**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JANUARY 07, 2014 9:00 AM**

**Special Magistrate:** James M Serafino  
**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**

<table>
<thead>
<tr>
<th>Agenda No.: 001</th>
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<tr>
<td>Respondent: Francis, Samson A; Francis, Lyudmila</td>
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<tr>
<td>Situs Address: 13038 Tangerine Blvd, West Palm Beach, FL 33412-1917</td>
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<tr>
<td>PCN: 00-41-42-33-00-000-5420</td>
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| Violations:  
1. Details: Erecting/installing metal gate without first obtaining required building permits is prohibited.  
   Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
   Issued: 09/04/2013  
   Status: CLS  
2. Details: All off-site signs, tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, trailers, or other supporting structures shall be prohibited.  
   Issued: 09/04/2013  
   Status: CLS |

| cc: Code Enforcement |

<table>
<thead>
<tr>
<th>Agenda No.: 002</th>
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<tr>
<td>Respondent: Herman, Charles L; Herman, Mildred Ann</td>
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<tr>
<td>Situs Address: 9335 150th Ct N, Jupiter, FL 33478-6966</td>
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<tr>
<td>PCN: 00-42-41-18-00-000-5340</td>
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| Violations:  
1. 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 long term residential occupancy of a travel trailer is prohibited on your agricultural/residential zoned property.  
   Issued: 09/12/2013  
   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: 09/12/2013  
   Status: CEH  
3. Details: Erecting/installing storage buildings(containers) without first obtaining required building permits is prohibited.  
   Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
   Issued: 09/12/2013  
   Status: CEH |

**Respondent:** CHARLES, JULIETTE  
**Status:** Removed  
**CEO:** Joanne J Fertitta
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: 08/29/2013
   Status: CLS

2. Details: Erecting/installing barn with stalls without first obtaining required building permits is prohibited. 
   Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
   Issued: 08/29/2013
   Status: CLS

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
   unlicensed vehicle in the front driveway.
   Issued: 09/26/2013
   Status: CEH

1. Details: Installation of HVAC (heating, ventilation and air conditioning) equipment without first
   obtaining required building permits is prohibited. Installed four (4) HVAC units installed without permits.
   Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
   Issued: 08/20/2013
   Status: CEH

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. 
   Permit #M2008-026931 (M08003827) for HVAC (heating, ventilation and air conditioning)equipment has expired.
   Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1
   Issued: 08/20/2013
   Status: CEH

1. 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.
   Have the roof fix so the traps can be removed.
   Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
   Issued: 05/30/2013
   Status: CEH

1. 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.
   Have the roof fix so the traps can be removed.
   Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
   Issued: 05/30/2013
   Status: CEH

1. 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.
   Have the roof fix so the traps can be removed.
   Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
   Issued: 05/30/2013
   Status: CEH

1. 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.
   Have the roof fix so the traps can be removed.
   Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
   Issued: 05/30/2013
   Status: CEH
SPECIAL MAGISTRATE HEARING AGENDA
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Violations: 1 Details: 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, donation bin on premises is not a permitted use.
Issued: 10/08/2013 Status: CLS

cc: Code Enforcement
Lowe's Home Centers Inc
Lowe's Home Centers Inc

Agenda No.: 008 Status: Active
Respondent: Platinum Development Group LLC
CEO: Gail L James
8708 SW 55th St, Cooper City, FL 33328-4324
Situs Address: 7059 Church St, Jupiter, FL
Case No: C-2013-04180019
PCN: 00-42-40-07-000-5610 Zoned: R1

Violations: 1 Details: 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, operating a landscape maintenance business on residentially zoned land is prohibited.
Issued: 05/06/2013 Status: CEH

2 Details: It shall be considered a nuisance to have accumulations of waste, yard trash or rubble and debris upon any lot. Specifically, vegetative debris, logs, mulch etc.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (1)
Issued: 05/06/2013 Status: CEH

cc: Platinum Development Group LLC

Agenda No.: 009 Status: Removed
Respondent: Leisa Kateb & David O Kateb, M D, Trustees of the Leisa Kateb Trust under agreement dated Jun 7, 2004
CEO: Cynthia S McDougal
10791 El Paraíso Pl, Delray Beach, FL 33446-2707
Situs Address: 19473 Hampton Dr, Boca Raton, FL
Case No: C-2013-06060005
PCN: 00-42-47-12-020-0380 Zoned: AR

Violations: 1 Details: Residential swimming pools shall comply with Sections R 424.17.1.1 through R 424.2.17.1.14. 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: 07/09/2013 Status: CLS

Agenda No.: 010 Status: Removed
Respondent: HSbc Bank USA natl Assn as Trustee for the Benefit of People's Financial Realty Mortgage Securities Trust, Series 2006-1
CEO: Cynthia S McDougal
1661 Worthington Rd, Ste 100, West Palm Beach, FL 33409-6493
Situs Address: 5107 Beechwood Rd, Delray Beach, FL
Case No: C-2013-04230023
PCN: 00-42-46-11-03-000-1940 Zoned: AR

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. (Trailer)
Issued: 06/12/2013 Status: CLS

Agenda No.: 011 Status: Removed
Respondent: Tyson, William P; Tyson, Catherine A
CEO: Steven R Newell
3031 Fortune Way, Ste A7, Wellington, FL 33414-8705
Situs Address: 2737 Nokomis Ave, West Palm Beach, FL
Case No: C-2013-09090008
PCN: 00-43-43-30-03-033-0440 Zoned: CG
Violations:

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: 09/17/2013
Status: CLS

cc: Psso
Tyson, Catherine Allen

Agenda No.: 012
Respondent: Gomez, Nelson Miguel; Langone, Maria
Situs Address: 123 Atwell Dr, West Palm Beach, FL 33411-4609
PCN: 00-42-44-05-11-000-0700
Violations:

1 Details: Erecting/installing fence without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 07/26/2013
Status: CLS

Agenda No.: 013
Respondent: Muschel, Rachel; Muschel, Esther
Situs Address: 30 Stratford C, West Palm Beach, FL 108 Lafayette Ave, Passaic, NJ 07055-4710
PCN: 00-42-43-15-003-0300
Violations:

1 Details: Interior renovations to include but not limited to structural, mechanical, electrical, plumbing to the structure without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 06/28/2013
Status: CEH

Agenda No.: 014
Respondent: Muschel, Rachel; Muschel, Esther
Situs Address: 31 Stratford C, West Palm Beach, FL 108 Lafayette Ave, Passaic, NJ 07055-4710
PCN: 00-42-43-15-003-0110
Violations:

1 Details: Interior renovations to include but not limited to structural, mechanical, electrical, plumbing to the structure without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 06/28/2013
Status: CEH

Agenda No.: 015
Respondent: WILLIS, MARY E
Situs Address: 4830 Badger Ave, West Palm Beach, FL 33417-2914
PCN: 00-42-43-24-02-004-0900
Violations:

1 Details: Alterations to the electrical system/wiring without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 03/08/2013
Status: CEH

2 Details: Alterations to the interior structure of the property included but not limited to the electrical, plumbing, and mechanical systems without first obtaining required building permits is prohibited.
Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
Issued: 03/08/2013
Status: CEH

cc: Roy & Associates, P.A.
## CODE ENFORCEMENT
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### Violations:

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<tr>
<td>1</td>
<td>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.</td>
<td>Code: Unified Land Development Code - 6.A.1.D.19.b.1</td>
<td>09/12/2013</td>
<td>CEH</td>
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<tr>
<td>2</td>
<td>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, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</td>
<td>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</td>
<td>09/12/2013</td>
<td>CEH</td>
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### Agenda No.: 017

- **Respondent:** Lopez, Lorenzo A
- **CEO:** Rick E Torrance
- **Situs Address:** 1150 W Mountain Dr, West Palm Beach, FL 33415-4725
- **PCN:** 06-43-44-07-000-0330
- **Violations:**

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<tr>
<td>1</td>
<td>Erecting/installing a shed and a canopy without first obtaining required building permits is prohibited.</td>
<td>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1</td>
<td>09/26/2013</td>
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### Agenda No.: 018

- **Respondent:** Abbey Park Homeowners' Association, Inc.
- **CEO:** Sue S Williams
- **Situs Address:** 5250 Pine Abbey Dr S, West Palm Beach, FL
- **PCN:** 00-42-44-11-002-0000
- **Violations:**

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<tr>
<td>1</td>
<td>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.</td>
<td>Code: Palm Beach County Property Maintenance Code - Section 14-32 (d) (1) Palm Beach County Property Maintenance Code - Section 14-62 (1)</td>
<td>10/21/2013</td>
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<tr>
<td>2</td>
<td>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</td>
<td>Code: Palm Beach County Property Maintenance Code - Section 14-32 (d) Palm Beach County Property Maintenance Code - Section 14-32 (d) (2)</td>
<td>10/21/2013</td>
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### Agenda No.: 019

- **Respondent:** Bruno, Rita S; Bruno, Luigi M
- **CEO:** Charles Zahn
- **Situs Address:** 8339 120th Ave N, West Palm Beach, FL 33412-2900
- **PCN:** 00-41-43-03-000-3440
- **Violations:**

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<tr>
<td>1</td>
<td>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 open storage on a vacant parcel is prohibited.</td>
<td>Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table Unified Land Development Code - 4.A.3.A.7</td>
<td>03/12/2013</td>
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### CODE ENFORCEMENT
#### SPECIAL MAGISTRATE HEARING AGENDA
**JANUARY 07, 2014 9:00 AM**

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<tr>
<td>020</td>
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<td>Edwin O. Bussey III as Personal Representative of Estate of Virginia O Bussey</td>
<td>Charles Zahn</td>
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<td>021</td>
<td>Active</td>
<td>Leslie, Pinder</td>
<td>Charles Zahn</td>
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<td>022</td>
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<td>Leyser, LLC</td>
<td>Charles Zahn</td>
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<td>6862 Monmouth Rd, West Palm Beach, FL</td>
<td>C-2013-04120011</td>
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<td>16701 E Mayfair Dr, Loxahatchee, FL</td>
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<td>00-40-43-24-00-000-3170</td>
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<td>7735 Southern Blvd, West Palm Beach, FL</td>
<td>C-2013-04190009</td>
<td>00-42-43-27-00-006-4105</td>
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### Violations

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<tr>
<td>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.</td>
<td>Unified Land Development Code - 4.A.3.A - Use Matrix Table</td>
<td>06/03/2013</td>
<td>CEH</td>
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<tr>
<td>Erecting a roofed structure without first obtaining required building permits is prohibited.</td>
<td>Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1</td>
<td>06/03/2013</td>
<td>CEH</td>
</tr>
<tr>
<td>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, automotive parts, garbage, trash or similar items. Specifically: (open storage of any motor vehicle which is inoperable and in a state of disrepair)</td>
<td>Palm Beach County Property Maintenance Code - Section 14-35 (a)</td>
<td>06/03/2013</td>
<td>CEH</td>
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<tr>
<td>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, automotive parts, garbage, trash or similar items.</td>
<td>Palm Beach County Property Maintenance Code - Section 14-35 (a)</td>
<td>04/12/2013</td>
<td>CEH</td>
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<tr>
<td>Erecting/installing additional living space in the garage without first obtaining required building permits is prohibited.</td>
<td>Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1</td>
<td>04/12/2013</td>
<td>CEH</td>
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<tr>
<td>All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. 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.</td>
<td>Palm Beach County Property Maintenance Code - Section 14-33 (a)</td>
<td>04/12/2013</td>
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### cc: Commissioners
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<tr>
<td>Respondent: Pashkow, Jeffrey J; Pashkow, Noralee</td>
<td>CEO: Charles Zahn</td>
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<tr>
<td>Situs Address: 16059 E Glasgow Dr, Loxahatchee, FL 33470-4016</td>
<td>Case No: C-2013-03140023</td>
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<td>PCN: 00-40-43-24-00-000-5490</td>
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**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 Petition #2005-00356.
   - **Code:** Unified Land Development Code - 2.A.1.P
   - **Issued:** 04/30/2013
   - **Status:** CEH

**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, use of the parcel as offsite storage for a business operation is prohibited.
   - **Code:** Unified Land Development Code - 4.A.3.A - Use Matrix Table
   - **Issued:** 05/10/2013
   - **Status:** CEH

2. **Details:** Erecting/installing a shipping container without first obtaining required building permits is prohibited.
   - **Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
   - **Issued:** 05/10/2013
   - **Status:** CEH

**Details:** Hedges may be planted and maintained along or adjacent to a lot line to a height not exceeding eight feet in the required side (to the required front setback) and rear yards and not exceeding a height of four feet in the required front yards.
   - **Code:** Unified Land Development Code - 5.B.1.A.2.a
   - **Issued:** 05/10/2013
   - **Status:** CEH

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<tr>
<td>Respondent: Hugelshofer, Kurt</td>
<td>CEO: Bobbie R Boymton</td>
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<tr>
<td>Situs Address: 16416 132nd Ter N, Jupiter, FL 33478-6537</td>
<td>Case No: C-2013-05280020</td>
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<tr>
<td>PCN: 00-41-41-09-00-000-5410</td>
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**Violations:**

1. **Details:** Erecting/installing a 6' wood fence and gates without first obtaining required building permits is prohibited.
   - **Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
   - **Issued:** 06/18/2013
   - **Status:** CEH

2. **Details:** Erecting/installing/renovating/modifying a structure without first obtaining required building permits is prohibited.
   - **Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
   - **Issued:** 06/18/2013
   - **Status:** CEH

3. **Details:** Erecting/installing carport structure without first obtaining required building permits is prohibited.
   - **Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
   - **Issued:** 06/18/2013
   - **Status:** CEH

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<tr>
<td>Respondent: OKEE PROPERTY WEST LLC</td>
<td>CEO: Joanne J Fertitta</td>
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<tr>
<td>Situs Address: 1000 Red Trl, West Palm Beach, FL</td>
<td>Case No: C-2013-06100028</td>
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<td>PCN: 00-43-43-29-00-000-3410</td>
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**Violations:**

1. **Details:** Erecting/installing fence without first obtaining required building permits is prohibited.
   - **Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
   - **Issued:** 07/30/2013
   - **Status:** CEH

<table>
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<th>cc: Selz &amp; Muvdi Selz, P.A.</th>
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<tbody>
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<td>cc: Okeechobee Property West Llc</td>
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<td>026</td>
<td>Removed</td>
<td>Samuels, Lawrence Paul; Lisa Brook Samuels, Jodie Samuels, Michael Samuels, as heirs of the Estate of Lawrence Paul Samuels and Frederick Samuels as personal representative of the Estate of Lawrence Paul Samuels, and Kenneth Edelman, attorney for the personal representative of the Estate of Lawrence Paul Samuels; Samuels Heir, Michael Samuels, Lawrence Paul Samuels, Lisa Brook Samuels, Michael Samuels</td>
<td>Bruce R Hilker</td>
<td>7254 155th Pl N, Palm Beach Gardens, FL</td>
<td>00-42-41-16-000-1330</td>
<td>C-2013-0820002</td>
<td>AR</td>
<td>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: 08/20/2013 Status: CLS</td>
</tr>
<tr>
<td>027</td>
<td>Active</td>
<td>Fernandes, Susan</td>
<td>Kenneth E Jackson</td>
<td>2983 47th Ave S, West Palm Beach, FL</td>
<td>00-42-44-13-000-7230</td>
<td>C-2012-11130026</td>
<td>RM</td>
<td>Details: Erecting/installing a addition to the back of the house without first obtaining required building permits is prohibited. Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 Issued: 11/16/2012 Status: CEH</td>
</tr>
<tr>
<td>028</td>
<td>Active</td>
<td>Meyer, Paul L; Meyer, Sharon A</td>
<td>Kenneth E Jackson</td>
<td>3908 Pensacola Dr, Lake Worth, FL</td>
<td>00-43-45-06-019-0100</td>
<td>C-2013-09100040</td>
<td>RM</td>
<td>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. Code: Unified Land Development Code - 6.A.1.D.19.b.1) Issued: 09/10/2013 Status: CEH</td>
</tr>
<tr>
<td>029</td>
<td>Removed</td>
<td>Orloff, Mindy; Orloff, Michael</td>
<td>Kenneth E Jackson</td>
<td>302 Akron Rd, Lake Worth, FL</td>
<td>00-42-44-28-04-040-4340</td>
<td>C-2013-06240021</td>
<td>RS</td>
<td>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: 07/23/2013 Status: CLS</td>
</tr>
<tr>
<td>030</td>
<td>Active</td>
<td>Taric Commercial Properties LLC</td>
<td>Kenneth E Jackson</td>
<td>7540 S Military Trl, Boynton Beach, FL</td>
<td>00-42-45-12-06-003-0000</td>
<td>C-2013-01290004</td>
<td>CG</td>
<td></td>
</tr>
</tbody>
</table>
Violations:

1 Details: A Recycling Collection Station use was approved on 4/13/2011 by an Administrative Amendment Zoning Review ZZR-2011-691 to operate on the premises. The approval was under the Unified Land Development Code (ULDC) Ordinance 2007-001 and codified in ULDC Supplement 13. However, a subsequent ULDC Ordinance 2013-001 has been approved and codified under ULDC Supplement 14, which now prohibits the use of of the premises for a Recycling Collection Station.

Therefore, pursuant to ULDC Article 1.F., Nonconformities, the use of the premises for a Recycling Collection Station is now deemed a legally established Major Nonconforming Use, and any modification, expansion or changes to the site plan must, comply with Article 1.F., Nonconformities.

Ordinance 2007-001 provided that a Recycling Collection Station use is, "A totally enclosed structure or mobile container, containing more than four cubic yards, within which pre-sorted, recyclable and recovered materials are collected for redistribution or sale for the purpose of reuse subject to Administrative Amendment approval."

The approved Administrative Amendment Zoning Review ZZR-2011-691 site plan graphically depicts and labels the approved Recycling Collection Station container and the boundaries for the operation. An inspection of the premises on April 10, 2013 has disclosed that the Major Nonconforming Recycling Collection Station use has increased its operation beyond the one approved container and defined boundaries; and is therefore within violation of Article 1.F.1.F., Nonconformities, ULDC.

And particularly


A Major Nonconforming Use expansion shall not exceed the percentage pursuant to Table 1.F.1.F, Nonconformities - Percentage and Approval Process for Expansion.

The Major Nonconforming Recycling Collection Station use has expanded its operation beyond the site plan approved pursuant to Administrative Amendment Zoning Review ZZR-2011-691 without required DRO Approval and beyond the 10% maximum that is potentially allowable if approved by DRO.

Unified Land Development Code - 1.F.4.D.1

Issued: 06/20/2013 Status: CEH

cc: Feier, Rod A Esq
Taric Commercial Properties Llc

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Violations:

1 Details: Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation greater than eighteen (18) inches in height when located on vacant 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 14-62 (3) (a) and (b)

Issued: 09/09/2013 Status: CEH

2 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: 09/09/2013 Status: CEH

3 Details: Any standing dead trees in close proximity to developed lots or rights-of-way shall be considered a nuisance.

Code: Palm Beach County Property Maintenance Code - Section 14-62 (7)

Issued: 09/09/2013 Status: CEH

cc: Duong, Myhanh Dinh
<table>
<thead>
<tr>
<th>Agenda No.</th>
<th>Status</th>
<th>Violations</th>
</tr>
</thead>
<tbody>
<tr>
<td>034</td>
<td>Active</td>
<td>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 residually 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.3) Issued: 08/06/2013</td>
</tr>
<tr>
<td>035</td>
<td>Removed</td>
<td>Erecting/installing a deck in backyard near pool without first obtaining required building permits is prohibited. Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 Issued: 08/27/2013</td>
</tr>
<tr>
<td>036</td>
<td>Removed</td>
<td>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) Issued: 07/31/2013</td>
</tr>
</tbody>
</table>

**Respondent:**

- Yaniel & Son Investment Group of Palm Beach Inc.  
- PALOMINO PROPERTIES LLC  
- Boyd, Michael; Boyd, Shannon  
- Consiglio, Jonathan J; Shearer, Kelly

**Situs Address:**

- 2700 Ranch House Rd, West Palm Beach, FL  
- 8087 Palomino Dr, Lake Worth, FL  
- 4332 Hunting Trl, Lake Worth, FL  
- 5757 Ellis Hollow Rd E, Lake Worth, FL

**PCN:**

- 00-43-44-05-02-022-0010  
- 00-43-27-05-024-0151  
- 00-44-33-03-000-1620  
- 00-44-35-03-000-6070

**CEO:**

- Rick E Torrance  
- Anthony L Williams  
- Sue S Williams  
- Sue S Williams

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**Note:**

- The agenda is for a code enforcement hearing held on January 07, 2014, at 9:00 AM.
- Details of violations, codes, issuers, statuses, and other information are provided for each case.
- The agenda includes violations related to parking, storage of vehicles, construction activities, and maintenance of property conditions.
- Respondents include various entities and individuals located in different addresses in West Palm Beach and Lake Worth, FL.

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**CC:**

- P. J.'S Land Clearing & Excavating Inc.
E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

"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."