



**CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 18, 2015 9:00 AM**

Special Magistrate: Fred W Van Vonno

Agenda No.: 001 **Status:** Active
Respondent: George Leland Kilian as Trustee The George Leland Kilian Trust **CEO:** Matthew M Doumas
 2645 Mercer Ave, Ste 207, West Palm Beach, FL 33401
Situs Address: 7049 Lake Worth Rd, Lake Worth, FL **Case No:** C-2014-06110001
PCN: 00-42-43-27-05-023-1271 **Zoned:** CG

Violations:

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| 1 | <p>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.
 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. 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.
 More specifically: The vacant gas station building and canopy are in disrepair. Trash and debris is openly stored on the premises.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)
 Palm Beach County Property Maintenance Code - Section 14-33 (a)</p> <p>Issued: 06/19/2014 Status: MCEH</p> |
| 2 | <p>Details: All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More specifically: There are potholes in the area near the vacant gas station.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)</p> <p>Issued: 06/19/2014 Status: CLS</p> |
| 3 | <p>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Sign faces with commercial messages shall be removed within 60 days after the activity, product, business, service or other use which was being advertised has ceased or vacated the premises. Any commercial message not removed or replaced with a site-related message within this time may be removed pursuant to the removal procedures set forth in Article 8.I.4, Removal of Signs in Violation of this Article. More specifically: The freestanding sign structure advertising H & A Quality Discount Gas is in need of repair. Signage on the gas station canopy and freestanding sign structure advertises a business, H & A Quality Discount Gas, that is no longer active on the premises.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)
 Unified Land Development Code - 8.F.7</p> <p>Issued: 06/19/2014 Status: MCEH</p> |

cc: Broome, William R H
 The George Leland Kilian Trust

Agenda No.: 002 **Status:** Active
Respondent: Kirkland, Jim F; Kirkland, Mary M **CEO:** Caroline Foulke
 15323 96th Ln N, West Palm Beach, FL 33412-2518
Situs Address: 15323 96th Ln N, West Palm Beach, FL **Case No:** C-2013-09200001
PCN: 00-41-42-18-00-000-1560 **Zoned:** AR

Violations:

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| 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 or similar items.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 10/10/2013 Status: MCEH</p> |
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Agenda No.: 003 **Status:** Active
Respondent: Pardes Real Estate Fund LLC **CEO:** Bruce R Hilker
 1791 Biarritz Dr, Miami Beach, FL 33141
Situs Address: 4809 Foxwood Cir, West Palm Beach, FL **Case No:** C-2014-08120022
PCN: 00-42-43-13-03-000-0540 **Zoned:** RS

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Violations: **6** **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. More specifically inactive permit # B85023510.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1
Issued: 08/15/2014 **Status:** MCEH

cc: Pardes Real Estate Fund Llc

Agenda No.: 004 **Status:** Active
Respondent: Reyes, Maritza **CEO:** Ray F Leighton
1312 Tradewinds Way, Lantana, FL 33462-4253
Situs Address: 4168 Colle Dr, Lake Worth, FL **Case No:** C-2015-02200006
PCN: 00-42-44-13-06-002-0180 **Zoned:** RS

Violations:

1 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle for a period exceeding one hour in any 24 hour period.
Code: Unified Land Development Code - 6.A.1.D.19.a.2)
Issued: 02/25/2015 **Status:** MCEH

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: 02/25/2015 **Status:** MCEH

Agenda No.: 005 **Status:** Active
Respondent: Palmer Chicago Inv Co **CEO:** Dwayne E Johnson
800 Wilcrest, Ste 103, Houston, TX 77042-1371
Situs Address: 20540 S State Road 7, Bldg, Boca Raton, FL **Case No:** C-2012-08100014
PCN: 00-42-47-18-14-003-0070 **Zoned:** CG

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: 08/15/2012 **Status:** MCEH

2 **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. B2006-021287 Roof and M2006-011212 HVAC.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 110.3.10
Issued: 08/15/2012 **Status:** MCEH

cc: Palmer Chicago Investment

Agenda No.: 006 **Status:** Active
Respondent: DEL CARMEN LARA BARAJAS, MARIA **CEO:** Shenoy R Raghuraj
3106 Vassallo Ave, Lake Worth, FL 33461-3751
Situs Address: 2874 Creek Rd, West Palm Beach, FL **Case No:** C-2015-02130029
PCN: 00-43-44-08-15-003-0061 **Zoned:** RS

Violations:

1 **Details:** All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (a)
Issued: 02/24/2015 **Status:** MCEH

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: 02/24/2015 **Status:** MCEH

3 **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)

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Issued: 02/24/2015

Status: MCEH

Agenda No.: 007
Respondent: Hernandez, Ivette
 2694 Starwood Ct, West Palm Beach, FL 33406-5180
Situs Address: 2694 Starwood Ct, West Palm Beach, FL
PCN: 00-43-44-08-28-000-0790

Status: Active
CEO: Rick E Torrance
Case No: C-2013-11010034
Zoned: RS

- Violations:**
- 1 **Details:** Erecting/installing an accessory structure/s and driveway extension without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 11/13/2013 **Status:** MCEH

cc: Guarnieri, Daniel C

Agenda No.: 008
Respondent: Drawdy Properties Inc
 10201 Lantana Rd, Lake Worth, FL 33449
Situs Address: 10201 Lantana Rd, Lake Worth, FL
PCN: 00-42-43-27-05-035-0271

Status: Active
CEO: Deborah L Wiggins
Case No: C-2012-02220018
Zoned: IL

- 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. Pole Barn Permit B-2002-020201 (B02018725) is inactive and needs to be renewed. Communication Antenna permit B-2012-021493, is inactive and needs to be renewed.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1
Issued: 04/28/2014 **Status:** MCEH
 - 2 **Details:** A Certificate of Completion may be issued upon satisfactory completion of a building, structure, electrical, gas, mechanical or plumbing system. The structure constructed under Building Permit B-2010-019736 (Accessory Structure [Pole Barn]) is being utilized without benefit of a Certificate of Completion or a Certificate of Occupancy.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 111.1
 Palm Beach County Amendments to the Florida Building Code 2010 Edition - 111.4
Issued: 04/28/2014 **Status:** MCEH
 - 6 **Details:** Outdoor storage of merchandise, inventory, equipment, refuse, or similar material in all nonresidential districts shall be subject to the following standards. Outdoor storage areas shall not be located in any of the required setbacks.
Code: Unified Land Development Code - 5.B.1.A.3.b
Issued: 04/28/2014 **Status:** MCEH
 - 7 **Details:** Outdoor storage areas (Industrial Districts) shall be completely screened from view from all streets and adjacent residential districts by landscaping, fences, walls or buildings up to a height of 12' (twelve feet). Permits are required for construction/installation of screening walls and/or fencing.
Code: Unified Land Development Code - 5.B.1.A.3.d
Issued: 04/28/2014 **Status:** MCEH
 - 8 **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: 04/28/2014 **Status:** MCEH
 - 9 **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. The roof and flashing shall be sound, tight and not have defects that admit rain (the office structure roof appears to be 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 (The pole barn, remaining on at the S/W frontage of the shavings operation has holes in its walls. There are also pieces of rebar sticking up in various locations around the structure- these appear to be unsafe).
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
 Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 04/28/2014 **Status:** MCEH
 - 10 **Details:** All premises and exterior property shall be maintained free from weeds or uncultivated vegetation greater than seven inches (7") in height when located on developed nonresidential lots, as set forth in division 6 (of this code). All noxious weeds shall be prohibited.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 04/28/2014 **Status:** MCEH

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cc: Drawdy Properties Inc

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. "