



**CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 21, 2016 9:00 AM**

Special Magistrate: Alcolya St Juste

Agenda No.: 001 **Status:** Active
Respondent: COLFIN AH-FLORIDA 7, LLC **CEO:** Caroline Foulke
 1201 HAYS St, TALLAHASSEE, FL 32301-2525
Situs Address: 1150 W Mountain Dr, West Palm Beach, FL **Case No:** C-2015-05260016
PCN: 00-43-44-07-19-000-0330 **Zoned:** RM

Violations:

1	Details: Erected/installed a fence without first obtaining required building permits is prohibited. Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 Issued: 06/02/2015 Status: MCEH
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cc: Colfin Ah-Florida 7, Llc

Agenda No.: 002 **Status:** Active
Respondent: Arroyo, Israel V **CEO:** Bruce R Hilker
 9125 Highpoint Dr, West Palm Beach, FL 33403-1317
Situs Address: 9125 High Point Dr, West Palm Beach, FL **Case No:** C-2015-06120020
PCN: 00-43-42-17-02-001-0110 **Zoned:** RH

Violations:

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 the inactive permit B94015499 for the carport & shed. 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: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1 Palm Beach County Amendments to the Florida Building Code 2010 Edition - 110.3.10 Issued: 06/25/2015 Status: MCEH
3	Details: Erecting/installing accessory structure (laundry room) without first obtaining required building permits is prohibited. Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 Issued: 06/25/2015 Status: MCEH

Agenda No.: 003 **Status:** Active
Respondent: Nellen, Carlos E; Nellen, Susan L **CEO:** Bruce R Hilker
 4203 74th Rd N, 419, Riviera Beach, FL 33404-3963
Situs Address: 4203 74th Rd N, West Palm Beach, FL **Case No:** C-2015-02110002
PCN: 00-42-42-25-05-000-4190 **Zoned:** AR

Violations:

1	Details: Erecting/installing covered porch (east side) without first obtaining required building permits is prohibited. Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 Issued: 03/23/2015 Status: MCEH
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Agenda No.: 004 **Status:** Active
Respondent: Cuevas, Ramon; Mendez, Gabriela **CEO:** Kenneth E Jackson
 3281 Plaza Pl, Hypoluxo, FL 33462-3637
Situs Address: 3281 Plaza Pl, Lake Worth, FL **Case No:** C-2014-04290011
PCN: 00-43-45-06-02-024-0170 **Zoned:** RS

Violations:

1	Details: Erecting/installing enclosing 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: 06/30/2014 Status: MCEH
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Agenda No.: 005 **Status:** Active
Respondent: Cortes, Fernando **CEO:** Ray F Leighton
1085 E Shore Dr, West Palm Beach, FL 33406-5122
Situs Address: 1085 E Shore Dr, West Palm Beach, FL **Case No:** C-2015-05290034
PCN: 00-43-44-08-13-000-0681 **Zoned:** RS

Violations:	<p>1 Details: Erected/installed a fence without first obtaining required building permits is prohibited. Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 Issued: 06/02/2015 Status: MCEH</p>
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Agenda No.: 006 **Status:** Active
Respondent: Maddox, Douglass L; Maddox, Regina M **CEO:** Steven R Newell
9076 150th Ct N, Jupiter, FL 33478-6904
Situs Address: 9076 150th Ct N, Jupiter, FL **Case No:** C-2015-03060029
PCN: 00-42-41-18-00-000-6030 **Zoned:** AR

Violations:	<p>1 Details: Erecting/installing stable without first obtaining required building permits is prohibited. Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 Issued: 03/19/2015 Status: MCEH</p> <p>2 Details: Erecting/installing garage/storage building without first obtaining required building permits is prohibited. Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 Issued: 03/19/2015 Status: MCEH</p> <p>3 Details: Erecting/installing sheds (2) without first obtaining required building permits is prohibited. Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 Issued: 03/19/2015 Status: MCEH</p>
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cc: Building Division

Agenda No.: 007 **Status:** Active
Respondent: Charles, Juliette **CEO:** Rick E Torrance
4617 Avocado Blvd, Royal Palm Beach, FL 33411-8442
Situs Address: 4617 Avocado Blvd, West Palm Beach, FL **Case No:** C-2015-05150014
PCN: 00-41-43-09-00-000-3650 **Zoned:** AR

Violations:	<p>1 Details: Fencing and canopies have been erected without first obtaining the required building permits. Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 Issued: 05/18/2015 Status: MCEH</p> <p>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: 05/18/2015 Status: MCEH</p> <p>3 Details: A maximum of seven vehicles may be parked outdoors on a lot supporting a single family residential use. Code: Unified Land Development Code - 6.A.1.D.20.a Issued: 05/18/2015 Status: MCEH</p> <p>4 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, Auto Repair. 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. Auto Repair is not permitted in AR zoning. Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table Unified Land Development Code - 4.A.3.A.7 Issued: 05/18/2015 Status: MCEH</p> <p>5 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: 05/18/2015 Status: MCEH</p>
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cc: Charles, Juliette

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Agenda No.: 008 **Status:** Active
Respondent: Pierre, Belourdes; Pierre, Mague **CEO:** Deborah L Wiggins
 4856 Poseidon Pl, Lake Worth, FL 33463-7285
Situs Address: 4856 Poseidon Pl, Lake Worth, FL **Case No.:** C-2015-03040023
PCN: 00-42-45-01-09-000-0100 **Zoned:** RS

Violations:

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| 1 | <p>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.</p> <p>Code: Unified Land Development Code - 6.A.1.D.19.a.2)
 Issued: 04/13/2015 Status: CLS</p> |
| 2 | <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: 04/13/2015 Status: CLS</p> |
| 3 | <p>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)
 Issued: 04/13/2015 Status: MCEH</p> |
| 4 | <p>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, Operating a Salvage Yard (a/k/a "Scrapping"), which is not a permitted use in a Residential District.</p> <p>Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table
 Unified Land Development Code - 4.A.3.A.7
 Unified Land Development Code - 4.B.1.A.116.
 Issued: 04/13/2015 Status: CLS</p> |
| 5 | <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; Permits B-2005-005347-0000 (B05005029) Reroofing and P-1992-010229-0000 (P92002489) Repair (plumbing) are inactive.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1
 Issued: 04/13/2015 Status: MCEH</p> |

Agenda No.: 009 **Status:** Active
Respondent: 120 Ave Farm LLC **CEO:** Karen A Wytovich
 19721 118th Trl S, Boca Raton, FL 33498-6506
Situs Address: 19755 120th Ave S, Boca Raton, FL **Case No.:** C-2015-02020019
PCN: 00-41-47-10-00-000-1050 **Zoned:** AR

Violations:

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| 1 | <p>Details: Erecting/installing a metal structure and tent without first obtaining required building permits or agriculture site plan review is prohibited.</p> <p>Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1
 Issued: 02/18/2015 Status: MCEH</p> |
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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. "