



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
DECEMBER 04, 2020 9:00 AM**

**Special Magistrate:** Christy L Goddeau  
**Contested**

**Special Magistrate:**  
**Non-Contested**

**A. WELCOME**

**B. STAFF ANNOUNCEMENTS / REMARKS**

**C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED**

**D. SCHEDULED CASES**

**Agenda No.:** 001 **Status:** Removed  
**Respondent:** Mccabe, Martin C IV **CEO:** Caroline Foulke  
 120 Armadillo Way, West Palm Beach, FL 33411-3817  
**Situs Address:** 7871 Terrace Rd, Lake Worth, FL **Case No:** C-2020-08140062  
**PCN:** 00-43-45-10-07-000-0870 **Zoned:** RM

- Violations:**
- 1** **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:** 08/18/2020 **Status:** CLS
  - 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:** 08/18/2020 **Status:** CLS

**Agenda No.:** 002 **Status:** Removed  
**Respondent:** Bloch, Uri **CEO:** Elizabeth A Gonzalez  
 5723 Wind Drift Ln, Boca Raton, FL 33433-5449  
**Situs Address:** 5723 Wind Drift Ln, Boca Raton, FL **Case No:** C-2020-03190009  
**PCN:** 00-42-47-26-04-000-0470 **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 More specifically, Permit B-2018-037428 for paver driveway has been revoked. you must obtain a permit for the pavers installed on the east side of the driveway on the Premises. In accordance with Palm Beach County policy and the Removal Agreement that you executed as part of Permit B-2018-037428, which has been revoked, pavers shall not be installed in the sidewalk. Pavers shall be removed from the sidewalk area and the sidewalk shall be restored to Palm Beach County standards.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 09/21/2020 **Status:** CEH



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**Agenda No.:** 006 **Status:** Removed  
**Respondent:** STOCKER, JENNIFER L; STOCKER, ALAN; STOCKER, COLLEEN **CEO:** Adam M Osowsky  
 3867 Kewanee Rd, Lantana, FL 33462-2213 United States  
**Situs Address:** 3867 Kewanee Rd, Lake Worth, FL **Case No:** C-2020-06110044  
**PCN:** 00-43-45-06-04-023-0240 **Zoned:** RM

**Violations:** **5** **Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.  
 More specifically garbage cans/ recycle bins in public view.  
**Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.  
**Issued:** 06/12/2020 **Status:** CLS

**Agenda No.:** 007 **Status:** Active  
**Respondent:** COLLADO, WILLIAM **CEO:** Paul Pickett  
 PO BOX 5562, Lake Worth, FL 33466-5562  
**Situs Address:** 1719 Magnolia Dr, West Palm Beach, FL **Case No:** C-2020-01280038  
**PCN:** 00-42-43-26-04-004-0020 **Zoned:** RM

**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:** 01/29/2020 **Status:** CEH

**Agenda No.:** 008 **Status:** Active  
**Respondent:** DESULME, ROLIANE M; SIMON, NOEL **CEO:** Paul Pickett  
 1262 Stoneway Ln, West Palm Beach, FL 33417-5625  
**Situs Address:** 1262 Stoneway Ln, West Palm Beach, FL **Case No:** C-2020-03300063  
**PCN:** 00-42-43-26-10-000-0400 **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, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 04/06/2020 **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:** 04/06/2020 **Status:** CLS

**Agenda No.:** 009 **Status:** Active  
**Respondent:** Faber & Andrew Properties; NEW DONNA PROPERTIES, LLC **CEO:** Paul Pickett  
 325 WORTH Ave, Apt E, Palm Beach, FL 33480  
**Situs Address:** 1722 Donna Rd, West Palm Beach, FL **Case No:** C-2019-12050016  
**PCN:** 00-43-43-29-00-000-3044 **Zoned:** IL

**Violations:** **1** **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:** 12/19/2019 **Status:** CEH

**Agenda No.:** 010 **Status:** Active  
**Respondent:** Morales, Sergio; Morales, Alma D **CEO:** Paul Pickett  
 633 Troy Blvd, West Palm Beach, FL 33409-6160  
**Situs Address:** 633 Troy Blvd, West Palm Beach, FL **Case No:** C-2020-02050012



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**Agenda No.:** 012 **Status:** Removed  
**Respondent:** PLANTATION MHP LLC **CEO:** Paul Pickett  
1200 HAYS St, TALLAHASSEE, FL 32301  
**Situs Address:** 5964 Cartier Rd, West Palm Beach, FL **Case No:** C-2019-09230054  
**PCN:** 00-42-43-26-17-006-0080 **Zoned:** RH

- 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:** 09/24/2019 **Status:** CLS
  - 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, FENCE has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 09/24/2019 **Status:** CLS

**cc:** Massey, Scott

**Agenda No.:** 013 **Status:** Active  
**Respondent:** ZETRENNE, CLAUDIUS; ZETRENNE, CHRISTANIE **CEO:** Paul Pickett  
4647 Vilma Ln, West Palm Beach, FL 33417-5321  
**Situs Address:** 4639 Vilma Ln, West Palm Beach, FL **Case No:** C-2019-12120022  
**PCN:** 00-42-43-25-03-000-0780 **Zoned:** RH

- Violations:**
- 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 (FENCE) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 12/16/2019 **Status:** CEH

**Agenda No.:** 014 **Status:** Active  
**Respondent:** COAST TO COAST PETROLEUM INC **CEO:** Debbie N Plaud  
3660 N 126th Ave, 9 & 10, Pompano Beach, FL 33065  
**Situs Address:** 6760 Lantana Rd, Lake Worth, FL **Case No:** C-2020-03050012  
**PCN:** 00-42-44-39-03-000-0020 **Zoned:** CG

- Violations:**
- 1** **Details:** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.  
  
More specifically, site lights missing and in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)  
**Issued:** 03/10/2020 **Status:** CEH

**cc:** Coast To Coast Petroleum Inc

**Agenda No.:** 015 **Status:** Active  
**Respondent:** Orloff, Mindy **CEO:** Debbie N Plaud  
302 Akron Rd, Lake Worth, FL 33467-4804  
**Situs Address:** 302 Akron Rd, Lake Worth, FL **Case No:** C-2019-10210038  
**PCN:** 00-42-44-28-04-000-4340 **Zoned:** RS

- Violations:**
- 1** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.  
  
More specifically, fence in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 11/01/2019 **Status:** CLS

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| <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. More specifically, pool barrier (fence) has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1<br/><b>Issued:</b> 11/01/2019 <span style="float: right;"><b>Status:</b> CEH</span></p>   |
| <b>3</b> | <p><b>Details:</b> 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-2002-015817-0000 (residential addition) has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.4.1<br/><b>Issued:</b> 11/01/2019 <span style="float: right;"><b>Status:</b> CEH</span></p> |
| <b>4</b> | <p><b>Details:</b> 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.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)<br/><b>Issued:</b> 11/01/2019 <span style="float: right;"><b>Status:</b> CEH</span></p>   |

<b>Agenda No.:</b> 016		<b>Status:</b> Removed							
<b>Respondent:</b> Vazquez, Daniel		<b>CEO:</b> Debbie N Plaud							
	7871 Griswold St, Lake Worth, FL 33462-6107								
<b>Situs Address:</b> 7871 Griswold St, Lake Worth, FL		<b>Case No.:</b> C-2020-03110030							
<b>PCN:</b> 00-43-45-10-07-000-0371		<b>Zoned:</b> RM							
<b>Violations:</b>	<table 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> 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.</p> <p><b>Code:</b> Unified Land Development Code - 6.A.1.D.19.a.2) <b>Issued:</b> 03/18/2020 <span style="float: right;"><b>Status:</b> CLS</span></p> </td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>2</b></td> <td style="padding: 5px;"> <p><b>Details:</b> 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.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 03/18/2020 <span style="float: right;"><b>Status:</b> CLS</span></p> </td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>3</b></td> <td style="padding: 5px;"> <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. More specifically, extension cords/electrical work along roof/facia has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1 <b>Issued:</b> 03/18/2020 <span style="float: right;"><b>Status:</b> CLS</span></p> </td> </tr> </table>			<b>1</b>	<p><b>Details:</b> 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.</p> <p><b>Code:</b> Unified Land Development Code - 6.A.1.D.19.a.2) <b>Issued:</b> 03/18/2020 <span style="float: right;"><b>Status:</b> CLS</span></p>	<b>2</b>	<p><b>Details:</b> 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.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 03/18/2020 <span style="float: right;"><b>Status:</b> CLS</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. More specifically, extension cords/electrical work along roof/facia has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1 <b>Issued:</b> 03/18/2020 <span style="float: right;"><b>Status:</b> CLS</span></p>
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<b>cc:</b> Community Support Team									

<b>Agenda No.:</b> 017		<b>Status:</b> Postponed	
<b>Respondent:</b> SHOWTIME PROPERTIES LLC		<b>CEO:</b> Ronald Ramos	
	4455 MILITARY Trl, Ste 201, Jupiter, FL 33458		
<b>Situs Address:</b> 14670 Palmwood Rd, Palm Beach Gardens, FL		<b>Case No.:</b> C-2019-12310019	
<b>PCN:</b> 00-43-41-20-00-000-3290		<b>Zoned:</b> RT	







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<b>Issued:</b> 12/31/2019	<b>Status:</b> CEH
<b>2</b>	<b>Details:</b> One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.
	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (c)
<b>Issued:</b> 12/31/2019	<b>Status:</b> CEH

cc: Holiday Park Associates Llc  
Holiday Park Associates Llc

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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. "**