## Special Magistrate Hearing Agenda

**February 13, 2020 9:00 AM**

**Special Magistrate:** Earl K Mallory  
**Contested**  
**Special Magistrate:** Non-Contested

### A. Welcome

### B. Staff Announcements / Remarks

### C. Dividing the Hearing - Contested and Non-Contested

### D. Scheduled Cases

<table>
<thead>
<tr>
<th>Agenda No.:</th>
<th>Status:</th>
<th>Respondent:</th>
<th>Situs Address:</th>
<th>Case No.:</th>
<th>PCN:</th>
<th>Zoned:</th>
<th>Type:</th>
<th>Type:</th>
<th>Details:</th>
<th>Code:</th>
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<tr>
<td>001</td>
<td>Active</td>
<td>Lubin, Loyd S; Diaz, Ines Velez</td>
<td>5132 2nd Rd, Lake Worth, FL 33467-5616</td>
<td>C-2019-01290033</td>
<td>00-42-43-27-032-0803</td>
<td>AR</td>
<td>Repeat</td>
<td>1</td>
<td>Details: Operating, playing or using any loud speaker, loud speaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land shall be prohibited.</td>
<td>Unified Land Development Code - 5.E.4.B.1.c.</td>
<td>01/29/2019</td>
<td>CEH</td>
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| 002         | Active  | Lubin, Loyd S; Diaz, Ines Velez | 5132 2nd Rd, Lake Worth, FL 33467-5616 | C-2019-12130017 | 00-42-43-27-032-0803 | AR | Repeat Irreparable | 1 | Details: Operating, playing or using any loud speaker, loud speaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land shall be prohibited. | Unified Land Development Code - 5.E.4.B.1.c. | 01/09/2020 | CEH     |

| 003         | Active  | Ross, Frona S | 765 Bamboo Dr, Boca Raton, FL 33432-3002 | C-2018-05300009 | 00-41-47-25-008-0490 | AR | Repeat Irreparable | 1 | Details: Operating, playing or using any loud speaker, loud speaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land shall be prohibited. | Unified Land Development Code - 5.E.4.B.1.c. | 01/09/2020 | CEH     |

| 004         | Removed | VINTAGE HOTSPOT RESTAURANT INC. AND LOUNGE | 7843 Nautique Ct, Lake Worth, FL 33467 | C-2019-12050001 | 00-42-45-12-19-001-0030 | MUPD | Repeat Irreparable | 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 #R-2004-0510 and Petition #DOA 1989-115E. | Unified Land Development Code - 2.A.11 |         |         |
### Agenda No.: 005
**Respondent:** SPECTRUM SQUARE LLC  
4000 Hollywood Blvd, Ste 685B, Hollywood, FL 33021-6751
**Situation Address:** 7437 S Military Trl, Lake Worth, FL  
**PCN:** 00-42-45-12-001-0030  
**Case No.:** C-2019-112100137437  
Situs Address: C-2019-112100137437  
**Type:** Zoned: MUPD

**Violations:** 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 # R-2004-0510 and Petition # DOA 1989-115E.  
**Status:** Status: Removed

### Agenda No.: 006
**Respondent:** ELFBRA ONE INVESTMENT LLC  
312 SE 17TH St, Fl 2, FORT LAUDERDALE, FL 33316
**Situation Address:** 2939 S Haverhill Rd, Building B, West Palm Beach, FL  
**PCN:** 00-42-44-14-000-0020  
**Case No.:** C-2019-123000022939  
**Type:** Zoned: RH

**Violations:** Details: Charges for Excessive False Alarms in Commercial Structures. The activation of four (4) or more false alarms within a twelve (12) month period will be handled according to the following:  
1. For the fourth through sixth false alarm within a twelve (12) month period, the alarm user or building owner shall be assessed a two hundred fifty dollar ($250.00) fine per occurrence, which shall be considered a debt owed to Palm Beach County.  
2. For the seventh through ninth false alarm within a twelve (12) month period, the alarm user or building owner shall be assessed a five hundred dollar ($500.00) fine per occurrence, which shall be considered a debt owed to Palm Beach County.  
3. For the tenth and each successive false alarm within a twelve (12) month period, the alarm user or building owner shall be assessed a one thousand dollar ($1,000.00) fine per occurrence, which shall be considered a debt owed to Palm Beach County.  
4. The tenth and each successive false alarm within a twelve (12) month period shall be determined to be a public nuisance. In this event the AHJ may (a) process a complaint for each occurrence to the Palm Beach County Code Enforcement Special Master for corrective action, or (b) enter into an agreement with the owner to implement appropriate corrective action to remedy said nuisance(s); or (c) pursue any other legally available remedies.  
5. Funds documented as expended by the owner for corrective action, shall, upon receipt of documentation by the AHJ, be deducted from the debt owed to Palm Beach County for excessive false alarms.  
6. The provisions of this section shall not apply to required alarm systems for an initial period of two (2) months from the date the fire alarm system is accepted by the AHJ.  
7. False alarms transmitted during a natural disaster shall not be counted in calculating excessive false alarm fines hereunder. In the event of a hurricane, the natural disaster shall be deemed to commence with the start of a hurricane watch and continue through five (5) calendar days thereafter. The Authority Having Jurisdiction (AHJ) shall determine the number and frequency of such false alarm signals and notify the alarm user or building owner of amounts owed and shall make demand thereof, pursuant to the provisions of this Code. The County may initiate proceedings to collect said fines after demand thereof has been made by the AHJ.

**Status:** Status: Active
2 Details: Maximum No. of False Alarms in a 12 Month Period. The transmission of more than three (3) false alarm signals by an automatic fire detection system or a medical alarm system within a twelve (12) month time period is excessive. This period of time shall begin October 1 and continue through September 30 of the following year. No person shall allow or cause the prevention of the transmission of, for any reason, an alarm by an automatic fire detection system or a medical alarm system. This includes systems used by anyone or systems serving the premises of a building occupied or controlled by such person.

Code: National Fire Protection Association 1 - 10.6.6.1
Issued: 12/31/2019 Status: CEH
E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

1. SPECIAL MAGISTRATE
2. COUNTY ATTORNEY
3. STAFF

"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."