



**CODE ENFORCEMENT  
MODIFICATION HEARING AGENDA  
HEARING DATE & TIME: MARCH 17, 2010 AT 9:00 am**

**Special Magistrate: Anthony C Musto**

**Agenda No.:** 001 **Status:** Active  
**Respondent:** White Clean LLC **CEO:** Maggie Bernal  
6499 N Powerline Rd, Fort Lauderdale, FL 33309  
**Situs Address:** Rodeo Dr, Lake Worth, FL **Case No:** C-2008-05200032  
**PCN:** 00-42-44-19-01-015-0060 **Zoned:** AR

- Violations:**
- 1** **Details:** 1) UNCULTIVATED VEGETATION GREATER THAN EIGHTEEN (18) INCHES IN HEIGHT OR THAT CONSTITUTES A FIRE HAZARD, AND/OR ACCUMULATION OF WASTE, YARD TRASH (INCLUDING DEAD TREES AND/OR LIMBS) OR RUBBLE/DEBRIS, ARE NOT PERMITTED.  
**Code:** PBC Property Maintenance Code - 1) 602.1  
PBC Property Maintenance Code - 1) 602.3  
PBC Property Maintenance Code - 1) 602.4  
PBC Property Maintenance Code - 1) 603.2  
**Issued:** 05/27/2008 **Status:**
  - 2** **Details:** 2) ALL VACANT PREMISES AND/OR VACANT LAND SHALL BE MAINTAINED IN A CLEAN, SAFE, SECURE, AND SANITARY CONDITION AS PROVIDED HEREIN SO NOT TO CAUSE A DETERIORATING PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY OR WELFARE.  
**Code:** PBC Property Maintenance Code - 2) 301.3  
**Issued:** 05/27/2008 **Status:**
  - 3** **Details:** 3) IT IS UNLAWFUL TO UTILIZE THE PREMISES OF SUCH PROPERTY FOR THE OPEN STORAGE OF ANY MOTOR VEHICLES (INOPERABLE OR UNLICENSED), STORAGE AND/OR SHIPPING CONTAINERS, APPLIANCES, BUILDING MATERIALS, BUILDING RUBBISH, TRASH/DEBRIS INCLUDING BUT NOT LIMITED TO DEAD TREES/LIMBS, TRASH, GARBAGE OR SIMILAR ITEMS.  
**Code:** PBC Property Maintenance Code - 3) 305.1  
**Issued:** 05/27/2008 **Status:**

**cc:** Environmental Resources Mgmt.  
Llc, White Clean

**Agenda No.:** 002 **Status:** Active  
**Respondent:** Estremine, Dominique; Estermine, Olide **CEO:** Patrick E Covault  
318 N Ware Dr, West Palm Beach, FL 33409-3860  
**Situs Address:** 3902 Saranac Ave, West Palm Beach, FL **Case No:** C-2008-03040014  
**PCN:** 00-43-43-30-04-000-0022 **Zoned:** RH

- Violations:**
- 1** **Details:** 1.) FENCE ERECTED WITHOUT REQUIRED PERMIT. MAY BE ENCROACHING ON NEIGHBOR'S PROPERTY.  
**Code:** PBC Amendments to FBC 2004 Edition - 1.) 105.1  
**Issued:** 04/14/2008 **Status:**
  - 2** **Details:** 2.) OPEN STORAGE OF UNLICENSED/UNREGISTERED VEHICLES IS PROHIBITED.  
**Code:** Unified Land Development Code - 2.) 6.A.1.D.19.B.2  
**Issued:** 04/14/2008 **Status:**

**Agenda No.:** 003 **Status:** Active  
**Respondent:** Pineda, Maria G **CEO:** Elpidio Garcia  
1931 E Chatham Rd, West Palm Beach, FL 33415-6317  
**Situs Address:** 1931 E Chatham Rd, West Palm Beach, FL **Case No:** C-2009-02250033  
**PCN:** 00-42-44-11-06-026-0050 **Zoned:** RM

- Violations:**
- 1** **Details:** Erecting/installing Garage converted into living quarters (electric, plumbing, walls) without required permits is prohibited.  
**Code:** PBC Amendments to FBC 2004 Edition - 105.1  
**Issued:** 03/04/2009 **Status:**

**Agenda No.:** 004 **Status:** Active  
**Respondent:** Fairways, L.L.C. **CEO:** John H Meyers III  
1255 S Military Trl, Ste 200, Deerfield Beach, FL 33442-7611

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**Situs Address:** 2750 Golf Club Cir, West Palm Beach, FL  
**PCN:** 00-42-43-23-40-036-0000

**Case No:** C-2009-07230015  
**Zoned:** RS

**Violations:**

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| <b>1</b> | <b>Details:</b> A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval for Resolution #R93-333, K(2) A, and Petition #73-215A.<br><b>Code:</b> Unified Land Development Code - 2.A.1.P<br><b>Issued:</b> 08/18/2009 | <b>Status:</b> |
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**Agenda No.:** 005  
**Respondent:** FSHB Enterprises Inc  
200 S Main St, Belle Glade, FL 33430

**Status:** Active  
**CEO:** Lorraine Miller

**Situs Address:** 2712 Okeechobee Blvd, West Palm Beach, FL  
**PCN:** 00-43-43-30-01-003-0210

**Case No:** C-2009-03160019  
**Zoned:** CG

**Violations:**

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| <b>1</b> | <b>Details:</b> All commercial uses shall be operated entirely within enclosed buildings or structures, other than those uses or activities typically conducted outdoors, required to be conducted outdoors by law, or recognized by this Code to be conducted outdoors. Work being done under carport type structure in rear (installing stereo/equipment) not in an enclosed structure or building is prohibited.<br><b>Code:</b> Unified Land Development Code - 3.D.3.A.2.B<br><b>Issued:</b> 03/23/2009 | <b>Status:</b>     |
| <b>2</b> | <b>Details:</b> Erecting/installing carport type structure on rear of building without required permits is prohibited.<br><b>Code:</b> PBC Amendments to FBC 2004 Edition - 105.1<br><b>Issued:</b> 03/23/2009   | <b>Status:</b>     |
| <b>3</b> | <b>Details:</b> All accessory structures, including fences and walls shall be maintained structurally sound and in good repair. The enclosure for the a/c units on the roof are in disrepair.<br><b>Code:</b> PBC Property Maintenance Code - 302.4<br><b>Issued:</b> 03/23/2009   | <b>Status:</b> CEH |

cc: Sound America

**Agenda No.:** 006  
**Respondent:** grand lacuna group. inc  
6400 grand lacuna Blvd, Lake Worth, FL 33467-6826

**Status:** Active  
**CEO:** Julia F Poteet

**Situs Address:** 6400 Grand Lacuna Blvd, Lake Worth, FL  
**PCN:** 00-42-45-05-07-018-0000

**Case No:** C-2009-01150005  
**Zoned:** RT

**Violations:**

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| <b>1</b> | <b>Details:</b> Erecting/installing wooden deck without required permits is prohibited.<br><b>Code:</b> PBC Amendments to FBC 2004 Edition - 105.1<br><b>Issued:</b> 01/27/2009 | <b>Status:</b> |
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cc: Brown, Kenneth

**Agenda No.:** 007  
**Respondent:** Pine Trail Square, LLC  
101 Plaza Real S, Ste 200, Boca Raton, FL 33432-4856

**Status:** Removed  
**CEO:** Karen A Wytovich

**Situs Address:** 1867 N Military Trl, West Palm Beach, FL  
**PCN:** 00-42-43-25-02-000-0052

**Case No:** C-2009-04230004  
**Zoned:** CG

**Violations:**

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| <b>1</b> | <b>Details:</b> A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site/landscape plan for Resolution #_2006-0913 and Petition #1978-1727 .<br>Failure to comply with approved landscape plan.<br>Required or preserved vegetation that becomes damaged, diseased, removed or is dead shall be immediately replaced with plant material to comply with the approved standards and height requirements of this Article or conditions of approval, whichever is greater.<br>*Property is missing required landscape material along Elmhurst Road, Military Trail and Okeechobee Blvd.. landscape buffers as well as interior terminal islands.<br><b>Code:</b> Unified Land Development Code - 2.A.1.P<br>Unified Land Development Code - 2.B.2.H<br>Unified Land Development Code - 7.E.7<br><b>Issued:</b> 05/14/2009 | <b>Status:</b> |
|----------|---|----------------|

cc: Code Enforcement  
Subway Partners, Inc.

**ADJOURNMENT:**

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**"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. "**