



**CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
AUGUST 21, 2019 9:00 am**

Special Magistrate: Richard Gendler

Agenda No.: 001 **Status:** Active
Respondent: PEREZ, YUVEL BARRETO; CASTRO, YANARA **CEO:** Brian Burdett
 13425 83rd Ln N, West Palm Beach, FL 33412-2608
Situs Address: 13425 83rd Ln N, West Palm Beach, FL **Case No.:** C-2017-08040043
PCN: 00-41-42-21-00-000-5130 **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, accessory structure/ shed has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 09/15/2017 **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, addition on rear of primary structure has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 09/15/2017 **Status:** MCEH

Agenda No.: 002 **Status:** Active
Respondent: CRAIG III, MARVIN A; CRAIG, JOYCE E **CEO:** Brian Burdett
 15429 Temple Blvd, Loxahatchee, FL 33470-3130
Situs Address: 15429 Temple Blvd, Loxahatchee, FL **Case No.:** C-2018-03160035
PCN: 00-41-42-19-00-000-5980 **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. More specifically: Open storage including but not limited to a large pile of cinderblocks.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/16/2018 **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-2005-000954-000 (B05000840) re-roofing has become inactive or expired.

The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
 PBC Amendments to FBC 6th Edition (2017) - 110.3.10
Issued: 04/16/2018 **Status:** CLS

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PCN: 00-41-42-31-00-000-5086

Zoned: AR

- Violations:**
- 1** **Details:** Erecting/installing /converting garage without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 07/07/2017 **Status:** MCEH
 - 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: 07/07/2017 **Status:** MCEH

Agenda No.: 006

Status: Active

Respondent: Louis, Wilky
5541 Priscilla Ln, Lake Worth, FL 33463-6787

CEO: Larry W Caraccio

Situs Address: 5541 Priscilla Ln, Lake Worth, FL

Case No: C-2017-08290036

PCN: 00-42-44-35-08-000-2300

Zoned: RS

- 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: 08/31/2017 **Status:** CLS
 - 3** **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. 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.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 08/31/2017 **Status:** MCEH

Agenda No.: 007

Status: Active

Respondent: Villa, Oscar O; Villa, Gloria C
4462 Walden Cir, Lake Worth, FL 33463-7214

CEO: Larry W Caraccio

Situs Address: 4462 Walden Cir, Lake Worth, FL

Case No: C-2018-05030025

PCN: 00-42-45-01-07-000-0124

Zoned: RS

- 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, two roofed shade structures have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/08/2018 **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, a shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/08/2018 **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 # E-1997-005503-0000 (Alarm System) has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** CLS

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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 # E1997-004585-0000 (alarm system) has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/08/2018 **Status:** CLS

Agenda No.: 008 **Status:** Active
Respondent: De Oliveira, Antonio P **CEO:** Caroline Foulke
9261 SW 16th Rd W, Boca Raton, FL 33428-2033
Situs Address: 9261 SW 16th Rd W, Boca Raton, FL **Case No.:** C-2017-08030061
PCN: 00-42-47-31-06-053-0080 **Zoned:** RM

Violations:

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.

Code: PBC Amendments to FBC 6th Edition (2014) - 105.4.1
Issued: 08/21/2017 **Status:** MCEH

2 **Details:** The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion.

Code: PBC Amendments to FBC 6th Edition (2014) - 110.3.10
Issued: 08/21/2017 **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, BBQ station has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 08/21/2017 **Status:** CLS

Agenda No.: 009 **Status:** Active
Respondent: Zolghadar, Allan **CEO:** Caroline Foulke
6659 Park Ln W, Lake Worth, FL 33449-6614
Situs Address: Park Ln W, Lake Worth, FL **Case No.:** C-2017-08240014
PCN: 00-41-45-01-00-000-7250 **Zoned:** AR

Violations:

1 **Details:** Uses identified with an "A" are allowed in the zoning districts with a recommendation by the Zoning Commission, and approved by the BCC in accordance with Article 2.B, Public Hearing Process.

More specifically: Landscape Service without Class A Conditional Use.

Code: Unified Land Development Code - 4.A.7.C.5
Issued: 11/16/2017 **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: Structure without required permits. (Office)

Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 11/16/2017 **Status:** MCEH

cc: Law Office Of Mark A. Perry, P.A.

Agenda No.: 010 **Status:** Active
Respondent: Hendry, Robert; Hendry, Troy **CEO:** John Gannotti
47 Marguerita Dr, West Palm Beach, FL 33415-1925
Situs Address: 47 Marguerita Dr, West Palm Beach, FL **Case No.:** C-2017-02150008
PCN: 00-42-43-35-14-008-0050 **Zoned:** CN

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- Violations:**
- 1 **Details:** Erecting/installing a addition on the eastside of the house without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 02/15/2017 **Status:** MCEH
 - 2 **Details:** Erecting/installing a 6' wood fence without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 02/15/2017 **Status:** MCEH
 - 3 **Details:** Erecting/installing a shed on the northside of the house without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 02/15/2017 **Status:** MCEH
 - 5 **Details:** Erecting/installing a steel frame canopy without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 02/15/2017 **Status:** CLS

cc: Hendry, Robert
Hendry, Troy
The Law Office Of Lyman S. Bradford Iv, P.A.

Agenda No.: 011 **Status:** Active
Respondent: Palmis Tire & Auto Center Inc **CEO:** John Gannotti
11007 S Ocean Dr, Unit 6067, Jensen Beach, FL 34957
Situs Address: 2770 N Military Trl, West Palm Beach, FL **Case No:** C-2017-10260013
PCN: 00-42-43-24-19-000-0020 **Zoned:** CG

- Violations:**
- 1 **Details:** The site plan shall be the controlling plan for conditional uses, requested uses or PDDs listed below. All development site elements including, but not limited to: ingress/egress, density, and intensity in the proposed project 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 plan or DRO final site plan, as applicable, shall prevail. More specifically the concrete 6 foot high fence/wall along the east perimeter of the property.
Code: Unified Land Development Code - 2.A.1.G.3.e
Issued: 12/04/2017 **Status:** MCEH
 - 2 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the concrete 6 foot high wall/fence along the east perimeter of the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)
Issued: 12/04/2017 **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, a concrete wall/fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 12/04/2017 **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-1985-034402-0000 B85034402 Fence - Commercial has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 12/04/2017 **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-1985-037692-0000 Y B85037692 Sign - Wall Support has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 12/04/2017 **Status:** MCEH

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- 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 # B-1985-037700-0000 Y B85037700 Sign - Wall Support has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 12/04/2017 **Status:** MCEH
- 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 # B-1985-037702-0000 Y B85037702 Sign - Wall Support has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 12/04/2017 **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 # B-1985-038016-0000 B85038016 Fence - Commercial has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 12/04/2017 **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-1986-031896-0000 B86031896 Sign Billboard has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 12/04/2017 **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-1995-019659-0000 B95016627 Sign - Wall Support has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 12/04/2017 **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 # E-1995-019662-0001 E95010110 Sign Electric has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 12/04/2017 **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-1995-019662-0000 B95016632 Sign - Wall Support has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 12/04/2017 **Status:** MCEH

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- Issued:** 05/14/2018 **Status:** CLS
- 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-1986-013006-0000 (Driveway) has become inactive or expired.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/14/2018 **Status:** CLS
- 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 # B-1983-032093-0000 (Screen Enclosure - Pool Enclosure) has become inactive or expired.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 05/14/2018 **Status:** CLS
- 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, wooden fence has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/14/2018 **Status:** MCEH

cc: Kennedy, William
Kennedy, William Chad

Agenda No.: 014 **Status:** Postponed
Respondent: Atlantic Real Estate Holdings LLC **CEO:** Nick N Navarro
5675 1st Rd, Lake Worth, FL 33467
Situs Address: 5675 1st Rd, Lake Worth, FL **Case No:** C-2017-08110033
PCN: 00-42-43-27-05-032-2840 **Zoned:** AR

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 wood fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 08/15/2017 **Status:** MCEH

cc: Atlantic Real Estate Holdings Llc

Agenda No.: 015 **Status:** Active
Respondent: OKEE MANGO DEVELOPMENT LLC **CEO:** David T Snell
1593 Trotter Ct, Wellington, FL 33414
Situs Address: 1759 N Florida Mango Rd, 9, West Palm Beach, FL **Case No:** C-2018-07090051
PCN: 00-43-43-29-00-000-3110 **Zoned:** IL

Violations:

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-2008-001079-0000 (Interior Improvement) has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 07/24/2018 **Status:** MCEH

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Agenda No.: 016 **Status:** Postponed
Respondent: TZ BROTHERS PROPERTIES LLC **CEO:** Rl Thomas
6613 Paul Mar Dr, Lake Worth, FL 33462-3939
Situs Address: Artesian Dr, FL **Case No.:** C-2018-04250032
PCN: 00-43-45-06-02-037-0080 **Zoned:** RS

- Violations:**
- 1** **Details:** Parking shall be prohibited on all vacant properties in residential districts.

More specifically: Boats and trailers
Code: Unified Land Development Code - 6.A.1.D.19.a.3)
Issued: 04/26/2018 **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 fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 04/26/2018 **Status:** MCEH

cc: Tz Brothers Properties, Llc

Agenda No.: 017 **Status:** Active
Respondent: 2720 Hinda Road LLC **CEO:** Rick E Torrance
11757 Shell Ave, Hobe Sound, FL 33455
Situs Address: 2720 Hinda Rd, West Palm Beach, FL **Case No.:** C-2017-06190002
PCN: 00-43-42-17-04-000-0280 **Zoned:** RM

- Violations:**
- 1** **Details:** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. More specifically the rotten wood under the wall mounted A/C unit in the front of unit/cottage 12.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 06/26/2017 **Status:** MCEH
 - 2** **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 the rotten on the roof eaves and the back door entry roof of unit/cottage 12.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 06/26/2017 **Status:** MCEH
 - 3** **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: 06/26/2017 **Status:** CEH
 - 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: 06/26/2017 **Status:** CEH
 - 5** **Details:** Erecting/installing an addition and conversion of the garage/storage building (unit 12) into habitable living area without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 06/26/2017 **Status:** MCEH
 - 6** **Details:** Erecting/installing an addition/alterations to cottage/unit five (5) without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 06/26/2017 **Status:** MCEH
 - 7** **Details:** Erecting/installing hot water heaters to each unit/cottage (12 in total) without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 06/26/2017 **Status:** MCEH
 - 8** **Details:** The installation of vinyl siding on all twelve (12) units/cottages without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 06/26/2017 **Status:** MCEH
 - 9** **Details:** The installation of the front addition of unit/cottage nine (9) without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1

CODE ENFORCEMENT
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AUGUST 21, 2019 9:00 am

	Issued: 06/26/2017	Status: MCEH
10	Details: The installation of a wall mounted A/C in unit/cottage eleven (11) without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 6th Edition (2014) - 105.1	
	Issued: 06/26/2017	Status: MCEH
11	Details: Erecting/installing a shed with electric and plumbing without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 6th Edition (2014) - 105.1	
	Issued: 06/26/2017	Status: CEH
12	Details: Erecting/installing/replacement of any hose bibs and piping without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 6th Edition (2014) - 105.1	
	Issued: 06/26/2017	Status: MCEH
13	Details: Erecting/installing any fencing without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 6th Edition (2014) - 105.1	
	Issued: 06/26/2017	Status: MCEH

cc: 2720 Hinda Road, Llc.
2720 Hinda Road Llc
Jarvis, James

Agenda No.: 018	Status: Active
Respondent: JOHNSON, DUSTIN H 15106 Palmwood Rd, Palm Beach Gardens, FL 33410-1026	CEO: Rick E Torrance
Situs Address: 15106 Palmwood Rd, Palm Beach Gardens, FL	Case No: C-2018-06180026
PCN: 00-43-41-17-00-000-7250	Zoned: AR
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 # B-2007-007910-0000 (DOCK RESIDENTIAL) has become inactive or expired. Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1 Issued: 06/19/2018
	Status: MCEH

cc: Amc Custom Builders, Don Johnson
Johnson, Dustin H

Agenda No.: 019	Status: Active
Respondent: Langworthy, David A Jr; McCandless, Heather A 16912 66th Ct N, Loxahatchee, FL 33470-3362	CEO: Rick E Torrance
Situs Address: 16912 66th Ct N, Loxahatchee, FL	Case No: C-2017-03070007
PCN: 00-40-42-36-00-000-4080	Zoned: AR
Violations:	
1	Details: Erecting/installing an air conditioning system without first obtaining the required building permits is prohibited. Code: PBC Amendments to FBC 6th Edition (2014) - 105.1 Issued: 03/10/2017
	Status: CLS
2	Details: Erecting/installing a storage shed without first obtaining the required building permits is prohibited. Code: PBC Amendments to FBC 6th Edition (2014) - 105.1 Issued: 03/10/2017
	Status: CLS
3	Details: Erecting/installing a wooden structure/stable without first obtaining the required building permits is prohibited. Code: PBC Amendments to FBC 6th Edition (2014) - 105.1 Issued: 03/10/2017
	Status: MCEH
4	Details: Erecting/installing fencing without first obtaining the required building permits is prohibited. Code: PBC Amendments to FBC 6th Edition (2014) - 105.1 Issued: 03/10/2017
	Status: CLS
5	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: 03/10/2017
	Status: MCEH

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
AUGUST 21, 2019 9:00 am

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| <p>6</p> | <p>Details: There are five processes to obtain a zoning approval for a use, as follows: Permitted by Right, Special Permit, DRO, Class B Conditional Use, or Class A Conditional Use. Each Use Matrix identifies all zoning districts, uses, and approval process.</p> <p>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, heavy repair/salvage yard is prohibited.</p> <p>Code: Unified Land Development Code - 4.A.7.C
 Unified Land Development Code - 4.A.7.C.6</p> <p>Issued: 03/10/2017 Status: MCEH</p> |
| <p>7</p> | <p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</p> <p>Issued: 03/10/2017 Status: MCEH</p> |

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. "