



**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JULY 11, 2013 9:00 am**

Special Magistrate: Alcolya St Juste
Contested

Special Magistrate: David P Slater
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: Rose, Cheryl L; Rose, Frank L **CEO:** Maggie Bernal
 9291 Birminham Dr, Palm Beach Gardens, FL 33410-5923
Situs Address: 9291 Birmingham Dr, Palm Beach Gardens, FL **Case No:** C-2013-03200022
PCN: 00-42-42-13-01-004-0180 **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: 04/02/2013 **Status:** CEH

Agenda No.: 002 **Status:** Active
Respondent: Denise LeClair-Robbins Trustee Denise LeClair-Robbins Trust **CEO:** Bobbie R Boynton
 dated May 6, 2011
 19750 Beach Rd, Apt 303, Tequesta, FL 33469-2849
Situs Address: 19750 Beach Rd, FL **Case No:** C-2012-10030026
 19750 Beach Rd, 3030, Jupiter, FL
PCN: 00-43-40-30-29-000-3030 **Zoned:** RH,

Violations: 1 **Details:** Interior remodel of units 303 and 304 without first obtaining required building permits is prohibited. Interior remodel of lobby area to remove fire rated doors from units 303 and 304 without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2010 Edition - 105.1
Issued: 10/03/2012 **Status:** CEH

cc: Building Division
Klett, Mesches & Johnson, P.L.

Agenda No.: 003 **Status:** Active
Respondent: Mcneilley, Robert W **CEO:** Larry W Caraccio
 3328 Marsh Rd, Deland, FL 32724-9001
Situs Address: 212 Akron Rd, Lake Worth, FL **Case No:** C-2013-03260011
PCN: 00-42-44-28-04-000-4480 **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, , construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
 More specifically: The premises are being utilized for the open storage of construction debris, garbage, trash and similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/11/2013 **Status:** CEH

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JULY 11, 2013 9:00 am

2 **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.

More specifically: A commercial vehicle that exceeds 12,500 lbs GVWR is parked at the premises.

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

Issued: 04/11/2013

Status: CEH

cc: Mcneilley, Robert W

Agenda No.: 004

Status: Active

Respondent: Zaman, Mohammad

CEO: Larry W Caraccio

5084 Bright Galaxy Ln, Greenacres, FL 33463-5941

Situs Address: 3395 Pinehurst Dr, Lake Worth, FL

Case No: C-2012-04190003

PCN: 00-42-44-21-01-000-3550

Zoned: RS

Violations:

1 **Details:** Erecting/installing THREE (3) BEDROOM HOUSE HAS BEEN CONVERTED INTO SEVEN (7) BEDROOM FACILITY without first obtaining required building permits is prohibited.

Code: PBC Amendments to the FBC 2010 Edition - 105.1

Issued: 07/25/2012

Status: CEH

Agenda No.: 005

Status: Active

Respondent: Brzobohaty, Vladimir

CEO: Matthew M Doumas

10180 Calumet Ct, Lake Worth, FL 33467-7053

Situs Address: 10180 Calumet Ct, Lake Worth, FL

Case No: C-2012-07270012

PCN: 00-42-45-06-03-000-0232

Zoned: RE

Violations:

1 **Details:** No construction shall be permitted within any easement where such construction is incompatible with the use for which the easement was established. If the terms of the easement, statute, law, ordinance, rule, regulation, or approval pursuant to which the easement was established prohibits or excludes the use, such use shall be considered incompatible. The burden shall be on the applicant to demonstrate that the proposed construction is or will not become incompatible with the purpose for which the easement was established, or impair the rights of the easement holders and beneficiaries. The determination of whether a use is incompatible with the purpose for which an easement was established shall be made by the appropriate regulating agency(s) in accordance with this Chapter.

All construction in a drainage easement shall be subject to approval by the beneficiary of said easement. Further, the Land Development Division (LDD) shall approve all encroachments into easements which drain County roads. More specifically: A berm and landscape plantings including areca palms have been installed in the property's drainage easements without approval from Palm Beach County's Land Development Division.

Code: Unified Land Development Code - 5.F.2.A.3

Unified Land Development Code - 5.F.2.B.1

Issued: 09/06/2012

Status: CEH

cc: Gelfand & Arpe, P.A.

Agenda No.: 006

Status: Active

Respondent: Cole, Robert L; Cole, Suzanne

CEO: Matthew M Doumas

8887 Majorca Bay Dr, Lake Worth, FL 33467-6925

Situs Address: 8887 Majorca Bay Dr, Lake Worth, FL

Case No: C-2013-01310011

PCN: 00-42-45-07-02-000-0170

Zoned: PUD

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: Palm Beach County Property Maintenance Code - Section 14-32 (d) (1)

Issued: 02/04/2013

Status: CEH

cc: Residential Credit Solutions

Agenda No.: 007

Status: Removed

Respondent: Myers, Stephen

CEO: Matthew M Doumas

7 San Luis Obispo St, Ladera Ranch, CA 92694-1433

Situs Address: 3215 Medinah Cir W, Lake Worth, FL

Case No: C-2013-03220025

PCN: 00-42-44-20-01-000-1670

Zoned: RS

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JULY 11, 2013 9:00 am

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 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: 04/19/2013 **Status:** CLS

Agenda No.: 008 **Status:** Active
Respondent: Donaldson, Michael E; Donaldson, Danielle M **CEO:** Jose Feliciano
12819 Temple Blvd, West Palm Beach, FL 33412-2220
Situs Address: 12819 Temple Blvd, West Palm Beach, FL **Case No:** C-2013-04020019
PCN: 00-41-42-22-00-000-8190 **Zoned:** AR

Violations: **1** **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: 04/05/2013 **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, , construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/05/2013 **Status:** CEH

Agenda No.: 009 **Status:** Active
Respondent: Douglas, Aaron; Douglas, Alice T **CEO:** Jose Feliciano
17183 80th St N, Loxahatchee, FL 33470-3056
Situs Address: 17183 80th St N, Loxahatchee, FL **Case No:** C-2013-01280014
PCN: 00-40-42-23-00-000-6010 **Zoned:** AR

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: PBC Amendments to the FBC 2010 Edition - 105.4.1
Issued: 01/28/2013 **Status:** CEH
2 **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: 01/28/2013 **Status:** CEH

Agenda No.: 010 **Status:** Active
Respondent: Mia Real Holdings, LLC. **CEO:** Jose Feliciano
5455 N Federal Hwy, J, Boca Raton, FL 33487
Situs Address: 61st Ln N, West Palm Beach, FL **Case No:** C-2013-02250059
PCN: 00-41-42-33-00-000-5880 **Zoned:** AR

Violations: **1** **Details:** If the nuisance consists solely of uncultivated vegetation as provided in Section 14-62(3), (4), and (5) and the parcel is less than 1/2 acre in size, the nuisance shall be abated in its entirety. If the parcel is greater than 1/2 acre in size only so much of the nuisance shall be abated as lies within twenty-five (25) feet of the boundary of any adjacent property which is developed and used or has been used for residential, commercial or industrial purposes. Vegetation along north, east and west property lines facing developed properties, is overgrown and/or overgrowing onto these developed properties.
Code: Palm Beach County Property Maintenance Code - Section 14-63 (2)
Issued: 02/25/2013 **Status:** CEH

Agenda No.: 011 **Status:** Active
Respondent: Nugent, Christopher **CEO:** Jose Feliciano
12523 Tangerine Blvd, West Palm Beach, FL 33412-2039
Situs Address: 12523 Tangerine Blvd, West Palm Beach, FL **Case No:** C-2012-10100021
PCN: 00-41-42-34-00-000-3120 **Zoned:** AR

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JULY 11, 2013 9:00 am**

Violations: **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 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)
Issued: 12/06/2012 **Status:** CEH

Agenda No.: 012 **Status:** Active
Respondent: Alfonso, Zeida; Alfonso, Jorge **CEO:** Joanne J Fertitta
5416 Cannon Way, West Palm Beach, FL 33415-3767
Situs Address: 5416 Cannon Way, West Palm Beach, FL **Case No:** C-2013-03220014
PCN: 00-42-44-02-25-000-0640 **Zoned:** RM

Violations: **1** **Details:** All accessory structures, including fences, shall be maintained structurally sound and in good repair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)
Issued: 04/08/2013 **Status:** CEH
2 **Details:** Erecting/installing a shed without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2010 Edition - 105.1
Issued: 04/08/2013 **Status:** CEH

Agenda No.: 013 **Status:** Active
Respondent: Garcia, Yunier **CEO:** Joanne J Fertitta
112 E Browing Dr, North Palm Beach, FL 33408
Situs Address: 1143 Mango Dr, West Palm Beach, FL **Case No:** C-2013-04110012
PCN: 00-42-44-12-04-000-0450 **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 glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/11/2013 **Status:** CEH

Agenda No.: 014 **Status:** Removed
Respondent: Giambalvo, Vanessa J **CEO:** Caroline Foulke
8259 Michael Dr, Boynton Beach, FL 33472-1026
Situs Address: 16721 Tangerine Blvd, Loxahatchee, FL **Case No:** C-2013-03150012
PCN: 00-40-42-36-00-000-4140 **Zoned:** AR

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 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: 03/29/2013 **Status:** CEH
2 **Details:** One (1) address sign shall be required for each principal building or use on premises showing 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 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 03/29/2013 **Status:** CEH

Agenda No.: 015 **Status:** Active
Respondent: Covenant Centre Inc **CEO:** Bruce R Hilker
9153 Roan Ln, Palm Beach Gardens, FL 33403-1029
Situs Address: 9153 Roan Ln, West Palm Beach, FL **Case No:** C-2013-04180016
PCN: 00-43-42-18-00-000-7240 **Zoned:** RM

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 # Resolution # 2011-0567 and Petition # 1974-00083.
Code: Unified Land Development Code - 2.A.1.P
Issued: 04/30/2013 **Status:** CEH

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JULY 11, 2013 9:00 am

Agenda No.: 016 **Status:** Removed
Respondent: Harris, Wayne L **CEO:** Bruce R Hilker
10421 Sandy Run Rd, Jupiter, FL 33478
Situs Address: 9287 Sunrise Dr, West Palm Beach, FL **Case No:** C-2013-02210037
PCN: 00-43-42-18-02-000-0070 **Zoned:** RM

- Violations:**
- 1** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)
Issued: 04/16/2013 **Status:** CLS
 - 2** **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: 04/16/2013 **Status:** CLS
 - 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: 04/16/2013 **Status:** CLS

cc: Harris, Wayne L
Reynolds, J Patrick
Wilson, Candy

Agenda No.: 017 **Status:** Active
Respondent: Robinson, Lamont; Robinson, Sonja Les **CEO:** Kenneth E Jackson
4852 Blue Pine Cir, Lake Worth, FL 33463-7236
Situs Address: 4356 Coconut Rd, Lake Worth, FL **Case No:** C-2012-09260007
PCN: 00-43-44-30-01-042-0050 **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, 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: 10/02/2012 **Status:** CEH
 - 2** **Details:** 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: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)
Issued: 10/02/2012 **Status:** CEH
 - 3** **Details:** If the nuisance consists solely of uncultivated vegetation as provided in Section 14-62(3), (4), and (5) and the parcel is less than 1/2 acre in size, the nuisance shall be abated in its entirety. If the parcel is greater than 1/2 acre in size only so much of the nuisance shall be abated as lies within twenty-five (25) feet of the boundary of any adjacent property which is developed and used or has been used for residential, commercial or industrial purposes.
Code: Palm Beach County Property Maintenance Code - Section 14-63 (2)
Issued: 10/02/2012 **Status:** CEH

Agenda No.: 018 **Status:** Postponed
Respondent: Sykes, Thelma; Sykes, Jeff R **CEO:** Gail L James
1281 16th Ave SW, Naples, FL 34117-2209
Situs Address: 6801 4th St, Jupiter, FL **Case No:** C-2012-10230019
PCN: 00-42-41-03-01-000-0560 **Zoned:** RH

- 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.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 10/23/2012 **Status:** CEH
 - 2** **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: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 10/23/2012 **Status:** CEH
 - 3** **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.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JULY 11, 2013 9:00 am

4	Issued: 10/23/2012	Status: CEH
	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. More specifically the soffit and fascia wood is rotten.	
	Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)	
	Issued: 10/23/2012	Status: CEH
5	Details: Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.	
	Every window, door and frame shall be kept in sound condition, good repair and weather tight.	
	Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)	
	Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)	
	Issued: 10/23/2012	Status: CEH

cc: Commissioners

Agenda No.: 019 **Status:** Removed
Respondent: Gutierrez, Aldo; Gutierrez, Luisa **CEO:** Ray F Leighton
 3232 Giuliano Ave, Lake Worth, FL 33461-3733
Situs Address: 3232 Giuliano Ave, Lake Worth, FL **Case No.:** C-2013-03080026
PCN: 00-43-44-20-04-004-0120 **Zoned:** RM

2	Details: Erecting/installing (2) sheds and a 6' wood fence without first obtaining required building permits is prohibited.	
	Code: PBC Amendments to the FBC 2010 Edition - 105.1	
	Issued: 03/21/2013	Status: CLS

Agenda No.: 020 **Status:** Active
Respondent: Chabad Lubavitch of Boynton, Inc **CEO:** Cynthia S McDougal
 10655 El Clair Ranch Rd, Boynton Beach, FL 33437
Situs Address: 10675 El Clair Ranch Rd, Boynton Beach, FL **Case No.:** C-2013-01170021
PCN: 00-42-45-27-00-000-5050 **Zoned:** RS

1	Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited.	
	Code: Unified Land Development Code - 8.C.1	
	Issued: 01/22/2013	Status: CEH

cc: Chabad Lubavitch Of Boynton, Inc

Agenda No.: 021 **Status:** Active
Respondent: Shark Enterprises, LLC **CEO:** Cynthia S McDougal
 8747 Caraway Lake Ct, Boynton Beach, FL 33473-4878
Situs Address: 15445 S State Road 7, Delray Beach, FL **Case No.:** C-2013-03190032
PCN: 00-42-43-27-05-067-0281 **Zoned:** AGR

1	Details: 1.-The tertiary system shall consist of all drainage features and facilities such as storm sewerage, swales, gutters, culverts, ditches, erosion protection, and site grading necessary for the immediate drainage and rapid removal of stormwater from building sites, streets, and areas of other land uses subject to damage or disruption by inundation in accordance with acceptable levels of service as established by the Plan.	
	2.-On all new construction, earth fill brought onto the site of construction from another site shall be minimized to maximize existing floodwater storage capacity. Maximum volume of imported fill shall be limited to that necessary to raise an earth pad to elevate the slab-on-grade, not more than six inches above minimum floor elevation set in this Article, with side slopes of the pad of 1:5 to 1:3 starting ten feet from the slab edges.	
	Code: Unified Land Development Code - 11.E.4.E	
	Issued: 04/04/2013	Status: CEH
2	Details: Parking shall be prohibited on all vacant properties in residential districts. (generators, vehicles, etc)	
	Code: Unified Land Development Code - 6.A.1.D.19.a.3)	
	Issued: 04/04/2013	Status: CEH
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.(construction materials,vegetation,trash and debris)	
	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)	
	Issued: 04/04/2013	Status: CEH

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JULY 11, 2013 9:00 am

cc: Shark Enterprises, Llc
Zoning Division

Agenda No.: 022 **Status:** Active
Respondent: JCA Properties LLC **CEO:** John H Meyers
251 Ponderosa Ct, Royal Palm Beach, FL 33411-4700
Situs Address: 2132 Indian Rd, West Palm Beach, FL **Case No:** C-2013-02130017
PCN: 00-42-43-24-00-000-5251 **Zoned:** CG

Violations: 1 **Details:** Interior and exterior renovations being performed without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2010 Edition - 105.1
Issued: 03/12/2013 **Status:** CEH

cc: Brandenburg, Gary M
Ciklin Lubitz Marens & O'Connell

Agenda No.: 023 **Status:** Active
Respondent: 7 Eleven Inc **CEO:** Lorraine Miller
11380 Prosperity Farms Rd, Ste 221E, Palm Beach Gardens, FL
33410
Situs Address: 13555 S Military Trl, Delray Beach, FL **Case No:** C-2013-02040017
PCN: 00-42-46-11-00-000-5060 **Zoned:** CG

Violations: 1 **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: 02/11/2013 **Status:** CEH

cc: 7 Eleven Inc

Agenda No.: 024 **Status:** Active
Respondent: Astel, Mary; Schomaker, Thomas **CEO:** Lorraine Miller
324 Mississippi Ave, Crystal City, MO 63019-1638
Situs Address: 191 Brittany D, Delray Beach, FL **Case No:** C-2013-01220011
PCN: 00-42-46-22-07-004-1910 **Zoned:** RH

Violations: 1 **Details:** Erecting/installing/renovating to include but not limited to aluminum rails and french doors, without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2010 Edition - 105.1
Issued: 01/31/2013 **Status:** CEH

Agenda No.: 025 **Status:** Active
Respondent: CRP II - Florida Retail Investors I, LLC **CEO:** Lorraine Miller
102 W Whiting St, Ste 600, Tampa, FL 33602
Situs Address: 22905 Tradewind Rd, Boca Raton, FL **Case No:** C-2013-02140001
PCN: 00-41-47-36-03-000-4590 **Zoned:** AR

Violations: 1 **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.
The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight.
Code: Palm Beach County Property Maintenance Code - Section 14-31 (c)
Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)
Issued: 03/07/2013 **Status:** CEH

2 **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)

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JULY 11, 2013 9:00 am

Situs Address: 2929 Chickamauga Ave, West Palm Beach, FL
PCN: 00-43-43-30-03-007-0520

Case No: C-2013-01140021
Zoned: RH

- Violations:**
- 1** **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: 04/09/2013 **Status:** CLS
 - 2** **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.
Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 04/09/2013 **Status:** CLS
 - 3** **Details:** Schinus terebinthifolius (commonly known as Brazilian Pepper) bushes or trees, shall be considered a nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (4)
Issued: 04/09/2013 **Status:** CLS

Agenda No.: 031

Status: Active

Respondent: Valdes, Marlene; Augusme, Bigson
2378 Queen St, West Palm Beach, FL 33417-3040

CEO: Shenoy R Raghuraj

Situs Address: 2378 Queen St, West Palm Beach, FL
PCN: 00-42-43-24-07-001-0130

Case No: C-2012-10050001
Zoned: RM

- Violations:**
- 1** **Details:** Each single family residential lot shall be graded to drain along or within its property lines to the street or parking area providing immediate access, unless adequate common drainage facilities in expressed drainage easements with an established maintenance entity are provided to accommodate alternative drainage grading. Specifically the drainage was altered and the property is no longer draining in accordance with the code.
Code: Unified Land Development Code - 11.E.4.E.1.c
Issued: 10/25/2012 **Status:** CEH

Agenda No.: 032

Status: Active

Respondent: 417 Dionne Drive LLC; Rizzo, Anthony W
101 Davit Dr, North Palm Beach, FL 33408-5054

CEO: Rick E Torrance

Situs Address: 417 Dionne Dr, West Palm Beach, FL
PCN: 00-43-44-05-13-000-0290

Case No: C-2013-01290009
Zoned: RS

- Violations:**
- 1** **Details:** Erecting/installing a room addition without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2010 Edition - 105.1
Issued: 02/07/2013 **Status:** CEH

Agenda No.: 033

Status: Active

Respondent: Thompson, David W; Thompson, Frances D; Thompson,
Thomas M
76 Irving Way, West Palm Beach, FL 33415-3114

CEO: Rick E Torrance

Situs Address: 76 Irving Way, West Palm Beach, FL
PCN: 00-42-44-01-08-003-0100

Case No: C-2013-02260009
Zoned: RH

- 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, , construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/04/2013 **Status:** CEH
 - 2** **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: 04/04/2013 **Status:** CEH

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JULY 11, 2013 9:00 am

Agenda No.: 034 **Status:** Postponed
Respondent: Patricia M. Accardi, Trustee, 11607 N. 153rd Court Land Trust **CEO:** Deborah L Wiggins
17593 Rocky Pines Rd, Jupiter, FL 33478
Situs Address: 11607 153rd Ct N, Jupiter, FL **Case No:** C-2013-03120032
PCN: 00-41-41-14-00-000-7490 **Zoned:** AR

Violations:

1	Details: Repairing/renovating Single Family Dwelling without first obtaining required building permits is prohibited (structural and sub-trade) this including but not limited to repair/replacement of rotten/damaged wood, windows, doors and other sub-trade fixtures. Code: PBC Amendments to the FBC 2010 Edition - 105.1 Issued: 04/24/2013 Status: CEH
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Agenda No.: 035 **Status:** Removed
Respondent: Bir, Allan C **CEO:** Deborah L Wiggins
2333 Brookside Dr, Indialantic, FL 32903-3608
Situs Address: 18255 131st Trl N, Jupiter, FL **Case No:** C-2012-10050022
PCN: 00-41-40-33-00-000-5130 **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 vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/07/2013 Status: CLS
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cc: Bir, Allan C
Erin Brooks, Allan Bir And

Agenda No.: 036 **Status:** Postponed
Respondent: Hunnings, Barry; Hunnings, Tracey **CEO:** Deborah L Wiggins
9383 150th Ct N, Jupiter, FL 33478-6908
Situs Address: 9383 150th Ct N, Jupiter, FL **Case No:** C-2012-11290018
PCN: 00-42-41-18-00-000-5060 **Zoned:** AR

Violations:

1	Details: Erecting/installing 2 sheds, a shipping container and enclosing/expanding a pole barn without first obtaining required building permits is prohibited. Code: PBC Amendments to the FBC 2010 Edition - 105.1 Issued: 02/19/2013 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, , construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/19/2013 Status: CLS
3	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, Repair, General, is not permitted in the AR-Agricultural Residential Zoning District (this includes, but it not limited to motor vehicles and boats). Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table Unified Land Development Code - 4.A.3.A.7 Unified Land Development Code - 4.B.1.A.107. Issued: 02/19/2013 Status: CLS

Agenda No.: 037 **Status:** Active
Respondent: Ramazio, Fabrizio **CEO:** Deborah L Wiggins
10796 151st Ln N, Jupiter, FL 33478-6886
Situs Address: 10796 151st Ln N, Jupiter, FL **Case No:** C-2013-01140027
PCN: 00-41-41-13-00-000-7090 **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 building material, construction debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/15/2013 Status: CEH
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cc: Ramazio, Fabrizio

Agenda No.: 038 **Status:** Active
Respondent: Singh, Elizabeth **CEO:** Anthony L Williams
PO BOX 212707, Royal Palm Beach, FL 33421-2707

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JULY 11, 2013 9:00 am**

Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table
Unified Land Development Code - 4.A.3.A.7
Issued: 09/25/2012 **Status:** CEH

Agenda No.: 043 **Status:** Active
Respondent: Sears, Timothy R **CEO:** Charles Zahn
11354 46th St, Royal Palm Beach, FL 33411
Situs Address: 11354 46th Pl N, West Palm Beach, FL **Case No:** C-2012-02090009
PCN: 00-41-43-11-00-000-2020 **Zoned:** AR

Violations:

1	Details: Erecting/installing roofed structure(s) and fence without first obtaining required building permits is prohibited. Code: PBC Amendments to the FBC 2007 Edition - 105.1 Issued: 02/16/2012 Status: CEH
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Agenda No.: 044 **Status:** Removed
Respondent: Southern Blvd Commerce Park, LLC **CEO:** Charles Zahn
3300 PGA Blvd, Ste 600, West Palm Beach, FL 33410
Situs Address: 199 Pike Rd, West Palm Beach, FL **Case No:** C-2013-02080008
PCN: 00-42-43-27-05-006-4000 **Zoned:** IL

Violations:

1	Details: Matrix, Airport Overlay Uses permitted by right, permitted subject to a Special Permit permitted by the DRO, or subject to conditional use approval in each standard district shall be determined in Table 4.A.3.A, Use Matrix. Specifically:(Auto sales in the zoning district require the approval of the Board of County Commissioners) The use regulations within overlays shall be determined by the uses allowed in the underlying district and Article 3.B, Overlays. Specifically:(Auto sales in the zoning district require approval of the Zoning Commission) 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. Code: Unified Land Development Code - 3.B.2.B Use Overlays Airport Unified Land Development Code - 4.A.1.A Use Matrix Unified Land Development Code - 4.A.1.C Overlays Issued: 02/15/2013 Status: CLS
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cc: Southern Blvd Commerce Park, Llc

Agenda No.: 045 **Status:** Active
Respondent: Struthers, John O **CEO:** Maggie Bernal
3673 Bahama Rd, Palm Beach Gardens, FL 33410-2368
Situs Address: 3673 Bahama Rd, Palm Beach Gardens, FL **Case No:** C-2013-03220033
PCN: 00-43-41-31-01-009-0060 **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, appliances, glass, building material/rubbish, construction debris, automotive parts, tires, scab metal, paint cans/supplies, vegetative debris, garbage, trash/debris and/or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/27/2013 Status: CEH
2	Details: Outdoor storage of unlicensed/unregistered and/or inoperable vehicle(s) is not permit in a residential area. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Unified Land Development Code - 6.A.1.D.19.b.5)b) Issued: 03/27/2013 Status: CEH
3	Details: Erecting/installing canopy structure(s) and/or shed(s) without first obtaining required building permits is prohibited. Code: PBC Amendments to the FBC 2010 Edition - 105.1 Issued: 03/27/2013 Status: CEH
4	Details: No equipment or materials used in the home occupation shall be stored or displayed outside of the dwelling, including driveways. Code: Unified Land Development Code - 4.B.1.A.70.i Issued: 03/27/2013 Status: CEH

Agenda No.: 046 **Status:** Active
Respondent: Eastwood Lantana LLC **CEO:** Deborah L Wiggins
3411 Silverside Rd, 104 Rodney, Wilmington, DE 19810
Situs Address: 9719 Lantana Rd, Boynton Beach, FL **Case No:** C-2012-12180019

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JULY 11, 2013 9:00 am**

PCN: 00-42-43-27-05-034-0432

Zoned: AR

Violations:

- | | | |
|----------|---|--------------------|
| 1 | Details: A violation of any condition of a development order shall be considered a violation of this Code; Failure to comply with conditions of approval and approved site plan for Zoning Approval DRC97-48, Exhibit 1 (Accessory Chipping and Mulching operation [not to exceed thirty percent {30%} of the wholesale nursery gross area and/or receipts] and missing landscaping).
Code: Unified Land Development Code - 2.A.1.P
Issued: 01/07/2013 | Status: CEH |
| 2 | Details: Use, Accessory- a permitted use that is customarily associated with the principal use and clearly incidental to the principal use and is subordinate in area, extent, or purpose to and serves only the principal use (Accessory Chipping and Mulching Operation is not subordinate to and does not meet the criteria of accessory to the wholesale nursery operation).
Code: Unified Land Development Code - 1.A.3.U.18.
Issued: 01/07/2013 | Status: CEH |

cc: Ciklin Lubitz Martens & O'Connell
Eastwood Lantana Llc
Eastwood Lantana Llc
Eastwood Lantana Llc

Agenda No.: 047

Status: Active

Respondent: Majestic Land Holdings Inc
4121 Royal Palm Beach Blvd, Royal Palm Beach, FL 33411

CEO: Joanne J Fertitta

Situs Address: 4121 Royal Palm Beach Blvd, West Palm Beach, FL

Case No: C-2009-12110002

PCN: 00-41-43-11-00-000-7940

RE: Request to rescind Sp. Magistrate Order dated March 3, 2010, due to change of ownership prior to hearing.

cc: Majestic Land Holdings

Agenda No.: 048

Status: Active

Respondent: Discount Auto Parts Inc. Advance Stores CO #9319
515 E Park Ave, Tallahassee, FL 32301

CEO: Cynthia L Sinkovich

Type: Repeat

Situs Address: 7030 Thompson Rd, Boynton Beach, FL

Case No: C-2012-07120012

PCN: 00-43-45-08-00-002-0020

RE: Request to amend Special Magistrate Order dated Sept. 5, 2012, to amend Respondent to Discount Auto Parts Inc. n/k/a Discount Auto Parts, LLC.

cc: Discount Auto Stores Inc Advance Stores Co #9319

Agenda No.: 049

Status: Active

Respondent: Nieves, Alba
155 SE 28th Ave, Boynton Beach, FL 33435-8238

CEO: Kenneth E Jackson

Situs Address: 4025 N Browning Dr, West Palm Beach, FL

Case No: C-2009-06220019

PCN: 00-42-44-01-04-000-0440

RE: Request to rescind Special Magistrate Order dated November 4, 2009, due to error in service.

cc: Nieves, Alba

Agenda No.: 050

Status: Active

Respondent: Jankowski, James F
14078 82nd Ln N, Loxahatchee, FL 33470-4301

CEO: Jose Feliciano

Situs Address: 14078 82nd Ln N, Loxahatchee, FL

Case No: C-2011-10250019

PCN: 00-41-42-20-00-000-5710

RE: Request to rescind Special Magistrate Order dated June 6, 2012 due to error in service.

cc: Jankowski, James F
Jankowski, James F

Agenda No.: 051

Status: Active

Respondent: Sgarrini, Walter W
2602 Brookhaven Chase Ln NE, Atlanta, GA 30319-3479

CEO: Anthony L Williams

Situs Address: 1221 Miner Rd, Lake Worth, FL

Case No: C-2012-07110029

PCN: 00-43-45-09-08-000-1510

RE: Request to rescind Special Magistrate Order dated Nov. 7, 2012, due to error in service.

cc: Fire Rescue

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JULY 11, 2013 9:00 am**

Agenda No.: 052 **Status:** Active
Respondent: Melvin, Patricia J **CEO:** Julia F Poteet
2333 Par Rd, West Palm Beach, FL 33409-6150
Situs Address: 2333 Par Rd, West Palm Beach, FL **Case No:** C-2012-04260017
PCN: 00-42-43-25-09-035-0130
RE: Request to rescind Sp. Mag. order dated Sept. 5, 2012, due to error in service.

Agenda No.: 053 **Status:** Active
Respondent: Saba, Matthew **CEO:** Anthony L Williams
12187 Acapulco Ave, Palm Beach Gardens, FL 33410-2361
Situs Address: 12187 Acapulco Ave, Palm Beach Gardens, FL **Case No:** C-2009-02110037
PCN: 00-43-41-31-01-001-0160
RE: Request to rescind Special Magistrate Order dated May 6, 2009, due to error in service.
cc: Saba, Matthew

Agenda No.: 054 **Status:** Active
Respondent: All Known and Unknown Heirs of Joseph Sidman **CEO:** Richard Colon
22633 Caravelle Cir, Boca Raton, FL 33433-5914
Situs Address: 3597 Airport Rd, Pahokee, FL **Case No:** C-2011-01200004
PCN: 00-36-42-26-01-000-0320
RE: Request to rescind Special Magistrate Order dated June 6, 2012, due to cited in error.

Agenda No.: 055 **Status:** Active
Respondent: Concha, Carlos H; Concha, Ana C **CEO:** Caroline Foulke
8519 E Windhaven Terrace Trl, Cypress, TX 77433-2749 **Type:** **Life Safety**
Situs Address: 13924 Key Lime Blvd, West Palm Beach, FL **Case No:** C-2012-04300002
PCN: 00-41-42-28-00-000-7340
RE: Request to rescind Special Magistrate Order dated July 12, 2012, due to error in service.

Agenda No.: 056 **Status:** Active
Respondent: Little, Powerfull **CEO:** Jose Feliciano
15134 Northlake Blvd, West Palm Beach, FL 33412-1705
Situs Address: 15134 Northlake Blvd, West Palm Beach, FL **Case No:** C-2012-01190040
PCN: 00-41-42-18-00-000-5990
RE: Request to rescind Special Magistrate Order dated July 12, 2012, due to error in service.

Agenda No.: 057 **Status:** Active
Respondent: Pierre-Antoine, Yanick **CEO:** Jose Feliciano
14537 83rd Ln N, Loxahatchee, FL 33470-4360 **Type:** **Life Safety**
Situs Address: 14537 83rd Ln N, Loxahatchee, FL **Case No:** C-2013-06140012
PCN: 00-41-42-20-00-000-7250 **Zoned:** AR

- Violations:**
- | | |
|----------|---|
| 1 | Details: Residential swimming pools shall comply with Sections R424.17.1.1 through R424.2.17.1.14. More specifically, residential swimming pools shall have a barrier that completely surrounds and obstructs access to the swimming pool in accordance with the Florida Building Code, Residential.
Code: Florida Building Code, Residential as FBC-R - R424.2.17.1.1
Issued: 07/02/2013 Status: CEH |
| 2 | Details: Erecting/installing a concrete pool deck without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2010 Edition - 105.1
Issued: 07/02/2013 Status: CEH |
| 3 | Details: Erecting/installing a shed without first obtaining required building permits is prohibited.
Code: PBC Amendments to the FBC 2010 Edition - 105.1
Issued: 07/02/2013 Status: CEH |

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

- 1. SPECIAL MAGISTRATE**
- 2. COUNTY ATTORNEY**
- 3. STAFF**

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JULY 11, 2013 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. "