details: The maximum height for a fence or wall shall be four feet in the required front setback Code: Unified Land Development Code - 5.B.1.A.2.e.1)a) Issued: 09/26/2012	Status: MCEH

cc: Dalland Properties Lp

Agenda No.: 002 **Status:** Active
Respondent: Carter, Robert W; Daniels, John H **CEO:** Bruce R Hilker
 8390 Currency Dr, Riviera Beach, FL 33404-1747
Situs Address: 8390 Currency Dr, 3, West Palm Beach, FL **Case No:** C-2012-03200016
PCN: 00-43-42-19-06-000-0030 **Zoned:** IL

Violations:	1	Details: Erecting/installing interior alternations without first obtaining required building permits is prohibited. Code: PBC Amendments to the FBC 2010 Edition - 105.1 Issued: 03/22/2012	Status: MCEH
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Agenda No.: 003 **Status:** Active
Respondent: Carter, Robert W; Daniels, John H **CEO:** Bruce R Hilker
 12516 80th Ln N, West Palm Beach, FL 33412-2229
Situs Address: 8390 Currency Dr, 4, West Palm Beach, FL **Case No:** C-2012-03200017
PCN: 00-43-42-19-06-000-0040 **Zoned:** IL

Violations:	1	Details: Erecting/installing interior partitions without first obtaining required building permits is prohibited. Code: PBC Amendments to the FBC 2007 Edition - 105.1 Issued: 03/22/2012	Status: MCEH
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Agenda No.: 004 **Status:** Active
Respondent: Daniels, John **CEO:** Bruce R Hilker
 8390 Currency Dr, 5, Riviera Beach, FL 33404
Situs Address: 8390 Currency Dr, 5, West Palm Beach, FL **Case No:** C-2012-03200018
PCN: 00-43-42-19-06-000-0050 **Zoned:** IL

Violations:	1	Details: Erecting/installing interior partitions without first obtaining required building permits is prohibited. Code: PBC Amendments to the FBC 2010 Edition - 105.1 Issued: 03/22/2012	Status: MCEH
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Agenda No.: 005 **Status:** Active
Respondent: Pulsar Concepts Inc. N/K/A PCI Associates Inc. **CEO:** Bruce R Hilker
 5458 SE Major Way, Stuart, FL 34997
Situs Address: 8390 Currency Dr, 2, West Palm Beach, FL **Case No:** C-2012-03200015
PCN: 00-43-42-19-06-000-0020 **Zoned:** IL

Violations:	1	Details: Erecting/installing interior alternations without first obtaining required building permits is prohibited. Code: PBC Amendments to the FBC 2010 Edition - 105.1 Issued: 03/22/2012	Status: MCEH
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cc: Pulsar Concepts Inc

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Agenda No.: 006 **Status:** Active
Respondent: Florida East Coast Railway, LLC **CEO:** Jamie G Illicete
1200 S Pine Island Rd, Plantation, FL 33324
Situs Address: Florida East Coast Railway R/W lying East of & adjacent to that 20' Case No: C-2011-01270017
platted alley as platted in the Plat of Jupiter Cresta Unit One, PB
26 Pg 248 from 4100 County Line Rd to 19900 Mona Rd, Jupiter,
FL
PCN: **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 any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, landscape material, building rubbish, shipping/storage containers, debris, garbage or similar items.
Code: Palm Beach County Property Maintenance Code - 305.1
Issued: 01/27/2011 Status: MCEH |
| 2 | Details: Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. Property being used for the storage of commercial equipment, shipping/storage containers, vehicles, trailers, material, etc.
Code: Unified Land Development Code - 4.A.3.A.7
Unified Land Development Code - Table 4.A.3.A. Use Matrix
Issued: 01/27/2011 Status: MCEH |
| 3 | Details: Erecting/installing accessory structures without first obtaining required building permits is prohibited. Installed fences and accessory structures without permits.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 01/27/2011 Status: MCEH |
| 4 | Details: Parking shall be prohibited on all vacant properties in residential districts. Parking of vehicles, equipment and trailers on vacant residential zoned property.
Code: Unified Land Development Code - 6.A.1.D.19.a.3)
Issued: 01/27/2011 Status: MCEH |

cc: Contractors Alarm Services, Inc.
Florida East Coast Railway, Llc
Kahan, Shir P L
Milton, Leach, Whitman, D'Andrea & Milton, P.A.
Molter, Jimmy
Roden, Jeff

Agenda No.: 007 **Status:** Active
Respondent: Miller, Andrew S **CEO:** Jamie G Illicete
PO Box 10241, West Palm Beach, FL 33419-0241
Situs Address: 19696 Riverside Dr, Jupiter, FL **Case No:** C-2011-07200011
PCN: 00-42-40-25-00-000-1270 **Zoned:** RS

- Violations:**
- | | |
|----------|---|
| 1 | 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.
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 walls and roof fascia of structure not being maintained and in disrepair. Every window, door and frame shall be kept in sound condition, good repair and weather tight.
Code: Palm Beach County Property Maintenance Code - 303.1
Palm Beach County Property Maintenance Code - 303.13
Palm Beach County Property Maintenance Code - 303.6
Issued: 08/30/2011 Status: MCEH |
| 2 | Details: Alteration/renovations to exterior of structure without first obtaining required building permits is prohibited. Installed windows and enclosed sections of front porch without permits.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 08/30/2011 Status: MCEH |
| 4 | Details: Erecting/installing fence without first obtaining required building permits is prohibited. Chain-link fence was installed without a permit.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 08/30/2011 Status: MCEH |

cc: Miller, Edna

Agenda No.: 008 **Status:** Active
Respondent: Bethel Church of God Inc **CEO:** Kenneth E Jackson
6166 Plains Dr, Lake Worth, FL 33463
Situs Address: 4610 Luzon Ave, Lake Worth, FL **Case No:** C-2009-06160030

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PCN: 00-42-44-24-12-000-0010

Zoned: RM

Violations:

1 **Details:** Erected a building/ addition without required building permits is prohibited.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 06/22/2009 **Status:** MCEH

cc: Bethel Church Of God Inc
Health Dept

Agenda No.: 009

Status: Active

Respondent: BETHEL CHURCH OF GOD, INC.
6166 Plains Dr, Lake Worth, FL 33463

CEO: Kenneth E Jackson

Situs Address: 4610 Luzon Ave, Lake Worth, FL

Case No: C-2007-08230037

PCN: 00-42-44-24-12-000-0010

Zoned: RM

Violations:

1 **Details:** BETHEL CHURCH OF GOD IS IN VIOLATION OF ALL APPROVED CONDITIONS AND NO "SITE PLAN" HAS BEEN SUBMITTED AND APPROVED. (ZONING PETITION = CA2002-054 AND RESOLUTION NO. R-2003-0558)
Code: Unified Land Development Code - ARTICLE 2.A.1.P
Unified Land Development Code - ARTICLE 2.B.1.H.2
Issued: 12/13/2007 **Status:** MCEH

cc: Fairclough, Trevor L
Of God Inc, Bethel Church

Agenda No.: 010

Status: Active

Respondent: Wilcox, Lorna A
5872 Triphammer Rd, Lake Worth, FL 33463-1530

CEO: Dean C Wells

Situs Address: 5872 Triphammer Rd, Lake Worth, FL

Case No: C-2011-07150003

PCN: 00-42-44-34-33-000-2930

Zoned: RS

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: 09/09/2011 **Status:** MCEH

cc: Code Enforcement
Northern Trust Bank Of Florida N.A.

Agenda No.: 011

Status: Active

Respondent: Lopez, Edel
7402 Shell Ridge Ter, Lake Worth, FL 33467-7705

CEO: Charles Zahn

Situs Address: E Hialeah Dr, Loxahatchee Groves, FL

Case No: C-2011-01100019

PCN: 00-40-43-13-00-000-1450

Zoned: AR

Violations:

1 **Details:** Erecting/installing animal shelters/pole barns, fence without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 01/12/2011 **Status:** MCEH

Agenda No.: 012

Status: Active

Respondent: Quintanar, Adriana
16087 E Glasgow Dr, Loxahatchee, FL 33470-4016

CEO: Charles Zahn

Situs Address: 16087 E Glasgow Dr, Loxahatchee, FL

Case No: C-2011-10030004

PCN: 00-40-43-24-00-000-5500

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. Specifically:(open storage of any motor vehicle which is inoperable and in a state of disrepair)
Code: Palm Beach County Property Maintenance Code - 305.1
Issued: 10/14/2011 **Status:** MCEH

2 **Details:** Erecting/installing roofed structures, fence without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2007 Edition - 105.1
Issued: 10/14/2011 **Status:** MCEH

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|----------|---|
| 3 | <p>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, contractor storage yard is prohibited in the zoning district.</p> <p>Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table
Unified Land Development Code - 4.A.3.A.7</p> <p>Issued: 10/14/2011 Status: MCEH</p> |
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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. "