



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

Special Magistrate: Christy L Goddeau

Agenda No.: 001 **Complexity Level:** - **Status:** Active
Respondent: Lopez, Angel A **CEO:** Maggie Bernal
400 Alameda Dr, Palm Springs, FL 33461-1504
Situs Address: 4473 47th Ave S, Lake Worth, FL 33463 **Case No:** C-2021-10050019
PCN: 00-42-44-25-00-000-3570 **Zoned:** RM

Violations:

2 Details: 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. More specifically, fence (picket/plywood/vinyl) has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/06/2021 **Status:** MCEH

Agenda No.: 002 **Complexity Level:** - **Status:** Active
Respondent: Hoffman, Patrick C **CEO:** Brian Burdett
13887 82nd St N, West Palm Beach, FL 33412-2394
Situs Address: 13887 82nd St N, West Palm Beach, FL 33412 **Case No:** C-2021-10150028
PCN: 00-41-42-21-00-000-7630 **Zoned:** AR

Violations:

1 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: 10/19/2021 **Status:** MCEH

2 Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 10/19/2021 **Status:** MCEH

3 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, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.

Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 10/19/2021 **Status:** CLS

4 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.

Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 10/19/2021 **Status:** CLS

5 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)
Issued: 10/19/2021 **Status:** MCEH

6 Details: All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 10/19/2021 **Status:** MCEH

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

Violations: **1** **Details:** 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. More specifically, aluminum metal fence being erected or installed without a valid building permit yet issued.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/16/2021 **Status:** MCEH

Agenda No.: 006 **Complexity Level:** - **Status:** Active
Respondent: Stone, David W; Stone, Claudia K **CEO:** Caroline Foulke
6733 Paul Mar Dr, Lake Worth, FL 33462-3941
Situs Address: 6733 Paul Mar Dr, Lake Worth, FL 33462 **Case No:** C-2020-01160006
PCN: 00-43-45-05-00-000-5040 **Zoned:** RS

Violations: **1** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.A.1.D.19.b.5)c)
Issued: 01/17/2020 **Status:** MCEH

2 **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.
Code: Unified Land Development Code - 6.A.1.D.19.b.5)b)
Issued: 01/17/2020 **Status:** MCEH

3 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2018-028783-0000 HVAC AC Unit, B-2011-009097-0000 Aluminum Structure Porch, B-2007-000223-0000 Addition, E-2007-000223-0001 General Electric, M-2007-000223-0002, P-2007-000223-0003 General Plumbing has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 01/17/2020 **Status:** MCEH

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: Conroy, Mary K; Brumm, Keith B **CEO:** John Gannotti
11416 57th Rd N, West Palm Beach, FL 33411-8834
Situs Address: 11416 57th Rd N, West Palm Beach, FL 33411 **Case No:** C-2021-08230014
PCN: 00-41-43-02-00-000-1470 **Zoned:** AR

Violations: **1** **Details:** 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. More specifically, a wood post and metal wire fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/24/2021 **Status:** MCEH

2 **Details:** 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. More specifically, a shed and a shipping container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/24/2021 **Status:** MCEH

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: Honore, Adelene; Honore, Justilien B **CEO:** John Gannotti
4536 Wadita Ka Way, West Palm Beach, FL 33417-8013
Situs Address: 4536 Wadita Ka Way, West Palm Beach, FL 33417 **Case No:** C-2021-04220033

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

PCN: 00-42-43-12-00-000-3200

Zoned: RS

Violations:

- 1 **Details:** 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. More specifically, concrete wall with lettering has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/23/2021 **Status:** CLS
- 2 **Details:** 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. More specifically, a wood fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/23/2021 **Status:** MCEH

Agenda No.: 009

Complexity Level: 1

Status: Active

Respondent: Hunter, Bobby L

CEO: John Gannotti

5029 Mobilair Dr, West Palm Beach, FL 33417-4726

Situs Address: 5029 Mobilair Dr, West Palm Beach, FL 33417

Case No: C-2019-06110048

PCN: 00-42-43-26-12-000-0020

Zoned: RH

Violations:

- 1 **Details:** 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. More specifically, a structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 06/18/2019 **Status:** MCEH
- 2 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1984-027007-0000 B84027007 Fence - Residential has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 06/18/2019 **Status:** CLS
- 3 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the c/l fence.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/18/2019 **Status:** MCEH

Agenda No.: 010

Complexity Level: 1

Status: Active

Respondent: OKEE ASSOCIATES, LLC

CEO: John Gannotti

7448 Rexford Rd, Boca Raton, FL 33434

Situs Address: 4139 Okeechobee Blvd, West Palm Beach, FL 33409

Case No: C-2021-02170060

PCN: 00-42-43-24-01-000-0042

Zoned: CG

Violations:

- 1 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #
E-2020-006606-0001 0 E General Electrical
B-2020-006603-0000 4 Sign - Freestanding
E-1999-026858-0000 1 E99012109 Electrical
B-1999-019438-0000 2 B99015493 Sign - Freestanding
B-1998-044938-0000 2 B99000657 Sign - Wall Supported
B-1984-026233-0000 0 B84026233 Sign - Freestanding
B-1984-023805-0000 0 B84023805 Sign - Wall Supported
(including all related sub permits) have become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

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

Issued: 02/17/2021

Status: MCEH

cc: Okee Associates, Llc

Agenda No.: 011

Complexity Level: -

Status: Active

Respondent: Nembhard, Kim O

CEO: Elizabeth A Gonzalez

16294 134th Ter N, Jupiter, FL 33478-6539

Situs Address: 16866 115th Trl N, Jupiter, FL 33478

Case No: C-2021-02240049

PCN: 00-41-41-11-00-000-1670

Zoned: AR

Violations:

- 1** **Details:** 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. Specifically, a wooden fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/25/2021 **Status:** MCEH
- 2** **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. Specifically, the site development and fill dirt appearing brought onto your property is in requirement of a valid permit in revision to quantity issued from Palm Beach County Building Department.
Code: PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 02/25/2021 **Status:** CLS
- 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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/25/2021 **Status:** MCEH
- 4** **Details:** 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. Specifically, an accessory structure (pole barn) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/25/2021 **Status:** MCEH

cc: Law Office Of Gary J. Nagle

Agenda No.: 012

Complexity Level: 1

Status: Active

Respondent: Kilian, Michiyo

CEO: Dennis A Hamburger

3911 Chickasha Rd, Lake Worth, FL 33462-2207

Situs Address: 3911 Chickasha Rd, Lake Worth, FL 33462

Case No: C-2021-09200021

PCN: 00-43-45-06-04-022-0220

Zoned: RM

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

- Violations:**
- 4 **Details:** 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. More specifically, a chain link fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/22/2021 **Status:** MCEH

 - 5 **Details:** 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. More specifically, a shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/22/2021 **Status:** MCEH

 - 6 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B05026845 (reroofing) has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 09/22/2021 **Status:** MCEH

cc: Code Enforcement
Kilian, Michiyo

Agenda No.: 013 **Complexity Level:** - **Status:** Active
Respondent: BRAUNWORTH, Jonathan T **CEO:** Ozmer M Kosal
 PO BOX 1616, Jupiter, FL 33468-1616
Situs Address: 175th Rd N, FL **Case No:** C-2021-01190033
PCN: 00-41-41-02-00-000-3620 **Zoned:** RE

- Violations:**
- 1 **Details:** Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, a contractor's storage yard is prohibited in your zoning district.
Code: Unified Land Development Code - 4.A.7.C.6
Issued: 01/22/2021 **Status:** MCEH

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

3 Details: Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any Development activity within the scope of this Article, including Buildings, Structures and facilities exempt from the Florida Building Code, as listed in Art. 18.A.4.C, which is wholly within or partially within any Special Flood Hazard Area shall first make application to the Floodplain Administrator and the Building Official, if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this Article has been satisfied.

Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article: Nonresidential farm Buildings on farms, as provided in section 604.50, F.S.

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. More specifically, all fences, gates with columns, and farm structures appearing to have been erected or installed on your property without a valid building permit issued by the County Building Department requires augment to an application for the Agricultural Improvement Process permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Unified Land Development Code - 18.A.1.D
Unified Land Development Code - 18.A.1.E
Unified Land Development Code - 18.A.1.F
Unified Land Development Code - 18.A.4.A & 18.A.4.B & 18.A.4.C.2

Issued: 01/22/2021 **Status:** MCEH

4 Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, the fill dirt appearing brought onto your property is in requirement of a valid site development fill permit issued from the County Building Department.

Code: PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 01/22/2021 **Status:** MCEH

6 Details: Parking shall be prohibited on all vacant properties in residential districts.

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.B.2.a
Unified Land Development Code - 6.D.1.A.4.a.3
Issued: 01/22/2021 **Status:** MCEH

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

Agenda No.: 014 **Complexity Level:** 1 **Status:** Active
Respondent: Alexis, Claire R **CEO:** Timothy M Madu
5879 Timber Valley Dr, Lake Worth, FL 33463-6772
Situs Address: 5879 Timber Valley Dr, Lake Worth, FL 33463 **Case No:** C-2020-12310032
PCN: 00-42-44-35-05-000-0050 **Zoned:** RS

- Violations:**
- 1 **Details:** 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.

More specifically, A roofed structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/19/2021 **Status:** CLS
 - 2 **Details:** 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.

More specifically, fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/19/2021 **Status:** CLS

Agenda No.: 015 **Complexity Level:** - **Status:** Active
Respondent: FKH SFR PROPCO B HLD LP **CEO:** Nedssa Merise
1200 S PINE ISLAND Rd, PLANTATION, FL 33324
Situs Address: 3818 Everglades Rd, Palm Beach Gardens, FL 33410 **Case No:** C-2021-04200045
PCN: 00-43-41-31-01-005-0210 **Zoned:** RM

- Violations:**
- 1 **Details:** 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.
More specifically, fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/28/2021 **Status:** MCEH
 - 4 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 04/28/2021 **Status:** MCEH

cc: Diaz And Affiliates
Fkh Sfr Propco B Hld Lp

Agenda No.: 016 **Complexity Level:** - **Status:** Active
Respondent: ALMAZAN, JULIO C **CEO:** Joanna Mirodias
4675 Cheetham Hill Blvd, Loxahatchee, FL 33470-3562
Situs Address: 724 NW 16th St, Belle Glade, FL 33430 **Case No:** C-2021-10010013
PCN: 00-36-43-36-03-004-0050 **Zoned:** RM

- Violations:**
- 1 **Details:** All vacant structures and premises 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 specially but not limited to: remove multiple active bee hives located within the siding of the structure.

All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.
Code: Palm Beach County Property Maintenance Code - Section 14-31 (c)
Palm Beach County Property Maintenance Code - Section 14-36
Issued: 10/13/2021 **Status:** MCEH
 - 2 **Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance. More specifically but not limited to: shall cut and maintain grass and weeds under 7 inches.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)

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

	Issued: 10/13/2021		Status: CLS	
3	Details: 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.			
	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. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.			
	More specifically but not limited to: missing roof tiles, damaged soffits, flashing in disrepair, overall roof disrepair/decay shall be repaired with proper permits obtained.			
	Code: Palm Beach County Property Maintenance Code - Section 14-31 (c) (1) Palm Beach County Property Maintenance Code - Section 14-33 (g)			
	Issued: 10/13/2021		Status: MCEH	
4	Details: 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. More specifically but not limited to: exterior siding/paneling had areas of missing pieces, disrepair, rot and decay. Shall correct/repair the exterior siding/paneling. Obtain proper permits.			
	Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)			
	Issued: 10/13/2021		Status: MCEH	
5	Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specially but not limited to, exterior window framing is missing pieces and has areas of decay/disrepair, also shall repair any damaged window screens.			
	Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)			
	Issued: 10/13/2021		Status: MCEH	
6	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. More specifically but not limited to: various items,(bottles cans, plastic bins, cups, appliances, tools and other misc items), of trash and debris observed on the property and under the house shall be removed and deposited of properly.			
	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)			
	Issued: 10/13/2021		Status: MCEH	

cc: Almazan, Julio C

Agenda No.: 017 **Complexity Level:** - **Status:** Active
Respondent: Ryan, Christopher John **CEO:** Joanna Mirodias
6833 2nd St, Jupiter, FL 33458-3894
Situs Address: 6833 2nd St, Jupiter, FL 33458 **Case No:** C-2021-07260004
PCN: 00-42-41-03-01-000-1980 **Zoned:** RH

Violations:	1	Details: 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. More specifically, the fence and gates have been erected or installed without a valid building permit.	
		Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	
		Issued: 07/26/2021	Status: MCEH

Agenda No.: 018 **Complexity Level:** - **Status:** Active
Respondent: Boratko, Bert R **CEO:** Nick N Navarro
9737 SW 2nd St, Boca Raton, FL 33428-4353
Situs Address: 9737 SW 2nd St, Boca Raton, FL 33428 **Case No:** C-2020-09030033
PCN: 00-42-47-30-08-017-0460 **Zoned:** RM

Violations:	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: 09/09/2020	Status: MCEH

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

3 Details: 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. More specifically, screened wall panel erected in front of the garage has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 09/09/2020 **Status:** MCEH

Agenda No.: 019 **Complexity Level:** - **Status:** Removed
Respondent: KRG Atlantic Delray Beach LLC **CEO:** Steve R Newell
 1200 S Pine Island Rd, Plantation, FL 33324
Situs Address: 14851 Lyons Rd, Building H, Delray Beach, FL 33446 **Case No:** C-2021-06140037
PCN: 00-42-46-17-12-001-0000 **Zoned:** TMD

Violations: **1 Details:** 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. More specifically, Screen Wall Frame Off Enclosure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/17/2021 **Status:** MCEH

cc: Krg Atlantic Delray Beach Llc
 Krg/Atlantic Delray Beach, Llc

Agenda No.: 020 **Complexity Level:** - **Status:** Active
Respondent: LIVIANA LLC **CEO:** Paul Pickett
 625 E TWIGGS St, Ste 110, TAMPA, FL 33602
Situs Address: 1455 Stacy Rd, West Palm Beach, FL 33417 **Case No:** C-2021-08250023
PCN: 00-42-43-26-02-000-0281 **Zoned:** RH

Violations: **1 Details:** Domesticated livestock shall be allowed accessory to a single family residential use subject to the following standards:
 Shall only be located in the Rural and Exurban Tiers and when not within a PUD.
 More specifically: Domesticated livestock (i.e., CHICKENS AND ROOSTERS) shall be allowed only when accessory to a single family dwelling that is located within the Rural and Exurban Tiers. The above-cited parcel is not within the Rural or Exurban Tier.
Code: Unified Land Development Code - 5.B.1.A.21.a
Issued: 09/09/2021 **Status:** CLS

2 Details: 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. More specifically, ACCESSORY STRUCTURE (CANOPY) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/09/2021 **Status:** MCEH

3 Details: 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. More specifically, ACCESSORY STRUCTURE (ROOFED STRUCTURE) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/09/2021 **Status:** MCEH

4 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: 09/09/2021 **Status:** MCEH

cc: Liviana Llc

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

Agenda No.: 021 **Complexity Level: -** **Status:** Active
Respondent: Aagi Properties Corp **CEO:** Omar J Sheppard
3802 NE 207th St, Apt 1802, Aventura, FL 33180
Situs Address: 8233 Gator Ln, West Palm Beach, FL 33411 **Case No:** C-2019-06060033
PCN: 00-42-43-32-01-000-0040 **Zoned:** IL

Violations:

- 1 **Details:** 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. More specifically, Bay 27 has been renovated without permits having been obtained.
 Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 10/22/2019 **Status:** MCEH

- 2 **Details:** 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. More specifically, the paving and drainage have been altered without permits having been obtained.
 Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 10/22/2019 **Status:** MCEH

- 3 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2009-004165-0000 E09001153 Electrical L/V Resid... , is inactive. Resolve through the Building Division.
 Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
 Issued: 10/22/2019 **Status:** MCEH

- 4 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2006-062481-0000 1 B07003815 Interior Improvement, is inactive. Resolve through the Building Division.
 Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
 Issued: 10/22/2019 **Status:** MCEH

- 5 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2005-055633-0000 B06024692 Interior Improvement, is inactive. Resolve through the Building Division.
 Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
 Issued: 10/22/2019 **Status:** MCEH

- 6 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-1997-018276-0000 M97005507 Tank - Fuel - Instal... , is inactive. Resolve through the Building Division.
 Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
 Issued: 10/22/2019 **Status:** MCEH

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
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- 7 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # P-2006-052582-0000 P06004642 Plumbing Water Heater, is inactive. Resolve through Building Division.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 10/22/2019 **Status:** MCEH
- 8 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2006-049432-0000 E06010787 Electrical Generator... , is inactive. Resolve through Building Division.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 10/22/2019 **Status:** MCEH
- 9 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1988-016745-0000 B88016745 INTERIOR PARTITION, is inactive. Resolve through Building Division.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 10/22/2019 **Status:** MCEH
- 10 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1981-008448-0000 B81008448 Interior Improvement, is inactive. Resolve same through the Building Division.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 10/22/2019 **Status:** MCEH
- 11 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1980-031747-0000 B80031747 INTERIOR PAR, is inactive. Resolve through Building Division.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 10/22/2019 **Status:** MCEH
- 12 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1980-020638-0000 B80020638 INTERIOR PART, is inactive. Resolve through Building Division.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 10/22/2019 **Status:** MCEH
- 13 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #B-1980-014504-0000 B80014504 INTERIOR PART. U.35,... , is inactive. Resolve through Building Division.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 10/22/2019 **Status:** MCEH

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

cc: Aagi Properties Corp
 Lrmi (Aagi Properties Corp)

Agenda No.: 022	Complexity Level: -	Status: Active
Respondent: Aagi Properties Corp 3802 NE 207th St, Apt 1802, Aventura, FL 33180		CEO: Omar J Sheppard
Situs Address: 8210 Bama Ln, West Palm Beach, FL 33411		Case No: C-2019-06120023
PCN: 00-42-43-32-01-000-0060		Zoned: IL

- Violations:**
- 1 **Details:** 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. More specifically, Paving/drainage has been installed/alterd without permits having been obtained.

All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, the paving/drainage related to this site has been installed/alterd without permits having been obtained.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 PBC Amendments to FBC 6th Edition (2017) - 110.9
Issued: 09/23/2019 **Status:** MCEH

 - 2 **Details:** 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. More specifically, fencing has been installed without permits having been obtained.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 09/23/2019 **Status:** MCEH

 - 3 **Details:** The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. More specifically, the site is being used in a manor which is inconsistent with the approved site plans for Control # 1976-134. More specifically, the site is being used for storage of various vehicles and items which are not indicated on the approved plans.

Code: Unified Land Development Code - 2.A.6.B.4
Issued: 09/23/2019 **Status:** MCEH

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

- 4 Details:** Outdoor storage of merchandise, inventory, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards, unless stated otherwise:
- a. General - Outdoor Storage and Activities may only be allowed when incidental to the use located on the premises. More specifically, the only use presently approved for this site, as indicated in/on Control # 1979-134, Communication Tower, is approved for this site.
 - b. Location
Outdoor Storage and Activity areas shall not be located in any of the required setbacks. Bollards or other acceptable barricade to the Zoning Division shall be provided to delineate pile locations.
 - d. Screening
Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.
 - e. Industrial FLU Designation, Zoning Districts or Uses
 - 1) Outdoor Storage and Activity areas adjacent to parcels of land with Industrial FLU designation or use and not visible from any street shall be exempted from the screening requirements.
 - 2) Outdoor Activity areas in industrial uses shall have a Type 3 incompatibility buffer along property lines adjacent to parcels with a Civic, Conservation, Commercial, Recreational or residential FLU designation, or use, or where visible from a public R-O-W. The incompatibility buffer shall be a minimum of 25 feet in width.
- Code:** Unified Land Development Code - 5.B.1.A.3.a
Issued: 09/23/2019 **Status:** MCEH

cc: Aagi Properties Corp
Lrmi (Aagi Properties Corp)

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. "