



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 07, 2014 9:00 AM**

**Special Magistrate:** James M Serafino  
**Contested**

**Special Magistrate:** David P Slater  
**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:** Francis, Samson A; Francis, Lyudmila **CEO:** Bobbie R Boynton  
13038 Tangerine Blvd, West Palm Beach, FL 33412-1917  
**Situs Address:** 13038 Tangerine Blvd, West Palm Beach, FL **Case No:** C-2013-09040018  
**PCN:** 00-41-42-33-00-000-5420 **Zoned:** AR

- |                    |  |
|--------------------|--|
| <b>Violations:</b> | <ol style="list-style-type: none"> <li><b>Details:</b> Erecting/installing metal gate without first obtaining required building permits is prohibited.<br/><b>Code:</b> Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1<br/><b>Issued:</b> 09/04/2013 <b>Status:</b> CLS</li> <li><b>Details:</b> All off-site signs, tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, trailers, or other supporting structures shall be prohibited.<br/><b>Code:</b> Unified Land Development Code - 8.C.13<br/><b>Issued:</b> 09/04/2013 <b>Status:</b> CLS</li> </ol> |
|--------------------|--|

cc: Code Enforcement

**Agenda No.:** 002 **Status:** Active  
**Respondent:** Herman, Charles L; Herman, Mildred Ann **CEO:** Bobbie R Boynton  
9335 150th Ct N, Jupiter, FL 33478-6966  
**Situs Address:** 9335 150th Ct N, Jupiter, FL **Case No:** C-2013-09090001  
**PCN:** 00-42-41-18-00-000-5340 **Zoned:** AR

- |                    |   |
|--------------------|---|
| <b>Violations:</b> | <ol style="list-style-type: none"> <li><b>Details:</b> The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility.<br/>Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically long term residential occupancy of a travel trailer is prohibited on your agricultural/residential zoned property.<br/><b>Code:</b> Unified Land Development Code - 4.A.3.A - Use Matrix Table<br/>Unified Land Development Code - 4.A.3.A.7<br/><b>Issued:</b> 09/12/2013 <b>Status:</b> CEH</li> <li><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.<br/><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br/><b>Issued:</b> 09/12/2013 <b>Status:</b> CEH</li> <li><b>Details:</b> Erecting/installing storage buildings/containers without first obtaining required building permits is prohibited.<br/><b>Code:</b> Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1<br/><b>Issued:</b> 09/12/2013 <b>Status:</b> CEH</li> </ol> |
|--------------------|---|

**Agenda No.:** 003  
**Respondent:** CHARLES, JULIETTE

**Status:** Removed  
**CEO:** Joanne J Fertitta

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 07, 2014 9:00 AM**

4617 Avocado Blvd, Royal Palm Beach, FL 33411-8442

**Situs Address:** 4617 Avocado Blvd, West Palm Beach, FL  
**PCN:** 00-41-43-09-00-000-3650

**Case No:** C-2013-08260065  
**Zoned:** AR

- Violations:**
- 1** **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 08/29/2013 **Status:** CLS
  - 2** **Details:** Erecting/installing barn with stalls without first obtaining required building permits is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 08/29/2013 **Status:** CLS

**Agenda No.:** 004 **Status:** Active  
**Respondent:** LOPEZ, GEORGE Jr **CEO:** Joanne J Fertitta  
4647 Kelmar Dr, West Palm Beach, FL 33415-4646  
**Situs Address:** 4645 Kelmar Dr, West Palm Beach, FL **Case No:** C-2013-09260016  
**PCN:** 00-42-44-12-00-000-3060 **Zoned:** RM

- Violations:**
- 1** **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. Specifically, there is an unlicensed vehicle in the front driveway.  
**Code:** Unified Land Development Code - 6.A.1.D.19.a.2)  
**Issued:** 09/26/2013 **Status:** CEH

**Agenda No.:** 005 **Status:** Active  
**Respondent:** Jennings, William S; Jennings, Joyce **CEO:** Jamie G Illicete  
852 Village Rd, North Palm Beach, FL 33408-3331  
**Situs Address:** 852 Village Rd, North Palm Beach, FL **Case No:** C-2013-07310003  
**PCN:** 00-43-42-03-01-000-0840 **Zoned:** RS

- Violations:**
- 1** **Details:** Installation of HVAC (heating, ventilation and air conditioning) equipment without first obtaining required building permits is prohibited. Installed four (4) HVAC units installed without permits.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 08/20/2013 **Status:** CEH
  - 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 #M2008-026931 (M08003827) for HVAC (heating, ventilation and air conditioning)equipment has expired.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1  
**Issued:** 08/20/2013 **Status:** CEH

**Agenda No.:** 006 **Status:** Postponed  
**Respondent:** Shanahan, Brian **CEO:** Kenneth E Jackson  
3270 Frontier Ave, Lake Worth, FL 33467-1020  
**Situs Address:** 3270 Frontier Ave, Lake Worth, FL **Case No:** C-2013-03190010  
**PCN:** 00-42-44-19-01-014-0010 **Zoned:** AR

- Violations:**
- 1** **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. Have the roof fix so the traps can be removed.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 05/30/2013 **Status:** CEH

**Agenda No.:** 007 **Status:** Removed  
**Respondent:** Lowe's Home Centers Inc **CEO:** Gail L James  
1201 Hays St, Tallahassee, FL 32301-2525  
**Situs Address:** 21870 S State Road 7, Boca Raton, FL **Case No:** C-2013-09200010  
**PCN:** 00-42-47-19-31-001-0000 **Zoned:** MUPD

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 07, 2014 9:00 AM**

**Violations:** **1** **Details:** Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically, donation bin on premises is not a permitted use.  
**Code:** Unified Land Development Code - 4.A.3.A.7  
**Issued:** 10/08/2013 **Status:** CLS

cc: Code Enforcement  
Lowe'S Home Centers Inc  
Lowe'S Home Centers Inc

**Agenda No.:** 008 **Status:** Active  
**Respondent:** Platinum Development Group LLC **CEO:** Gail L James  
8708 SW 55th St, Cooper City, FL 33328-4324  
**Situs Address:** 7059 Church St, Jupiter, FL **Case No:** C-2013-04180019  
**PCN:** 00-42-40-33-00-000-5610 **Zoned:** RH

**Violations:** **1** **Details:** Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically, operating a landscape maintenance business on residentially zoned land is prohibited.  
**Code:** Unified Land Development Code - 4.A.3.A.7  
**Issued:** 05/06/2013 **Status:** CEH  
**2** **Details:** It shall be considered a nuisance to have accumulations of waste, yard trash or rubble and debris upon any lot. Specifically, vegetative debris, logs, mulch etc.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-62 (1)  
**Issued:** 05/06/2013 **Status:** CEH

cc: Platinum Development Group Llc

**Agenda No.:** 009 **Status:** Removed  
**Respondent:** Leisa Kateb & David O Kateb, M D, Trustees of the Leisa **CEO:** Cynthia S McDougal  
Kateb Trust under agreement dated Jun 7, 2004  
10791 El Paraiso Pl, Delray Beach, FL 33446-2707  
**Situs Address:** 19473 Hampton Dr, Boca Raton, FL **Case No:** C-2013-06060005  
**PCN:** 00-42-47-07-12-020-0380 **Zoned:** AR

**Violations:** **1** **Details:** Residential swimming pools shall comply with Sections R424.17.1.1 through R424.2.17.1.14. More specifically, residential swimming pools shall have a barrier that completely surrounds and obstructs access to the swimming pool in accordance with the Florida Building Code, Residential.  
**Code:** Florida Building Code, Residential as FBC-R - R424.2.17.1.1  
**Issued:** 07/09/2013 **Status:** CLS

**Agenda No.:** 010 **Status:** Removed  
**Respondent:** HSbc Bank USA natl Assn as Trustee for the Benefit of **CEO:** Cynthia S McDougal  
People's Financial Realty Mortgage Securities Trust, Series  
2006-1  
1661 Worthington Rd, Ste 100, West Palm Beach, FL  
33409-6493  
**Situs Address:** 5107 Beechwood Rd, Delray Beach, FL **Case No:** C-2013-04230023  
**PCN:** 00-42-46-11-03-000-1940 **Zoned:** AR

**Violations:** **1** **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:** 06/12/2013 **Status:** CLS

**Agenda No.:** 011 **Status:** Removed  
**Respondent:** Tyson, William P; Tyson, Catherine A **CEO:** Steven R Newell  
3031 Fortune Way, Ste A7, Wellington, FL 33414-8705  
**Situs Address:** 2737 Nokomis Ave, West Palm Beach, FL **Case No:** C-2013-09090008  
**PCN:** 00-43-43-30-03-033-0440 **Zoned:** CG

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 07, 2014 9:00 AM**

**Violations:** **2** **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 09/17/2013 **Status:** CLS

cc: Pbso  
Tyson, Catherine Allen

**Agenda No.:** 012 **Status:** Removed  
**Respondent:** Gomez, Nelson Miguel; Langone, Maria **CEO:** Julia F Poteet  
123 Atwell Dr, West Palm Beach, FL 33411-4609  
**Situs Address:** 123 Atwell Dr, West Palm Beach, FL **Case No:** C-2013-07090033  
**PCN:** 00-42-44-05-11-000-0700 **Zoned:** PUD

**Violations:** **1** **Details:** Erecting/installing fence without first obtaining required building permits is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 07/26/2013 **Status:** CLS

**Agenda No.:** 013 **Status:** Active  
**Respondent:** Muschel, Rachel; Muschel, Esther **CEO:** Shenoy R Raghuraj  
108 Lafayette Ave, Passaic, NJ 07055-4710  
**Situs Address:** 30 Stratford C, West Palm Beach, FL **Case No:** C-2013-06260028  
**PCN:** 00-42-43-23-15-003-0300 **Zoned:** RH

**Violations:** **1** **Details:** Interior renovations to include but not limited to structural, mechanical, electrical, plumbing to the structure without first obtaining required building permits is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 06/28/2013 **Status:** CEH

**Agenda No.:** 014 **Status:** Active  
**Respondent:** Muschel, Rachel; Muschel, Esther **CEO:** Shenoy R Raghuraj  
108 Lafayette Ave, Passaic, NJ 07055-4710  
**Situs Address:** 31 Stratford C, West Palm Beach, FL **Case No:** C-2013-06260029  
**PCN:** 00-42-43-23-15-003-0310 **Zoned:** RH

**Violations:** **1** **Details:** Interior renovations to include but not limited to structural, mechanical, electrical, plumbing to the structure without first obtaining required building permits is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 06/28/2013 **Status:** CEH

**Agenda No.:** 015 **Status:** Active  
**Respondent:** WILLIS, MARY E **CEO:** Shenoy R Raghuraj  
4830 Badger Ave, West Palm Beach, FL 33417-2914  
**Situs Address:** 4830 Badger Ave, West Palm Beach, FL **Case No:** C-2013-01160001  
**PCN:** 00-42-43-24-02-004-0090 **Zoned:** RM

**Violations:** **1** **Details:** Alterations to the electrical system/wiring without first obtaining required building permits is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 03/08/2013 **Status:** CEH  
**2** **Details:** Alterations to the interior structure of the property included but not limited to the electrical, plumbing, and mechanical systems without first obtaining required building permits is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 03/08/2013 **Status:** CEH

cc: Roy & Associates, P.A.

**Agenda No.:** 016 **Status:** Active  
**Respondent:** Cruz, Julio **CEO:** Rick E Torrance  
1148 Carambola Cir, West Palm Beach, FL 33406-5305  
**Situs Address:** 1148 Carambola Cir, West Palm Beach, FL **Case No:** C-2013-08210016  
**PCN:** 00-43-44-08-12-000-0491 **Zoned:** RS

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 07, 2014 9:00 AM**

- Violations:**
- 1** **Details:** 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.D.19.b.1)  
**Issued:** 09/12/2013 **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, 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:** 09/12/2013 **Status:** CEH

**Agenda No.:** 017 **Status:** Active  
**Respondent:** Lopez, Lorenzo A **CEO:** Rick E Torrance  
1060 Summit Place Cir, B, West Palm Beach, FL 33415-4725  
**Situs Address:** 1150 W Mountain Dr, West Palm Beach, FL **Case No:** C-2013-08290012  
**PCN:** 00-43-44-07-19-000-0330 **Zoned:** RM

- Violations:**
- 1** **Details:** Erecting/installing a shed and a canopy without first obtaining required building permits is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 09/26/2013 **Status:** CEH

cc: Lopez, Lorenzo A

**Agenda No.:** 018 **Status:** Active  
**Respondent:** Abbey Park Homeowners' Association, Inc. **CEO:** Sue S Williams  
1818 Australian Ave, Ste 400, West Palm Beach, FL 33409 **Type:** Life Safety  
**Situs Address:** 5250 Pine Abbey Dr S, West Palm Beach, FL **Case No:** C-2013-10070051  
**PCN:** 00-42-44-11-30-002-0000 **Zoned:** RM

- Violations:**
- 1** **Details:** Water clarity shall be maintained. When standing at the pools edge at the deep end, the deepest portion of the swimming pool floor shall be visible. It shall be considered a nuisance to have accumulations of waste, yard trash or rubble and debris upon any lot.  
  
The pool is black, has trash and debris and dead animals in it.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (d) (1)  
Palm Beach County Property Maintenance Code - Section 14-62 (1)  
**Issued:** 10/21/2013 **Status:** CEH
  - 2** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.  
  
Outdoor swimming pools shall be provided with a barrier complying with the requirements set forth in the Florida Building Code, Section 424.2.17.1.1 through 424.2.17.1.14  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (d)  
Palm Beach County Property Maintenance Code - Section 14-32 (d) (2)  
**Issued:** 10/21/2013 **Status:** CEH

cc: Mcelwe, William

**Agenda No.:** 019 **Status:** Active  
**Respondent:** Bruno, Rita S; Bruno, Luigi M **CEO:** Charles Zahn  
8339 120th Ave N, West Palm Beach, FL 33412-2900  
**Situs Address:** 12676 56th Pl N, West Palm Beach, FL **Case No:** C-2013-02250008  
**PCN:** 00-41-43-03-00-000-3440 **Zoned:** AR

- Violations:**
- 1** **Details:** The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility.  
Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically open storage on a vacant parcel is prohibited.  
**Code:** Unified Land Development Code - 4.A.3.A - Use Matrix Table  
Unified Land Development Code - 4.A.3.A.7  
**Issued:** 03/12/2013 **Status:** CEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 07, 2014 9:00 AM**

**Agenda No.:** 020 **Status:** Active  
**Respondent:** Edwin O. Bussey III as Personal Representative of Estate of Virginia O Bussey **CEO:** Charles Zahn  
846 Cleary Rd, West Palm Beach, FL 33413-3350  
**Situs Address:** 6862 Monmouth Rd, West Palm Beach, FL **Case No:** C-2013-04120011  
**PCN:** 00-42-43-27-05-013-0411 **Zoned:** AR

- Violations:**
- 1** **Details:** The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility. Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically, operation of a chipping and mulching facility is not permitted in the zoning district.  
**Code:** Unified Land Development Code - 4. A.3. A - Use Matrix Table  
Unified Land Development Code - 4. A.3. A.7  
**Issued:** 06/03/2013 **Status:** CEH
  - 2** **Details:** Erecting a roofed structure without first obtaining required building permits is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 06/03/2013 **Status:** CEH
  - 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. specifically:(open storage of any motor vehicle which is inoperable and in a state of disrepair)  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 06/03/2013 **Status:** CEH

cc: Commissioners

**Agenda No.:** 021 **Status:** Active  
**Respondent:** Leslie, Pinder **CEO:** Charles Zahn  
2655 N Ocean Dr, Ste 310 E, Riviera Beach, FL 33404-4752  
**Situs Address:** 16701 E Mayfair Dr, Loxahatchee, FL **Case No:** C-2013-02110007  
**PCN:** 00-40-43-24-00-000-3170 **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. Specifically:(open storage of any motor vehicle which is inoperable and in a state of disrepair, automotive parts, garbage, trash or similar items)  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 04/12/2013 **Status:** CEH
  - 2** **Details:** Erecting/installing additional living space in the garage without first obtaining required building permits is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 04/12/2013 **Status:** CEH
  - 3** **Details:** All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.  
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)  
Palm Beach County Property Maintenance Code - Section 14-33 (n)  
**Issued:** 04/12/2013 **Status:** CEH

**Agenda No.:** 022 **Status:** Active  
**Respondent:** Leyser, LLC **CEO:** Charles Zahn  
8275 NW 74th St, Miami, FL 33166-2321  
**Situs Address:** 7735 Southern Blvd, West Palm Beach, FL **Case No:** C-2013-04190009  
**PCN:** 00-42-43-27-05-006-4105 **Zoned:** IL

- Violations:**
- 1** **Details:** The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility. Uses identified with a "B" are permitted in the district only if approved by the ZC in accordance with Article 2.B, Public Hearing Process - Class B conditional uses. More specifically, cease chipping and mulching operation on the parcel until approved.  
**Code:** Unified Land Development Code - 4. A.3. A - Use Matrix Table  
Unified Land Development Code - 4. A.3. A.5  
**Issued:** 04/30/2013 **Status:** CEH



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 07, 2014 9:00 AM**

**Agenda No.:** 026 **Status:** Removed  
**Respondent:** Samuels, Lawrence Paul; Lisa Brook Samuels, Jodie  
Samuels, Michael Samuels, as heirs of the Estate of  
Lawrence Paul Samuels and Frederick Samuels as personal  
representative of the Estate of Lawrence Paul Samuels, and  
Kenneth Edelman, attorney for the personal representative  
of the Estate of Lawrence Paul Samuels; Samuels Heir,  
Michael  
26 Coleridge, Brooklyn, NY 11235-4106  
**Situs Address:** 7254 155th Pl N, Palm Beach Gardens, FL **Case No:** C-2013-0820002  
**PCN:** 00-42-41-16-00-000-1330 **Zoned:** AR

**Violations:** **1** **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 08/20/2013 **Status:** CLS

**cc:** Edelman, Kenneth  
Samuels, Fredrick  
Samuels, Jodie  
Samuels, Lawrence Paul  
Samuels, Lisa Brook  
Samuels, Michael

**Agenda No.:** 027 **Status:** Active  
**Respondent:** Fernandes, Susan **CEO:** Kenneth E Jackson  
2969 47th Ave S, West Palm Beach, FL 33415-9225  
**Situs Address:** 2983 47th Ave S, West Palm Beach, FL **Case No:** C-2012-11130026  
**PCN:** 00-42-44-13-00-000-7230 **Zoned:** RM

**Violations:** **1** **Details:** Erecting/installing building a addition to the back of the house without first obtaining required building permits is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 11/16/2012 **Status:** CEH

**Agenda No.:** 028 **Status:** Active  
**Respondent:** Meyer, Paul L; Meyer, Sharon A **CEO:** Kenneth E Jackson  
3908 Pensacola Dr, Lake Worth, FL 33462-2243  
**Situs Address:** 3908 Pensacola Dr, Lake Worth, FL **Case No:** C-2013-09100040  
**PCN:** 00-43-45-06-04-019-0100 **Zoned:** RM

**Violations:** **1** **Details:** 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.D.19.b.1)  
**Issued:** 09/10/2013 **Status:** CEH

**Agenda No.:** 029 **Status:** Removed  
**Respondent:** Orloff, Mindy; Orloff, Michael **CEO:** Kenneth E Jackson  
302 Akron Rd, Lake Worth, FL 33467-4804  
**Situs Address:** 302 Akron Rd, Lake Worth, FL **Case No:** C-2013-06240021  
**PCN:** 00-42-44-28-04-000-4340 **Zoned:** RS

**Violations:** **1** **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:** 07/23/2013 **Status:** CLS

**Agenda No.:** 030 **Status:** Active  
**Respondent:** Tarc Commercial Properties LLC **CEO:** Kenneth E Jackson  
1601 Forum Pl, Ste 1101, West Palm Beach, FL 33401  
**Situs Address:** 7540 S Military Trl, Boynton Beach, FL **Case No:** C-2013-01290004  
**PCN:** 00-42-45-12-06-003-0000 **Zoned:** CG



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 07, 2014 9:00 AM**

**Violations:** 1 **Details:** A Recycling Collection Station use was approved on 4/13/2011 by an Administrative Amendment Zoning Review ZZR-2011-691 to operate on the premises. The approval was under the Unified Land Development Code (ULDC) Ordinance 2007-001 and codified in ULDC Supplement 13. However, a subsequent ULDC Ordinance 2013-001 has been approved and codified under ULDC Supplement 14, which now prohibits the use of of the premises for a Recycling Collection Station.

Therefore, pursuant to ULDC Article 1.F., Nonconformities, the use of the premises for a Recycling Collection Station is now deemed a legally established Major Nonconforming Use, and any modification, expansion or changes to the site plan must, comply with Article 1.F., Nonconformities.

Ordinance 2007-001 provided that a Recycling Collection Station use is, "A totally enclosed structure or mobile container, containing more than four cubic yards, within which pre-sorted, recyclable and recovered materials are collected for redistribution or sale for the purpose of reuse subject to Administrative Amendment approval."

The approved Administrative Amendment Zoning Review ZZR-2011-691 site plan graphically depicts and labels the approved Recycling Collection Station container and the boundaries for the operation. An inspection of the premises on April 10, 2013 has disclosed that the Major Nonconforming Recycling Collection Station use has increased its operation beyond the one approved container and defined boundaries; and is therefore within violation of Article 1.F.1.F., Nonconformities, ULDC.

And particularly

1) Unified Land Development Code (ULDC) Article 1.F.1.F.,Table for Expansion for Nonconformities.

A Major Nonconforming Use expansion shall not exceed the percentage pursuant to Table 1.F.1.F, Nonconformities - Percentage and Approval Process for Expansion.

The Major Nonconforming Recycling Collection Station use has expanded its operation beyond the site plan approved pursuant to Administrative Amendment Zoning Review ZZR-2011-691 without required DRO Approval and beyond the 10% maximum that is potentially allowable if approved by DRO.

**Code:** Unified Land Development Code - 1.F.4.A.1  
Unified Land Development Code - 1.F.4.D.1  
**Issued:** 06/20/2013 **Status:** CEH

cc: Feier, Rod A Esq  
Tatic Commercial Properties Llc

**Agenda No.:** 031 **Status:** Active  
**Respondent:** Pham, Myhanh Dinh **CEO:** Gail L James  
3860 Holiday Rd, Palm Beach Gardens, FL 33410-2219  
**Situs Address:** Palm Garden St, Jupiter, FL **Case No:** C-2013-09040030  
**PCN:** 00-42-40-34-02-000-2240 **Zoned:** RH

**Violations:** 1 **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.

**Code:** Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)  
**Issued:** 09/09/2013 **Status:** CEH

2 **Details:** Schinus terebinthifolius (commonly known as Brazilian Pepper) bushes or trees, shall be considered a nuisance.

**Code:** Palm Beach County Property Maintenance Code - Section 14-62 (4)  
**Issued:** 09/09/2013 **Status:** CEH

3 **Details:** Any standing dead trees in close proximity to developed lots or rights-of-way shall be considered a nuisance.

**Code:** Palm Beach County Property Maintenance Code - Section 14-62 (7)  
**Issued:** 09/09/2013 **Status:** CEH

cc: Duong, Myhanh Dinh

**Agenda No.:** 032 **Status:** Active  
**Respondent:** Borges, Carlos **CEO:** Rick E Torrance  
1302 Tallahassee Dr, West Palm Beach, FL 33409-4953  
**Situs Address:** 4558 Canal Rd, West Palm Beach, FL **Case No:** C-2013-06110035

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 07, 2014 9:00 AM**

**PCN:** 00-42-44-01-03-000-0210 **Zoned:** RH  
**Violations:** **1** **Details:** Parking shall be prohibited on all vacant properties in residential districts.  
**Code:** Unified Land Development Code - 6.A.1.D.19.a.3)  
**Issued:** 06/20/2013 **Status:** CEH

**Agenda No.:** 033 **Status:** Removed  
**Respondent:** Yaniel & Son Investment Group of Palm Beach Inc. **CEO:** Rick E Torrance  
1511 Shore Dr, West Palm Beach, FL 33406  
**Situs Address:** 2700 Ranch House Rd, West Palm Beach, FL **Case No:** C-2013-07020009  
**PCN:** 00-43-44-05-06-022-0010 **Zoned:** RS

**Violations:** **1** **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:** 08/06/2013 **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:** 08/06/2013 **Status:** CEH

**Agenda No.:** 034 **Status:** Active  
**Respondent:** PALOMINO PROPERTIES LLC **CEO:** Anthony L Williams  
5800 Peperree Cir W, Davie, FL 33314-6918  
**Situs Address:** 8087 Palomino Dr, Lake Worth, FL **Case No:** C-2013-05070007  
**PCN:** 00-42-43-27-05-024-0151 **Zoned:** AR

**Violations:** **1** **Details:** Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically,\_.  
\* OPERATING AN EXCAVATION COMPANY WITHOUT PROPER PERMITS \*  
\* OPERATING A WHOLESAL NUSERY BUSINESS WITHOUT PERMITS \*  
**Code:** Unified Land Development Code - 4.A.3.A.7  
**Issued:** 05/07/2013 **Status:** CEH  
**2** **Details:** A lot used for the storage of construction material, equipment, or three or more commercial vehicles used by building trades and services, other than construction sites.  
Mechanical implement principally used in construction activity.  
\* A CONTRACTOR STORAGE YARD IS IN VIOLATION OF THE ZONING CODE  
FOR THE AR ZONING DISTRICT / AND IS NOT PERMITTED \*  
**Code:** Unified Land Development Code - 4B1A35(a)  
**Issued:** 05/07/2013 **Status:** CEH

cc: P. J.'S Land Clearing & Excavating Inc.

**Agenda No.:** 035 **Status:** Removed  
**Respondent:** Boyd, Michael; Boyd, Shannon **CEO:** Sue S Williams  
4332 Hunting Trl, Lake Worth, FL 33467-3504  
**Situs Address:** 4332 Hunting Trl, Lake Worth, FL **Case No:** C-2013-08120017  
**PCN:** 00-42-44-30-03-000-1620 **Zoned:** RTS

**Violations:** **1** **Details:** Erecting/installing a deck in backyard near pool without first obtaining required building permits is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 08/27/2013 **Status:** CLS

**Agenda No.:** 036 **Status:** Removed  
**Respondent:** Consiglio, Jonathan J; Shearer, Kelly **CEO:** Sue S Williams  
5757 Ellis Hollow Rd E, Lake Worth, FL 33463-1565  
**Situs Address:** 5757 Ellis Hollow Rd E, Lake Worth, FL **Case No:** C-2013-07310005  
**PCN:** 00-42-44-35-03-000-6070 **Zoned:** RS

**Violations:** **2** **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.  
Specifically the front window is broken.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
**Issued:** 07/31/2013 **Status:** CLS

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 07, 2014 9:00 AM**

cc: Deutsche Bank National Trust Co.

**Agenda No.:** 037  
**Respondent:** One West Bank  
888 E Walnut St, Pasadena, CA 91101  
**Situs Address:** 1319 Barrington Dr, West Palm Beach, FL  
**PCN:**  
**RE:** Request to rescind Special Magistrate Order dated November 6, 2013, due to error in Respondent as cited.  
cc: Financial Freedom Acquisition Llc

**Status:** Active  
**CEO:** Joanne J Fertitta  
**Case No:** C-2013-08060029

**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. "