



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
NOVEMBER 16, 2011 9:00 am**

**Special Magistrate: Thomas J Baird**

**Agenda No.:** 001 **Status:** Active  
**Respondent:** McCloud, Margarita **CEO:** Larry W Caraccio  
 4729 Holly Lake Dr, Lake Worth, FL 33463-5374  
**Situs Address:** 4729 Holly Lake Dr, Lake Worth, FL **Case No:** C-2010-03250183  
**PCN:** 00-42-44-25-21-000-0114 **Zoned:** RM

- Violations:**
- 1 **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 wood siding is in disrepair.  
**Code:** PBC Property Maintenance Code - 303.6  
**Issued:** 04/21/2010 **Status:** MCEH
  - 2 **Details:** All structures shall be kept free from insect and rat infestation. All structures in which insects or rats are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.  
  
 More specifically: The structure is infested with bees.  
**Code:** PBC Property Maintenance Code - 306.1  
**Issued:** 04/21/2010 **Status:** MCEH
  - 3 **Details:** One (1) address sign shall be required for each principal building or use on premises showing only the numerical address designation on the premises upon which they are maintained. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.  
**Code:** PBC Property Maintenance Code - 303.3  
**Issued:** 04/21/2010 **Status:** MCEH

**cc:** Gerrits & Weston Pa  
 Mccloud, Margarita

**Agenda No.:** 002 **Status:** Active  
**Respondent:** Garcia-Bengochea, Jorge; Garcia-Bengochea, Debbie A **CEO:** Jose Feliciano  
 19020 S US Highway 441, High Springs, FL 32643-1195  
**Situs Address:** 6196 Ellis Ln, Loxahatchee, FL **Case No:** C-2010-10180017  
**PCN:** 00-40-42-34-00-000-7030 **Zoned:** AR

- Violations:**
- 1 **Details:** Erecting or installing a structure without first obtaining required building permits is prohibited.  
**Code:** PBC Amendments to the FBC 2007 Edition - 105.1  
**Issued:** 11/22/2010 **Status:** MCEH
  - 2 **Details:** Erecting or installing a structure without first obtaining required building permits is prohibited.  
**Code:** PBC Amendments to the FBC 2007 Edition - 105.1  
**Issued:** 11/22/2010 **Status:** MCEH

**Agenda No.:** 003 **Status:** Active  
**Respondent:** Lazo, Juan C; Lazo, Elizabeth **CEO:** Joanne J Fertitta  
 4391 122nd Dr N, Royal Palm Beach, FL 33411-8924  
**Situs Address:** 4391 122nd Dr N, West Palm Beach, FL **Case No:** C-2010-09160022  
**PCN:** 00-41-43-10-00-000-5160 **Zoned:** AR

- Violations:**
- 1 **Details:** 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 Chapter 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.  
**Code:** PBC Property Maintenance Code - 302.3  
**Issued:** 09/20/2010 **Status:** MCEH
  - 2 **Details:** It shall be considered a nuisance to have accumulations of waste, yard trash or rubble and debris upon any lot.  
  
 If the nuisance consists of dead trees, only those standing dead trees located in an area that, if they fell, would likely cause damage to adjacent developed lots, sidewalks, or rights-of-way, need be removed.

**CODE ENFORCEMENT**  
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	<b>Code:</b> PBC Property Maintenance Code - 602.1 PBC Property Maintenance Code - 603.5 <b>Issued:</b> 09/20/2010	<b>Status:</b> MCEH
<b>3</b>	<b>Details:</b> All accessory structures, including fences, shall be maintained structurally sound and in good repair. <b>Code:</b> PBC Property Maintenance Code - 302.4 <b>Issued:</b> 09/20/2010	<b>Status:</b> MCEH

**cc:** Lps Field Services Inc  
Lazo, Elizabeth And Juan  
Lazo, Elizabeth And Juan C  
Lazo, Juan C Elizabeth  
Lazo, Juan And Elizabeth

<b>Agenda No.:</b> 004	<b>Status:</b> Active						
<b>Respondent:</b> Altieri, Samuel K; Altieri, Anna 3386 Cove Rd, Tequesta, FL 33469-2408	<b>CEO:</b> Jamie G Illicete						
<b>Situs Address:</b> 3386 Cove Rd, Jupiter, FL	<b>Case No.:</b> C-2009-08310009						
<b>PCN:</b> 00-43-40-30-05-000-0020	<b>Zoned:</b> RS						
<b>Violations:</b>	<table border="1"> <tr> <td style="width: 5%; text-align: center;"><b>1</b></td> <td style="width: 75%;"> <b>Details:</b> Installing/erecting a air conditioner unit and metal fence without required building permits is prohibited.  <b>Code:</b> PBC Amendments to the FBC 2007 Edition - 105.1  <b>Issued:</b> 09/08/2009 </td> <td style="width: 20%; text-align: right;"> <b>Status:</b> MCEH </td> </tr> <tr> <td style="text-align: center;"><b>2</b></td> <td> <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 building material, building rubbish, debris, garbage or similar items.  <b>Code:</b> PBC Property Maintenance Code - 305.1  <b>Issued:</b> 09/08/2009 </td> <td style="text-align: right;"> <b>Status:</b> MCEH </td> </tr> </table>	<b>1</b>	<b>Details:</b> Installing/erecting a air conditioner unit and metal fence without required building permits is prohibited. <b>Code:</b> PBC Amendments to the FBC 2007 Edition - 105.1 <b>Issued:</b> 09/08/2009	<b>Status:</b> MCEH	<b>2</b>	<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 building material, building rubbish, debris, garbage or similar items. <b>Code:</b> PBC Property Maintenance Code - 305.1 <b>Issued:</b> 09/08/2009	<b>Status:</b> MCEH
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<b>cc:</b> Altieri, Samuel K And Anna The Law Office Of Robert J. Kanjian							

<b>Agenda No.:</b> 005	<b>Status:</b> Active																		
<b>Respondent:</b> Connor, Winsome J; Bernard, Delores 2601 Glenwood Rd, 6L, Brooklyn, NY 11210-2261	<b>CEO:</b> Charles Zahn																		
<b>Situs Address:</b> 42nd Rd N, FL	<b>Case No.:</b> C-2009-06100032																		
<b>PCN:</b> 00-41-43-11-00-000-7530	<b>Zoned:</b> AR																		
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**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**NOVEMBER 16, 2011 9:00 am**

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|-----------|---|--|--|---------------------|
| <b>7</b>  | <b>Details:</b> If the nuisance consists solely of uncultivated vegetation as provided in Section 602.3, 602.4, 602.5, and the parcel is less than 1/2 acre in size, the nuisance shall be abated in its entirety. if the parcel is greater than 1/2 acre in size only so much of the nuisance shall be abated as lies within twenty-five (25) feet of the boundary of any adjacent property which is developed and used or has been used for residential, commercial or industrial purposes. |  |  |                     |
|           | <b>Code:</b> PBC Property Maintenance Code - 603.2  |  |  |                     |
|           | <b>Issued:</b> 06/22/2009   |  |  | <b>Status:</b> MCEH |
| <b>8</b>  | <b>Details:</b> Uncultivated vegetation when 1) greater than 18" in height located on vacant lots, or 2) greater than 7" in height when located on developed residential or developed non-residential lots is prohibited.   |  |  |                     |
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|           | <b>Issued:</b> 06/22/2009   |  |  | <b>Status:</b> MCEH |
| <b>9</b>  | <b>Details:</b> Schinus terebinthifolius (commonly known as Brazilian Pepper) bushes or trees, if uncultivated, shall be considered a nuisance.   |  |  |                     |
|           | <b>Code:</b> PBC Property Maintenance Code - 602.4  |  |  |                     |
|           | <b>Issued:</b> 06/22/2009   |  |  | <b>Status:</b> MCEH |
| <b>10</b> | <b>Details:</b> If the nuisance consists solely of uncultivated vegetation as provided in Section 602.3, 602.4, 602.5, and the parcel is less than 1/2 acre in size, the nuisance shall be abated in its entirety. if the parcel is greater than 1/2 acre in size only so much of the nuisance shall be abated as lies within twenty-five (25) feet of the boundary of any adjacent property which is developed and used or has been used for residential, commercial or industrial purposes. |  |  |                     |
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|           | <b>Issued:</b> 06/22/2009   |  |  | <b>Status:</b> MCEH |
| <b>11</b> | <b>Details:</b> Uncultivated vegetation when 1) greater than 18" in height located on vacant lots, or 2) greater than 7" in height when located on developed residential or developed non-residential lots is prohibited.   |  |  |                     |
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|           | <b>Issued:</b> 06/22/2009   |  |  | <b>Status:</b> MCEH |
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|           | <b>Code:</b> PBC Property Maintenance Code - 602.4  |  |  |                     |
|           | <b>Issued:</b> 06/22/2009   |  |  | <b>Status:</b> MCEH |

<b>Agenda No.:</b> 006	<b>Status:</b> Active
<b>Respondent:</b> Gladstone, Barry; Gladstone, Linda 11869 Woodstones Ln, Boca Raton, FL 33428-1138	<b>CEO:</b> Rick E Torrance
<b>Situs Address:</b> 11869 Woodstones Ln, Boca Raton, FL	<b>Case No:</b> C-2008-05020006
<b>PCN:</b> 00-41-47-14-04-000-3480	<b>Zoned:</b> RE

- |                    |          |   |                     |
|--------------------|----------|---|---------------------|
| <b>Violations:</b> | <b>1</b> | <b>Details:</b> 1) THE SWIMMING POOL DOES NOT HAVE AN APPROVED BARRIER. |                     |
|                    |          | <b>Code:</b> Florida Building Code - 1) 424.2.17.1                      |                     |
|                    |          | <b>Issued:</b> 07/24/2008   | <b>Status:</b> MCEH |

<b>Agenda No.:</b> 007	<b>Status:</b> Active
<b>Respondent:</b> Shakarchi, Shuli PO BOX 235, New Milford, NJ 07646-0235	<b>CEO:</b> Lorraine Miller
<b>Situs Address:</b> 9648 S Lake Dr, Boca Raton, FL	<b>Case No:</b> C-2009-09010023
<b>PCN:</b> 00-42-47-18-05-003-0040	<b>Zoned:</b> RS

- |                    |          |   |                     |
|--------------------|----------|---|---------------------|
| <b>Violations:</b> | <b>1</b> | <b>Details:</b> All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. There seems to be an electrical shortage in the system.   |                     |
|                    |          | <b>Code:</b> PBC Property Maintenance Code - 406.4.1  |                     |
|                    |          | <b>Issued:</b> 09/14/2009   | <b>Status:</b> CLS  |
|                    | <b>2</b> | <b>Details:</b> 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. The roof has water leaks that are causing mold and mildew in the interior of the structure. The roof is in disrepair and there are water leaks and mold present in the interior of the structure. |                     |
|                    |          | <b>Code:</b> PBC Property Maintenance Code - 303.7  |                     |
|                    |          | <b>Issued:</b> 09/14/2009   | <b>Status:</b> MCEH |
|                    | <b>3</b> | <b>Details:</b> All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. There seems to be an electrical shortage in the system.   |                     |
|                    |          | <b>Code:</b> PBC Property Maintenance Code - 406.4.1  |                     |
|                    |          | <b>Issued:</b> 09/14/2009   | <b>Status:</b> CLS  |

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**NOVEMBER 16, 2011 9:00 am**

- 4 **Details:** 306.1 All structures shall be kept free from insects and rat infestation. All structures in which insects are found shall be promptly exterminated by approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.
- 306.1.1 The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure, except where such responsibility is identified elsewhere in a written lease or rental agreement.
- 306.1.4 The occupant of any structure shall be responsible for the continued pest-free condition of the structure, or as provided for by a written lease or rental agreement.
- Exception: Where rat or insect infestations are caused by defects in the structure, the owner shall be responsible for extermination.
- There seems to be an infestation of ants.
- Code:** PBC Property Maintenance Code - 306.1  
PBC Property Maintenance Code - 306.1.1  
PBC Property Maintenance Code - 306.1.4
- Issued:** 09/14/2009 **Status:** MCEH

cc: Law Office Of Daniel C Consuegra  
Sacs, Pam

**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. "