



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

**Special Magistrate:** Fred W Van Vonno

**Agenda No.:** 001 **Status:** Postponed  
**Respondent:** WESTCHESTER SQUARE LLC **CEO:** Bobbie R Boynton  
 2750 NE 185th St, Ste 203, Aventura, FL 33180-2877  
**Situs Address:** 2800 N Military Trl, West Palm Beach, FL **Case No:** C-2012-06220014  
**PCN:** 00-42-43-24-19-000-0010 **Zoned:** CG

- Violations:**
- 1 **Details:** Performing Interior alterations/renovations without first obtaining required building permits is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 06/22/2012 **Status:** MCEH
  - 2 **Details:** Erecting/installing wall signage without first obtaining required building permits is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 06/22/2012 **Status:** MCEH
  - 3 **Details:** Erecting/installing awning(s) without first obtaining required building permits is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 06/22/2012 **Status:** SMO
  - 4 **Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.  
 All electrical equipment, wiring and appliances shall be property installed and maintained in a safe and approved manner.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-46 (c ) (3)  
 Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)  
**Issued:** 06/22/2012 **Status:** MCEH
  - 5 **Details:** Erecting/installing a walk in cooler without first obtaining required building permits is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 06/22/2012 **Status:** SMO

cc: Klymko, Michelle L  
 Pbso  
 Westchester Square Llc

**Agenda No.:** 002 **Status:** Removed  
**Respondent:** Rowe, Ricki L **CEO:** Jose Feliciano  
 17816 87th Ln N, Loxahatchee, FL 33470-2665  
**Situs Address:** 17816 87th Ln N, Loxahatchee, FL **Case No:** C-2012-06070002  
**PCN:** 00-40-42-23-00-000-3800 **Zoned:** AR

- Violations:**
- 1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.  
**Code:** Unified Land Development Code - 6.A.1.D.19.b.5)d)  
**Issued:** 07/16/2012 **Status:** SMO
  - 2 **Details:** Erecting/installing canopies, storage shed(s) and above ground pool without first obtaining required building permits is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 07/16/2012 **Status:** MCEH
  - 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. Mattress openly stored along fence at west property line.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 07/16/2012 **Status:** MCEH

**Agenda No.:** 003 **Status:** Postponed  
**Respondent:** 42nd Street LLC **CEO:** Jamie G Illicete

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

11911 US Highway 1, Ste 206, North Palm Beach, FL 33408

**Situs Address:** 11911 US Highway 1, North Palm Beach, FL

**Case No:** C-2012-11050021

**PCN:** 00-43-42-04-00-000-4670

**Zoned:** CG

**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 Resolutions #88-1226, #86-573-10 and Petitions #87-43, #85-160. See Building permit #B86-036546 for Landscape Plan. Required or preserved vegetation that becomes damaged, diseased, removed or is dead shall be immediately replaced with plant material to comply with the approved standards and height requirements of this Article or conditions of approval, whichever is greater. Missing two (2), twelve feet in height or larger, canopy trees on south buffer, missing one (1), twelve feet in height or larger, canopy tree from parking island that was removed on south side side parking area. Dead/dying palm in east/front buffer.

**Code:** Unified Land Development Code - 2.A.1.P  
Unified Land Development Code - 7.E.8

**Issued:** 11/08/2012

**Status:** MCEH

**2**     **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 Resolutions #88-1226, #86-573-10 and Petitions #87-43, #85-160. Alterations to parking spaces, parking islands and handicap parking space(s) without first obtaining required building permits is prohibited. Removed parking island on south side parking area. Removed portion of parking island next to south side handicap parking space. Removed handicap parking space and sign on east side of building.

**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
Unified Land Development Code - 2.A.1.P

**Issued:** 11/08/2012

**Status:** MCEH

**3**     **Details:** Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed, consistent with acceptable horticultural practices. Required landscape vines growing onto required trees along rear wall. Tree straps/poles from initial planting have not been removed. Brazilian peppers trees growing in north buffer. Vines/weed on north buffer not being maintained.

**Code:** Unified Land Development Code - 7.E.5.B

**Issued:** 11/08/2012

**Status:** MCEH

cc: 42nd Street Llc

**Agenda No.:** 004

**Status:** Active

**Respondent:** 4100 South Military Trail Corp.  
3231 N Ocean Blvd, Flagler Beach, FL 32136

**CEO:** Ray F Leighton

**Situs Address:** 4100 S Military Trl, Lake Worth, FL

**Case No:** C-2009-08250002

**PCN:** 00-42-44-25-08-005-0080

**Zoned:** CG

**Violations:**

**1**     **Details:** Installing/erecting a security system and storage racks without required building permits is prohibited.

**Code:** PBC Amendments to the FBC 2007 Edition - 105.1

**Issued:** 09/15/2009

**Status:** MCEH

cc: Forty One Hundred South  
Livingston Woverton & Sword, P.A.

**Agenda No.:** 005

**Status:** Active

**Respondent:** Forty One Hunderd South Corp.; 4100 South Military Trail  
Corp.  
3231 N Ocean Blvd, Flagler Beach, FL 32136

**CEO:** Ray F Leighton

**Situs Address:** 4100 S Military Trl, Lake Worth, FL

**Case No:** C-2009-07020004

**PCN:** 00-42-44-25-08-005-0080

**Zoned:** CG

**Violations:**

**1**     **Details:** Installing/erecting a building/structure without required building permits is prohibited.

**Code:** PBC Amendments to the FBC 2007 Edition - 105.1

**Issued:** 07/09/2009

**Status:** MCEH

cc: 4100 South Military Trail Corp.  
Livingston Woverton & Sword, P.A.

**Agenda No.:** 006

**Status:** Active

**Respondent:** Eastwood Lantana LLC  
3411 Silverside Rd, 104 Rodney, Wilmington, DE 19810

**CEO:** Deborah L Wiggins

**Situs Address:** 9719 Lantana Rd, Boynton Beach, FL

**Case No:** C-2012-01040021

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

**Zoned:** AR

