





**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JULY 19, 2023 9:00 AM**

**Situs Address:** 27 Possum Pass, West Palm Beach, FL 33413  
**PCN:** 00-42-43-27-05-006-4501

**Case No:** C-2022-03150021  
**Zoned:** AR

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="text-align: center;">Specifically: An existing 16' X 32' boat dock with walkway, boat ramp with finger pier, bench swing, and storage shed, has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/><b>Issued:</b> 04/18/2022 <span style="float: right;"><b>Status:</b> CEH</span></p> |
| <b>2</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="text-align: center;">Specifically: Multiple wooden structures of unknown specificity have been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/><b>Issued:</b> 04/18/2022 <span style="float: right;"><b>Status:</b> CEH</span></p>   |
| <b>3</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="text-align: center;">Specifically: A sign has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/><b>Issued:</b> 04/18/2022 <span style="float: right;"><b>Status:</b> CEH</span></p>   |
| <b>4</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="text-align: center;">Specifically: A vinyl gate with panels varying in height including column(s) with lighting, and automatic opening has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/><b>Issued:</b> 04/18/2022 <span style="float: right;"><b>Status:</b> CEH</span></p>      |

cc: Klein, Troy W

<b>Agenda No.:</b> 004	<b>Complexity Level:</b> -	<b>Status:</b> Active		
<b>Respondent:</b> Zimmerman, Nicole F; Zimmerman, Kip S 11861 Sunchase Ct, Boca Raton, FL 33498-6815		<b>CEO:</b> Patrick L Prentice		
<b>Situs Address:</b> 11861 Sunchase Ct, Boca Raton, FL		<b>Case No:</b> C-2023-02220002		
<b>PCN:</b> 00-41-47-14-07-000-3920		<b>Zoned:</b> RE		
<b>Violations:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;"><b>1</b></td> <td style="padding: 5px;"> <p><b>Details:</b> Roof eaves, gutters, and soffits may encroach the easement up to a maximum of 24 inches. Gutters shall be installed along the entire length of the ZLL side to prevent water runoff onto the adjacent property.</p> <p><b>Code:</b> Unified Land Development Code - 3.D.2.B.3.e.2 <b>Issued:</b> 04/04/2023 <span style="float: right;"><b>Status:</b> SIT</span></p> </td> </tr> </table>		<b>1</b>	<p><b>Details:</b> Roof eaves, gutters, and soffits may encroach the easement up to a maximum of 24 inches. Gutters shall be installed along the entire length of the ZLL side to prevent water runoff onto the adjacent property.</p> <p><b>Code:</b> Unified Land Development Code - 3.D.2.B.3.e.2 <b>Issued:</b> 04/04/2023 <span style="float: right;"><b>Status:</b> SIT</span></p>
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**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. "**