



**CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MAY 21, 2014 9:00 AM**

Special Magistrate: Christy L Goddeau

Agenda No.: 001 **Status:** Active
Respondent: White Sands Investment Group, LLC **CEO:** Jamie G Illicete
 326 Lake Frances Dr, West Palm Beach, FL 33417
Situs Address: 1901 Redbank Rd, North Palm Beach, FL **Case No:** C-2012-12270007
PCN: 00-43-42-04-04-002-0530 **Zoned:** RH

Violations:

- | | |
|-----------|---|
| 1 | <p>Details: Electrical panels in the kitchen and back room closet changed out without first obtaining required building permits. Electrical wiring in kitchen and to rear storage room installed without permits.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
 Issued: 12/28/2012 Status: CLS</p> |
| 2 | <p>Details: Installation of water heater without first obtaining required building permits is prohibited.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
 Issued: 12/28/2012 Status: MCEH</p> |
| 3 | <p>Details: Changed out pool pump and wiring without first obtaining required building permits is prohibited.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
 Issued: 12/28/2012 Status: CLS</p> |
| 4 | <p>Details: All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system. Kitchen sink draining onto ground.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)
 Issued: 12/28/2012 Status: CLS</p> |
| 6 | <p>Details: All accessory structures, including detached garages, fences, walls, pool deck and swimming pools shall be maintained structurally sound and in good repair. Chain-link fence gate/latches in disrepair. Pool deck in disrepair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)
 Issued: 12/28/2012 Status: MCEH</p> |
| 7 | <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. Roof in disrepair as rain is leaking into interior of structure.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
 Issued: 12/28/2012 Status: CLS</p> |
| 8 | <p>Details: 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 wall plaster cracked and in disrepair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
 Issued: 12/28/2012 Status: CLS</p> |
| 9 | <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. Interior walls and ceiling in back room and bathroom in disrepair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
 Issued: 12/28/2012 Status: CLS</p> |
| 10 | <p>Details: All overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment. Roof soffits in disrepair. Roof overhang soffits and fascia paint chipped and peeling.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (i)
 Issued: 12/28/2012 Status: CLS</p> |
| 11 | <p>Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. Exterior windows and doors in disrepair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
 Issued: 12/28/2012 Status: MCEH</p> |
| 12 | <p>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. Missing screens on windows.</p> |

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MAY 21, 2014 9:00 AM

	Code: Palm Beach County Property Maintenance Code - Section 14-43 (a) (1) Issued: 12/28/2012 Status: CLS
13	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. Both bathroom toilets and showers not functioning properly. Bathroom sink in main structure and toilet in back room leaking. Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1) Issued: 12/28/2012 Status: CLS

cc: White Sands Investment Group, Llc

Agenda No.: 002	Status: Active
Respondent: Abbey Park Homeowners' Association, Inc. 1818 Australian Ave, Ste 400, West Palm Beach, FL 33409	CEO: Matthew M Doumas
Situs Address: 5250 Pine Abbey Dr S, West Palm Beach, FL	Case No.: C-2013-10070051
PCN: 00-42-44-11-30-002-0000	Zoned: RM
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. It shall be considered a nuisance to have accumulations of waste, yard trash or rubble and debris upon any lot. The pool is black, has trash and debris and dead animals in it. Code: Palm Beach County Property Maintenance Code - Section 14-32 (d) (1) Palm Beach County Property Maintenance Code - Section 14-62 (1) Issued: 10/21/2013 Status: MCEH
2	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Outdoor swimming pools shall be provided with a barrier complying with the requirements set forth in the Florida Building Code, Section 424.2.17.1.1 through 424.2.17.1.14 Code: Palm Beach County Property Maintenance Code - Section 14-32 (d) Palm Beach County Property Maintenance Code - Section 14-32 (d) (2) Issued: 10/21/2013 Status: MCEH

cc: Mcelwe, William

Agenda No.: 003	Status: Active
Respondent: Milliken, Jason L 12326 Citrus Grove Blvd, West Palm Beach, FL 33412-2679	CEO: Joanne J Fertitta
Situs Address: 12326 Citrus Grove Blvd, West Palm Beach, FL	Case No.: C-2008-11120035
PCN: 00-41-42-22-00-000-5170	Zoned: AR
Violations:	
1	Details: 1) THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE PREMISES. UNCULTIVATED VEGETATION GREATER THAN 7 INCHES IN HEIGHT SHALL BE DECLARED A NUISANCE. Code: Palm Beach County Property Maintenance Code - 1) 602.3 Issued: 12/05/2008 Status: MCEH
2	Details: 2) 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. Code: Palm Beach County Property Maintenance Code - 2) 301.3 Issued: 12/05/2008 Status: MCEH

cc: Miliken, Jason

Agenda No.: 004	Status: Active
Respondent: Wilson, Kanlaya L 527 Gulf Rd, North Palm Beach, FL 33408-4830	CEO: Bruce R Hilker
Situs Address: 9221 High Point Dr, West Palm Beach, FL	Case No.: C-2013-06200021
PCN: 00-43-42-17-02-001-0010	Zoned: RH
Violations:	
1	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: 06/20/2013 Status: MCEH

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MAY 21, 2014 9:00 AM

- | | |
|----------|--|
| 2 | <p>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.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 110.3.10
 Issued: 06/20/2013 Status: MCEH</p> |
| 3 | <p>Details: 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.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 111.1
 Issued: 06/20/2013 Status: MCEH</p> |

Agenda No.: 005 **Status:** Active
Respondent: Steven Kerekes as Trustee of the "Kerekes Land Trust No 9," created under agreement dated of even date herewith **CEO:** Cynthia L Sinkovich
 711 SE 1st Way, Deerfield Beach, FL 33441-5383
Situs Address: 6405 Boynton Beach Blvd, Boynton Beach, FL **Case No:** C-2012-08090009
PCN: 00-42-45-22-00-000-5040 **Zoned:** MUPD

- | | |
|--------------------|--|
| Violations: | <p>1 Details: Uses allowed in a PDD shall be pursuant to Table 3.E.1.B-22, PDD Use Matrix. Previously approved planned developments shall be governed by the FLU designation in the Plan or pod designation on the most recent approved master plan for purpose of determining the uses allowed and applicability of this Code. More specifically, Contractor Storage Yard is not a permitted use in MUPD/FLU/CLO zoned property. Specifically: Commercial vehicles, trailers and other such items stored on the property. 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 not permitted in MUPD/FLU/CLO zoned district.</p> <p>Code: Unified Land Development Code - 3.E.1.B.4
 Unified Land Development Code - 4.A.3.A.7
 Issued: 08/09/2012 Status: MCEH</p> <p>2 Details: It shall be considered a nuisance to have accumulations of waste, yard trash or rubble and debris upon any lot.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-62 (1)
 Issued: 08/09/2012 Status: MCEH</p> |
|--------------------|--|

cc: Kennelly, Justin

Agenda No.: 006 **Status:** Active
Respondent: Cohen, Nathan T; Cohen, Joann S **CEO:** Lorraine Miller
 115 Techview Ter, Pittsburgh, PA 15213-3820
Situs Address: 1007 Cornwall A, Boca Raton, FL **Case No:** C-2012-10090024
PCN: 00-42-47-08-07-001-1007 **Zoned:** AR

- | | |
|--------------------|--|
| Violations: | <p>1 Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
 Issued: 10/24/2012 Status: MCEH</p> <p>2 Details: Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
 Issued: 10/24/2012 Status: MCEH</p> <p>3 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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-43 (a) (1)
 Issued: 10/24/2012 Status: MCEH</p> |
|--------------------|--|

cc: Cohen, Mr And Mrs
 Greenfield & Kraut
 Otto, Maureen

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. "