



**CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 15, 2017 9:00 AM**

Special Magistrate: Alcolya St Juste

Agenda No.: 001 **Status:** Active
Respondent: Platino Builders Inc. **CEO:** Maggie Bernal
 1732 S Congress Ave, 307, Lake Worth, FL 33461-2198
Situs Address: 3226 Vassallo Ave, Lake Worth, FL **Case No:** C-2016-05030002
PCN: 00-43-44-20-04-005-0110 **Zoned:** RM

Violations:

1	Details: Interior and/or exterior renovations/conversions including but not limited to repairs, alterations, and/or additions of structural, electrical, plumbing, mechanical without the proper permits is prohibited. Code: PBC Amendments to FBC 5th Edition (2014) - 105.1 Issued: 05/13/2016 Status: MCEH
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cc: Platino Builders Inc

Agenda No.: 002 **Status:** Active
Respondent: Lucas, Vickie C **CEO:** Ray A Felix
 16031 E Epson Dr, Loxahatchee, FL 33470-4107
Situs Address: 16031 E Epson Dr, Loxahatchee, FL **Case No:** C-2016-07150025
PCN: 00-40-43-25-00-000-5240 **Zoned:** AR

Violations:

1	Details: No equipment or materials used in the home occupation shall be stored or displayed outside of the dwelling, including driveways. Code: Unified Land Development Code - 4.B.1.A.70.i Issued: 08/05/2016 Status: MCEH
2	Details: Erecting/installing accessory structure without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 5th Edition (2014) - 105.1 Issued: 08/05/2016 Status: MCEH

Agenda No.: 003 **Status:** Active
Respondent: Mahoney, William **CEO:** Jack T Haynes Jr
 818 Foxpointe Cir, Delray Beach, FL 33445-4312
Situs Address: 5057 Lake Blvd, Delray Beach, FL **Case No:** C-2016-01040009
PCN: 00-42-46-23-01-000-1720 **Zoned:** RS

Violations:

1	Details: Enclosing the carport without first obtaining the required building permit is prohibited. Code: PBC Amendments to FBC 5th Edition (2014) - 105.1 Issued: 01/04/2016 Status: MCEH
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cc: Mahoney, William

Agenda No.: 004 **Status:** Active
Respondent: Andrulowicz, Peter **CEO:** Bruce R Hilker
 2840 Banyan Ln, Lake Park, FL 33403-1307
Situs Address: 2840 Banyan Ln, West Palm Beach, FL **Case No:** C-2016-06070039
PCN: 00-43-42-17-02-009-0060 **Zoned:** CG

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 the roof on the carport. Code: Palm Beach County Property Maintenance Code - Section 14-32 (d) Issued: 06/07/2016 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: 06/07/2016 Status: MCEH

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Agenda No.: 005 **Status:** Active
Respondent: Koch, William T **CEO:** Kenneth E Jackson
5691 Wingham Way, Lake Worth, FL 33463-6694
Situs Address: 5691 Wingham Way, Lake Worth, FL **Case No.:** C-2016-03210036
PCN: 00-42-44-34-04-026-0030 **Zoned:** RS

- Violations:**
- 1** **Details:** Erecting/installing fence without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 04/06/2016 **Status:** MCEH
 - 2** **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. More specifically: B-1989-017185 for the screen porch.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
Issued: 04/06/2016 **Status:** MCEH

Agenda No.: 006 **Status:** Active
Respondent: Shuster, Adam; Nassar, Samia J **CEO:** Dwayne E Johnson
10241 Dorchester Dr, Boca Raton, FL 33428-4204
Situs Address: 10241 Dorchester Dr, Boca Raton, FL **Case No.:** C-2016-07180061
PCN: 00-41-47-25-04-007-0030 **Zoned:** RS

- Violations:**
- 1** **Details:** Erecting/installing a Shed without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 07/25/2016 **Status:** MCEH

Agenda No.: 007 **Status:** Active
Respondent: WALTERS, Dorothy; WALTERS, Barry; LAWRENCE, Ruel Bernard **CEO:** Ozmer M Kosal
5764 Parke Ave, West Palm Beach, FL 33407-1650
Situs Address: 5764 Parke Ave, West Palm Beach, FL **Case No.:** C-2017-01190035
PCN: 00-42-43-02-01-001-0110 **Zoned:** RM

- Violations:**
- 2** **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle for a period exceeding one hour in any 24 hour period.
Code: Unified Land Development Code - 6.A.1.D.19.a.2)
Issued: 01/24/2017 **Status:** CLS
 - 3** **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.

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 5th Edition (2014) - 105.4.1
PBC Amendments to FBC 5th Edition (2014) - 110.3.10
Issued: 01/24/2017 **Status:** MCEH
 - 4** **Details:** Erecting/installing a storage shed on your property without first the obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 01/24/2017 **Status:** MCEH

Agenda No.: 008 **Status:** Active
Respondent: St Mary, Robert R **CEO:** Michelle I Malkin-Daniels
12885 Randolph Siding Rd, Jupiter, FL 33478-6582
Situs Address: 12885 Randolph Siding Rd, Jupiter, FL **Case No.:** C-2016-02190016
PCN: 00-41-41-10-00-000-8030 **Zoned:** AR

- Violations:**
- 4** **Details:** Erecting/installing three (3) sheds without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 02/25/2016 **Status:** MCEH
 - 7** **Details:** Installing a generator without first obtaining required building permits is prohibited.

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 15, 2017 9:00 AM

Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 02/25/2016 **Status:** MCEH

Agenda No.: 009 **Status:** Active
Respondent: Katz, Peter Stewart **CEO:** Dawn M Sobik
9432 Longmeadow Cir, Boynton Beach, FL 33436-3120
Situs Address: 9432 Longmeadow Cir, Boynton Beach, FL **Case No.:** C-2016-01250013
PCN: 00-43-45-19-06-005-0020 **Zoned:** RS

- Violations:**
- 1** **Details:** Erecting/installing a wood roofed structure without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 02/02/2016 **Status:** MCEH
 - 2** **Details:** Enclosing an existing patio without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 02/02/2016 **Status:** MCEH

Agenda No.: 010 **Status:** Active
Respondent: Merry Ann Friend; and Merry Ann Friend or Successor **CEO:** Rick E Torrance
Trustee of the Merry Ann Friend Revocable Trust dated
August 8, 2001
15240 111th Ter N, Jupiter, FL 33478-3506
Situs Address: 15240 111th Ter N, Jupiter, FL **Case No.:** C-2015-12230006
PCN: 00-41-41-14-00-000-5600 **Zoned:** AR

- Violations:**
- 1** **Details:** Erecting/installing chain link fence and wood fence without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 01/08/2016 **Status:** CLS
 - 2** **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.
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.
A Certificate of Completion may be issued upon satisfactory completion of a building, structure, electrical, gas, mechanical or plumbing system.
Permit M-2009-8457 HVAC -Eqmt C/O- Res- W/In Unit
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
PBC Amendments to FBC 5th Edition (2014) - 110.3.10
PBC Amendments to FBC 5th Edition (2014) - 111.5
Issued: 01/08/2016 **Status:** MCEH

Agenda No.: 011 **Status:** Active
Respondent: Moffie, Robert B **CEO:** Frank H Amato
5020 Palm Ridge Blvd, Delray Beach, FL 33484-1114
Situs Address: 5020 Palm Ridge Blvd, Delray Beach, FL **Case No.:** C-2016-07130002
PCN: 00-42-46-11-02-000-0260 **Zoned:** AR

- Violations:**
- 1** **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. More specifically the siding on the west gable.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 08/18/2016 **Status:** MCEH

Agenda No.: 012 **Status:** Active
Respondent: Mayacoo Lakes II Club, Inc. **CEO:** Charles Zahn
340 Royal Poinciana Way, Ste 321, Palm Beach, FL 33480
Situs Address: 9697 Mayacoo Club Dr, West Palm Beach, FL **Case No.:** C-2013-04040015
PCN: 00-42-43-29-02-001-0000 **Zoned:** RS

CODE ENFORCEMENT
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NOVEMBER 15, 2017 9:00 AM

Violations:

1 **Details:** The operation of any machinery, demolition equipment, construction equipment, excavating equipment, power tool, equipment of semi-mechanical device, or undertaking construction work which generates excessive noise at the property line of inhabited residential land between the hours of 10:00 PM and 7:00 AM. Construction work other than minor repairs by a homeowner and work permitted to an owner builder shall be prohibited on Sunday. This restriction shall not prohibit the use of pumps or machinery which, because of their nature and purpose, are required to be in operation 24 hours a day.
The operation of lawn or garden maintenance equipment or machinery which generates Excessive Noise at the property line of inhabited residential land between the hours of 10:00 PM and 7:00 AM.
Code: Unified Land Development Code - 5.E.4.B.1.e
Unified Land Development Code - 5.E.4.B.1.f
Issued: 05/28/2013 **Status:** MCEH

cc: Mayacoo Lakes Li Club Inc

Agenda No.: 013

Status: Active

Respondent: Sogegian, Thomas Z
4900 Mandarin Blvd, Loxahatchee, FL 33470-3546

CEO: Ray A Felix

Situs Address: 4900 Mandarin Blvd, Loxahatchee, FL

Case No.: C-2016-07210030

PCN: 00-40-43-11-00-000-1120

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: 08/17/2016 **Status:** MCEH

2 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. Permit #B-1993-016512-0000 B93012913 Shed has 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.

A Certificate of Completion may be issued upon satisfactory completion of a building, structure, electrical, gas, mechanical or plumbing system.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.4.1
PBC Amendments to FBC 5th Edition (2014) - 110.3.10
PBC Amendments to FBC 5th Edition (2014) - 111.5
Issued: 08/17/2016 **Status:** MCEH

Agenda No.: 014

Status: Postponed

Respondent: Bravo, Santos; Vasquez, Rogelia
2373 Pineway Dr, West Palm Beach, FL 33415-7226

CEO: Deb L Wiggins

Situs Address: 2373 Pineway Dr, West Palm Beach, FL

Case No.: C-2017-01120024

PCN: 00-42-44-14-04-000-0090

Zoned: RM

Violations:

1 **Details:** Erecting/installing an accessory structure in the rear of the property without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 02/17/2017 **Status:** MCEH

2 **Details:** Erecting/installing a membrane canopy structure without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 5th Edition (2014) - 105.1
Issued: 02/17/2017 **Status:** CLS

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 (trailer)
Code: Unified Land Development Code - 6.A.1.D.19.b.5)b)
Issued: 02/17/2017 **Status:** CLS

Agenda No.: 015

Status: Active

Respondent: Boyd Haverhill LLC

CEO: Dennis A Hamburger

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 15, 2017 9:00 AM

4555 Old Military Trl, West Palm Beach, FL 33417-3049

Situs Address: 4840 Marguerita St, West Palm Beach, FL
PCN: 00-42-43-24-00-000-7180

Case No: C-2017-01110002
Zoned: RM

Violations:

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| 1 | <p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
 Issued: 01/11/2017 Status: MCEH</p> |
| 2 | <p>Details: Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation: greater than eighteen (18) inches in height when located on vacant lots, as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)
 Issued: 01/11/2017 Status: MCEH</p> |

Agenda No.: 016

Status: Active

Respondent: Miranda, Cirilo C
4455 Ixora Cir, Lake Worth, FL 33461-4921

CEO: Jose Feliciano

Situs Address: 4455 Ixora Cir, Lake Worth, FL
PCN: 00-42-44-25-22-004-0270

Case No: C-2014-08180001
Zoned: RM

Violations:

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| 1 | <p>Details: Erecting/installing an exterior wall air conditioning opening without first obtaining required building permits is prohibited. (west exterior wall at garage)</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
 Issued: 09/25/2014 Status: CLS</p> |
| 3 | <p>Details: Erecting/installing a fence without first obtaining required building permits is prohibited.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
 Issued: 09/25/2014 Status: MCEH</p> |
| 4 | <p>Details: Erecting/installing a covered porch roof overhang without first obtaining required building permits is prohibited.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
 Issued: 09/25/2014 Status: MCEH</p> |
| 5 | <p>Details: Erecting/installing or converting a garage into habitable living space without first obtaining required building permits is prohibited.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
 Issued: 09/25/2014 Status: MCEH</p> |

Agenda No.:

Status: Active

Respondent: Luca, Charles A; Luca, Mary
9535 Honeybell Cir, Boynton Beach, FL 33437-5469

CEO: Kenneth E Jackson

Situs Address: 5763 Lakeview Mews Pl, Boynton Beach, FL
PCN: 00-42-45-35-10-000-0350

Case No: C-2015-03100014
Zoned: RS

Violations:

- | | |
|----------|---|
| 1 | <p>Details: Erecting/installing outside lights without first obtaining required building permits is prohibited.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
 Issued: 03/18/2015 Status: CLS</p> |
| 2 | <p>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.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1
 Issued: 03/18/2015 Status: MCEH</p> |
| 3 | <p>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.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1
 Issued: 03/18/2015 Status: MCEH</p> |
| 4 | <p>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.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1
 Issued: 03/18/2015 Status: CLS</p> |

ADJOURNMENT:

**CODE ENFORCEMENT
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NOVEMBER 15, 2017 9:00 AM**

"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. "