

COMMUNITYPLUS V8.1  
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CITY OF WEST PALM BEACH MODULE: agenda  
BOARD AGENDA REPORT ORDERED BY CASES PER INSPECTOR

AGENDA  
SPECIAL MAGISTRATE

NOVEMBER 2, 2016

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NOTICE OF HEARING  
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CASE NO: CE16020297  
CASE ADDR: 900 N DIXIE HWY  
OWNER: 900 NORTH DIXIE HWY NORTH LLC  
INSPECTOR: PETER VALENTI

VIOLATIONS: 105.1 - FAILURE TO SECURE BLDG PERMIT  
Asphalt at each and north driveways requires  
permitting.

1 c/s

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CASE NO: CE15120539  
CASE ADDR: 1354 11TH ST  
OWNER: AUSTIN TODD  
INSPECTOR: GEORGE JOHNSON

VIOLATIONS: 110 FBC - Required Inspections  
Inspections are required.

105.1 - FAILURE TO SECURE BLDG PERMIT  
New electric to stove without permit.

109.4 - Work commencing before permit  
Four times permit fee applied.

101.4 - Maintenance of Unsafe Bldg  
Tub waste & overflow is corroded, no strainer on  
drain, needs to be replaced.

2 c/s

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CASE NO: CE16080419  
CASE ADDR: 5208 SPRUCE AVE  
OWNER: SADEH MICHAL  
INSPECTOR: TRAVIS TELFAIR - 822-1467

VIOLATIONS: 18-106-b - Excessive Growth  
The grass and weeds exceed 6 inches in height.

18-215-b - Failure to Comply  
This property has violations that must be  
corrected within 10 days.

18-106-a - Clean and Sanitary  
There is trash and debris on this property.

94-71-c - OUTDOOR STORAGE - RESIDENTIAL  
THERE IS OUTSIDE STORAGE ON THE PROPERTY.

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CASE NO: CE16090610  
CASE ADDR: 504 50TH ST  
OWNER: HIOTIS STELIOS  
INSPECTOR: TRAVIS TELFAIR - 822-1467

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VIOLATIONS: 18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium  
unit rented requires a rental license.  
  
22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business  
or rental property.

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CASE NO: CE16080591  
CASE ADDR: 741 RIDGEWOOD DR  
OWNER: TAYLOR TIMOTHY T &  
INSPECTOR: JOHN FRASCA - 822-1475

5

VIOLATIONS: 54-403-a - DECLARATION - CHRONIC NUISANCE  
THIS PROPERTY IS DECLARED A CHRONIC NUISANCE

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CASE NO: CE16090400  
CASE ADDR: 1441 8TH ST  
OWNER: THIRD TEMPLE 2 LLC  
INSPECTOR: JOHN FRASCA - 822-1475

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VIOLATIONS: 54-403-a - DECLARATION - CHRONIC NUISANCE  
THIS PROPERTY IS DECLARED A CHRONIC NUISANCE

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CASE NO: CE16090603  
CASE ADDR: 1335 9TH CT  
OWNER: BROWN LARONDA  
INSPECTOR: JOHN FRASCA - 822-1475

7

VIOLATIONS: 54-403-a - DECLARATION - CHRONIC NUISANCE  
THIS PROPERTY IS DECLARED A CHRONIC NUISANCE

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CASE NO: CE16080196  
CASE ADDR: 5401 LAKE AVE  
OWNER: KILLINGBECK ROSA G  
INSPECTOR: JOHN MURPHY - 822-1489

8

VIOLATIONS: 18-103-b - REPAIR ROOF/WALLS & FOUNDATION  
NUMEROUS AREAS OF ROTTED WOOD, WALL CRACKS,  
CHIMNEY VENT SCREENS BROKEN/MISSING

18-106-g - Paint  
STRUCTURE HAS NUMEROUS AREAS OF  
FADING/PEELING/RUST COVERED PAINT.

94-446-2 - LANDSCAPE MAINTENANCE

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LAWN AREAS NORTH AND EASTSIDE IN UNHEALTHY  
CONDITION REQUIRING NEW SOD/AND OR PROPER GROUND  
COVERING.

94-71-c - OUTDOOR STORAGE - RESIDENTIAL  
OUTDOOR STORAGE EXISTS NORTHSIDE.

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CASE NO: CE16090214  
CASE ADDR: 954 ANDREWS RD  
OWNER: KNIGHT CHRISTINE MCLAREN  
INSPECTOR: JOHN MURPHY - 822-1489

VIOLATIONS: 78-93 - Swale Alteration  
EASTSIDE OF PROPERTY GRASS SWALE HAS BEEN REMOVED  
AND CEMENTED TO ACCOMODATE AN UNAUTHORIZED  
DRIVEWAY AND RESODDED OVER.

94-304-d-1-b - ABOVE GROUND SWIMMING POOLS  
AN ABOVE GROUND SWIMMING POOL EXISTS ON THIS  
PROPERTY.

94-442-d - LANDSCAPING OF SWALES/PARKWAYS  
AREAS OF BARE DIRT EXISTS IN SWALE AREA REQUIRING  
SOD.

94-487-b-2 - Restricted vehicles on public  
A RECREATIONAL VEHICLE OF A HEIGHT GREATER THAN  
SEVEN FEET EXISTS ON THIS PROPERTY MUST CONFORM  
WITH SUBSECTIONS B-3-a and B-3-d of this section.  
(OWNED AND REGISTERED BY RESIDENT).

105.1 - FAILURE TO SECURE BLDG PERMIT  
NUMEROUS CHANGES TO THIS PROPERTY WITHOUT CITY  
AUTHORIZED PERMITS A) EASTSIDE DRIVEWAY  
INCLUDUNG YARD AREA (BEHIND FENCE), B) WESTSIDE  
DRIVEWAY EXTENSION (GRAVEL),  
C) RIGHT-OF-WAY SIDEWALK AND APPROACH  
EASTSIDE DRIVEWAY, D) AN 8'X12' STEEL TRAILER  
EXISTS REQUIRING PERMIT.

74-34-a-1-j - GARBAGE CAN PLACEMENT (EMPTY)  
Your trash can is visible to the public.

94-71-c - OUTDOOR STORAGE - RESIDENTIAL  
OUTSIDE VISIBLE TO THE GENERAL PUBLIC STORAGE  
EXISTS ON THIS PROPERTY.

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CASE NO: CE16090676  
CASE ADDR: 3314 EL VEDADO CT E  
OWNER: VAZQUEZ HUGO  
INSPECTOR: JOHN MURPHY - 822-1489

VIOLATIONS: 18-106-a - Clean and Sanitary  
There is trash and debris on this property.

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18-106-b - Excessive Growth  
The grass and weeds exceed 6 inches in height.

18-215-b - Failure to Comply  
This property has violations that must be corrected within 10 days.

74-4-c-1 - HURRICANE HAZARD  
EXCESSIVE GROWTH OF TREES MAY IN TIMES OF TROPICAL FORCE WINDS AND/OR HURRICANE CAUSE DAMAGE TO TO LIFE OR PROPERTY WITHIN THE IMMEDIATELY AREA.

74-4-c-3 - OVERGROWTH  
The grass and weeds on this property are overgrown.

74-4-c-5 - CLEAN UP TO CENTER OF R-O-W  
There is waste on this property and/or in the right-of-way adjoining this property.

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CASE NO: CE16040470  
CASE ADDR: 420 CLEMATIS ST  
OWNER: EVELYN F PARKES CPA LLC  
INSPECTOR: TOM MOORE

VIOLATIONS: 105.1 - FAILURE TO SECURE BLDG PERMIT  
Permitting is required for electric chair lift in exit & egress.

Sec 1008.1 - Projections  
Projections no more than 4 inches into stairway width.

11  
c/s

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CASE NO: CE16050531  
CASE ADDR: 354 MARLBOROUGH PL  
OWNER: HUNTER ELM LLC  
INSPECTOR: TOM MOORE

VIOLATIONS: 105.1 - FAILURE TO SECURE BLDG PERMIT  
Removed 2nd floor with no permit.

12  
c/s

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CASE NO: CE16050532  
CASE ADDR: 354 MARLBOROUGH PL  
OWNER: HUNTER ELM LLC  
INSPECTOR: TOM MOORE

VIOLATIONS: 105.4.1 FBC -  
Permit intent - working beyond scope.

105.1 - FAILURE TO SECURE BLDG PERMIT  
Work done without required permitting.

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c/s

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CASE NO: CE16060398  
CASE ADDR: 1600 FLORIDA AVE  
OWNER: THOMPSON GARY  
INSPECTOR: TOM MOORE

VIOLATIONS: 105.1 - FAILURE TO SECURE BLDG PERMIT  
Conversion of garage to apartment requires  
permitting.

14 c/s

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CASE NO: CE16090585  
CASE ADDR: 511 39TH ST  
OWNER: HAYS KENNETH C &  
INSPECTOR: MICHAEL WILLIAMS - 822-1488

VIOLATIONS: 94-302-4 - FENCE/WALL MAINTENANCE  
fence requires replacement/repair and requires  
paint.

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CASE NO: CE16090626  
CASE ADDR: 4308 BROADWAY  
OWNER: HOLIDAY HOLDINGS INC  
INSPECTOR: MICHAEL WILLIAMS - 822-1488

VIOLATIONS: 18-105-j - Nonresidential Paint  
Painting of wall is required.

18-106-j - Graffiti  
Remove graffiti from wall.

94-444-b - SCREENING OF DUMPSTERS  
Dumpster requires permits and screening.

94-485-e - COMMERCIAL PARKING  
Re-surfacing of parking lot is required.

94-485-g - TRAFFIC CONTROL AIDS  
Parking lot requires re-striping and paving.

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CASE NO: CE16100073  
CASE ADDR: 703 46TH ST  
OWNER: YOUNG IDA &  
INSPECTOR: MICHAEL WILLIAMS - 822-1488

VIOLATIONS: 18-106-a - Clean and Sanitary  
There is trash and debris on this property.

18-106-b - Excessive Growth  
The grass and weeds exceed 6 inches in height.

18-265 - BOARDING CERTIFICATE  
Obtain boarding certificate.

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78-6 - NUMBERING STANDARDS  
Address Characters not posted.

94-71-c - OUTDOOR STORAGE - RESIDENTIAL  
Excessive outdoor storage presents as a health and safety issue (inclement weather).

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CASE NO: CE16100211  
CASE ADDR: 211 FLAGLER LN  
OWNER: R H CICCONE PROPERTIES INC  
INSPECTOR: MICHAEL WILLIAMS - 822-1488

18

VIOLATIONS: 18-106-n - Pools and Spas  
Dirty pool presents as a health and safety issue to community.

94-71-c - OUTDOOR STORAGE - RESIDENTIAL  
Remove all outdoor storage in public view, i.e., side and rear yards.

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CASE NO: CE15080067  
CASE ADDR: 627 47TH ST  
OWNER: KASKI TERO  
INSPECTOR: MITCHELL A POSNER 822-1476

19

VIOLATIONS: 54-403-a - DECLARATION - CHRONIC NUISANCE  
THIS PROPERTY IS DECLARED A CHRONIC NUISANCE

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CASE NO: CE15080984  
CASE ADDR: 4310 GREENWOOD AVE  
OWNER: DALLAND PROPERTIES LP  
INSPECTOR: MITCHELL A POSNER 822-1476

20

VIOLATIONS: 54-403-a - DECLARATION - CHRONIC NUISANCE  
THIS PROPERTY IS DECLARED A CHRONIC NUISANCE

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CASE NO: CE15120581  
CASE ADDR: 5006 PINWOOD AVE  
OWNER: PINWOOD MANAGEMENT LAND TRUST  
INSPECTOR: MITCHELL A POSNER 822-1476

21

VIOLATIONS: 54-403-a - DECLARATION - CHRONIC NUISANCE  
THIS PROPERTY IS DECLARED A CHRONIC NUISANCE

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CASE NO: CE16080268  
CASE ADDR: 3509 EASTVIEW AVE 1  
OWNER: HURST ROBERT L  
INSPECTOR: MITCHELL A POSNER 822-1476

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VIOLATIONS: 54-403-a - DECLARATION - CHRONIC NUISANCE  
THIS PROPERTY IS DECLARED A CHRONIC NUISANCE

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CASE NO: CE16080345  
CASE ADDR: 435 8TH ST A  
OWNER: JARVIS JOHN I TRUST  
INSPECTOR: VALERIE LUSTER - 822-1485

23

- VIOLATIONS: 18-100 - SAFE EGRESS  
All windows must open and work properly.
- 18-103-b - REPAIR ROOF/WALLS & FOUNDATION  
Replace all rotten wood inside and out, walls, floors, ceiling.
- 18-103-c - REPAIR INTERIOR WALLS/FLOORS,  
Replace all rotten wood, flooring, walls, the floor wood and covering in unit 1, is rotten and need to be replaced.
- 18-103-e - EXTERNAL DOORS/WINDOWS  
Repair all windows and door, windows/doors must open and close properly and sealed tight.
- 18-106-e - Exterminate  
Exterminate for pest.
- 18-106-g - Paint  
Paint inside and out once all replacment and/or repaired are corrected.
- 18-106-l - Landscape Requirements  
Landscape all open areas in front yard.
- 18-95-a - ELECTRICAL  
Electrical outlets must work properly and have proper covers.
- 94-71-c - OUTDOOR STORAGE - RESIDENTIAL  
Remove all outdoor storage of any items not belonging out side, inside furniture etc.

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CASE NO: CE16080352  
CASE ADDR: 1463 8TH ST  
OWNER: ROLLE ANNIE &  
INSPECTOR: VALERIE LUSTER - 822-1485

24

- VIOLATIONS: 18-103-b - REPAIR ROOF/WALLS & FOUNDATION  
Replace any rotten wood.
- 18-106-b - Excessive Growth  
The grass and weeds exceed 6 inches in height.
- 18-106-g - Paint  
Paint House.
- 18-215-b - Failure to Comply

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This property has violations that must be corrected within 10 days.

34-102-a - JUNK/ABANDONED VEHICLE

Remove untagged vehicle, inoperative/junk vehicle from property.

74-4-c-3 - OVERGROWTH

The grass and weeds on this property are overgrown.

74-4-c-5 - CLEAN UP TO CENTER OF R-O-W

There is waste on this property and/or in the right-of-way adjoining this property.

78-6 - NUMBERING STANDARDS  
ADDRESS CHARACTERS

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CASE NO: CE16090133  
CASE ADDR: 813 DOUGLASS AVE  
OWNER: YOUNG CAROLYN L  
INSPECTOR: VALERIE LUSTER - 822-1485

VIOLATIONS: 18-106-a - Clean and Sanitary  
There is trash and debris on this property.

18-106-b - Excessive Growth  
The grass and weeds exceed 6 inches in height.

18-106-k - Landscape Maintenance  
Maintain all landscaping on property.

18-215-b - Failure to Comply  
This property has violations that must be corrected within 10 days.

74-4-a-3 - Garbage, Litter and Refuse  
Clean up entire property, easement and swale of all overgrowth, debris and trash.

74-4-c-3 - OVERGROWTH  
The grass and weeds on this property are overgrown.

74-4-c-5 - CLEAN UP TO CENTER OF R-O-W  
There is waste on this property and/or in the right-of-way adjoining this property.

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CASE NO: CE16090304  
CASE ADDR: 809 6TH ST 1  
OWNER: 809 6TH STREET LLC  
INSPECTOR: VALERIE LUSTER - 822-1485

VIOLATIONS: 18-106-a - Clean and Sanitary  
There is trash and debris on this property.

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- 18-106-b - Excessive Growth  
The grass and weeds exceed 6 inches in height.
- 18-215-b - Failure to Comply  
This property has violations that must be corrected within 10 days.
- 26-35-b - REPEAT VIOLATION  
Repeat cases, are Ce16050126, Ce16070163.
- 74-4-a-3 - Garbage, Litter and Refuse  
Clean up the entire property of trash, debris and overgrowth. Property can not be used as a holding site for trash and debris from other properties.
- 74-4-c-3 - OVERGROWTH  
The grass and weeds on this property are overgrown.
- 74-4-c-5 - CLEAN UP TO CENTER OF R-O-W  
There is waste on this property and/or in the right-of-way adjoining this property.

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CASE NO: CE16090351  
CASE ADDR: 1360 10TH ST  
OWNER: WEISZ CORPORATE SERVICES LLC  
INSPECTOR: VALERIE LUSTER - 822-1485

- VIOLATIONS: 18-106-a - Clean and Sanitary  
There is trash and debris on this property.
- 18-106-b - Excessive Growth  
The grass and weeds exceed 6 inches in height.
- 18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium unit rented requires a rental license.
- 18-215-b - Failure to Comply  
This property has violations that must be corrected within 10 days.
- 22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business or rental property.
- 74-4-a-3 - Garbage, Litter and Refuse  
Clean up the entire property, easement and swale of all overgrowth trash and debris.
- 74-4-c-3 - OVERGROWTH  
The grass and weeds on this property are overgrown.
- 74-4-c-5 - CLEAN UP TO CENTER OF R-O-W  
There is waste on this property and/or in the right-of-way adjoining this property.

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94-71-c - OUTDOOR STORAGE - RESIDENTIAL  
Remove all outdoor storage of washers etc.

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CASE NO: CE16070491  
CASE ADDR: 5500 N HAVERHILL RD  
OWNER: LCA LAS PALMAS LP  
INSPECTOR: DONALD WILLIAMS - 822-1470

28

VIOLATIONS: 18-103-c - REPAIR INTERIOR WALLS/FLOORS,  
Interior Walls/Floor need repair

18-106-e - Exterminate  
Evidence of termites on property

18-97-9 - COOKING & HEATING EQUIPMENT  
Cooking equipment need repair or replacing

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CASE NO: CE16070492  
CASE ADDR: 5500 N HAVERHILL RD  
OWNER: LCA LAS PALMAS LP  
INSPECTOR: DONALD WILLIAMS - 822-1470

29

VIOLATIONS: 18-103-c - REPAIR INTERIOR WALLS/FLOORS,  
Interior Walls/ Floor need repair

18-103-i - EQUIPMENT MAINTENANCE  
Equipment need maintenance

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CASE NO: CE16080602  
CASE ADDR: 1401 VILLAGE BLVD 1313  
OWNER: ROAD HVR LLC  
INSPECTOR: DONALD WILLIAMS - 822-1470

30

VIOLATIONS: 18-103-c - REPAIR INTERIOR WALLS/FLOORS,  
Interior walls/ceiling need repair, unsanitary  
condition(mold)

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CASE NO: CE16090486  
CASE ADDR: 3807 HEATH CIR S  
OWNER: DAVIS TRIANA  
INSPECTOR: DONALD WILLIAMS - 822-1470

31

VIOLATIONS: 18-106-b - Excessive Growth  
The grass and weeds exceed 6 inches in height.

18-106-k - Landscape Maintenance  
Landscape not maintained in a neat or healthy  
appearance

18-217-c - Emergency Abatement  
The city will hire a contractor to comply

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violations if the owner fail to do so by stated  
deadline

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CASE NO: CE16090542  
CASE ADDR: 5290 FOX TRCE  
OWNER: DALEY DIAN M  
INSPECTOR: DONALD WILLIAMS - 822-1470



VIOLATIONS: 74-34-a-1-j - GARBAGE CAN PLACEMENT (EMPTY)  
Your trash can is visible to the public.

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CASE NO: CE16090691  
CASE ADDR: 3212 GREENWOOD AVE  
OWNER: GUBITOSE VALERIE ANN & WESTRICK ST  
INSPECTOR: ALEANDRO M LOPEZ - 822-1480



VIOLATIONS: 18-103-b - REPAIR ROOF/WALLS & FOUNDATION  
damaged building exterior and roof.

18-103-e - EXTERNAL DOORS/WINDOWS  
Damaged window and doors.

18-106-g - Paint  
peeling/faded/missing paint, mildew on structure.

18-265 - BOARDING CERTIFICATE  
no boarding certificate on file for boarded  
structure.

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CASE NO: CE16090696  
CASE ADDR: 814 39TH ST  
OWNER: 8 PROP LLC  
INSPECTOR: ALEANDRO M LOPEZ - 822-1480



VIOLATIONS: 18-106-g - Paint  
stains on structure

74-34-a-1-j - GARBAGE CAN PLACEMENT (EMPTY)  
Your trash can is visible to the public.

94-302-4 - FENCE/WALL MAINTENANCE  
damaged fencing

94-71-c - OUTDOOR STORAGE - RESIDENTIAL  
items stored outside in public view

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CASE NO: CE16100042  
CASE ADDR: 960 44TH ST  
OWNER: BEACON ACQUISITION GROUP LLC  
INSPECTOR: ALEANDRO M LOPEZ - 822-1480



VIOLATIONS: 18-106-a - Clean and Sanitary

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There is trash and debris on this property.

18-106-1 - Landscape Requirements  
areas of missing grass

18-106-b - Excessive Growth  
The grass and weeds exceed 6 inches in height.

94-482-a - UNPAVED PARKING  
vehicles parked on grass

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CASE NO: CE16100156  
CASE ADDR: 4400 N TERRACE DR  
OWNER: EC1 LAND TRUST  
INSPECTOR: ALEANDRO M LOPEZ - 822-1480

34

VIOLATIONS: 18-106-b - Excessive Growth  
The grass and weeds exceed 6 inches in height.

18-106-g - Paint  
torch screens on porch

18-215-b - Failure to Comply  
This property has violations that must be corrected within  
10 days.

34-102-a - JUNK/ABANDONED VEHICLE  
vehicle with no tag

94-482-a - UNPAVED PARKING  
vehicles parked on grass

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CASE NO: CE16100158  
CASE ADDR: 820 45TH ST A  
OWNER: Q&Q INVESTMENTS LLC  
INSPECTOR: ALEANDRO M LOPEZ - 822-1480

37

VIOLATIONS: 18-106-k - Landscape Maintenance  
vehicles parked on grass

94-482-a - UNPAVED PARKING  
vehicle parked on grass

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CASE NO: CE15110571  
CASE ADDR: 306 MACY ST  
OWNER: THOMAS ANDREA C &  
INSPECTOR: STEVE PENTEK

VIOLATIONS: 105.1 - FAILURE TO SECURE BLDG PERMIT  
Carport awning requires permit.

C/S 38

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CASE NO: CE16010161  
CASE ADDR: 901 FOREST HILL BLVD  
OWNER: TURQUOISE ENGINEERING LLC  
INSPECTOR: STEVE PENTEK

C/S 39

VIOLATIONS: 105.1 - FAILURE TO SECURE BLDG PERMIT  
Permitting is required for interior remodel,  
including framing, stucco, block, wiring, a/c,  
plumbing.

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CASE NO: CE16020304  
CASE ADDR: 1026 HANSEN ST  
OWNER: LOPEZ EDGARDO & YOLANDA  
INSPECTOR: STEVE PENTEK

C/S 40

VIOLATIONS: 105.1 - FAILURE TO SECURE BLDG PERMIT  
Permitting is required for interior demo/remodel,  
electrical, plumbing, drywall, etc.

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CASE NO: CE16030527  
CASE ADDR: 209 MONROE DR  
OWNER: WHEELER IRENA &  
INSPECTOR: STEVE PENTEK

C/S 41

VIOLATIONS: 105.1 - FAILURE TO SECURE BLDG PERMIT  
Remodeling rear building requires permitting.

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CASE NO: CE16050146  
CASE ADDR: 1307 WELLINGTON ST  
OWNER: SALOMON GLADYS &  
INSPECTOR: STEVE PENTEK

C/S 42

VIOLATIONS: 105.1 - FAILURE TO SECURE BLDG PERMIT  
New driveway & fence without permitting.

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CASE NO: CE16050796  
CASE ADDR: 4125 GARDEN AVE  
OWNER: JR MANAGEMENT GROUP LLC  
INSPECTOR: STEVE PENTEK

C/S 43

VIOLATIONS: 105.1 - FAILURE TO SECURE BLDG PERMIT  
Interior & exterior demo; framing, siding,  
electrical, plumbing with no permits.

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CASE NO: CE16060415  
CASE ADDR: 2603 PINWOOD AVE  
OWNER: TWO BROTHERS HLDNG OF PALM BCH LLC  
INSPECTOR: THOMAS A. ALLRED - 822-1491

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VIOLATIONS: 94-272-a-3 - Special Uses A&B

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Special uses (Class A and Class B). Uses normally not allowed within a district due to detrimental affects on permitted uses. However, special uses may be allowed under circumstances particular to the proposed location and subject to standards and conditions which provide protection to adjacent uses and properties. All special uses are governed by the standards in subsection 94-36(e). These uses are designated "Sa" or "Sb" in Table IX-1.

94-442-b-4 - Vehicular Encroachment

All landscaped areas and plant materials within or adjacent to vehicular use areas shall be protected from vehicular encroachment by wheel stops, curbs, or other similar devices. This requirement, however, shall not apply to any single-family zoning districts.

94-442-d - LANDSCAPING OF SWALES/PARKWAYS

Private land and public rights-of-way between street or sidewalk surfaces and required buffer strips and landscaped open space areas shall be planted with natural grass. Grass areas shall be sodded. The planting of trees and shrubs within public rights-of-way is subject to the approval of the city.

94-443-b-3 - Buffering of nonresidential

Trees, shrubs, natural grass, ground cover, or other suitable live plant material shall be planted over the entire buffer strip area. However, paving may be used in areas of intensive pedestrian circulation.

94-443-c - Screening-Landscaping-Area

Vehicular use areas shall be screened from thoroughfares and residential uses and districts by a landscape buffer of at least five feet in width. Hedges shall be planted within the landscape buffer and are subject to the requirements of subsection 94-445(4)e. Shade trees must be planted at 30-foot intervals. The requirements of this section shall not apply when screening or buffering is provided pursuant to section 94-444, or when property lines are adjacent to an existing structure;

94-485-e - COMMERCIAL PARKING

All parking and loading spaces, access drives, and maneuvering lanes shall be paved with a nondusting surface in compliance with standards specified by the city. The planning director, in coordination with the city's engineers, may approve types of paving not specified upon a finding that such other types are equivalent in appearance and durability. Parking surfaces shall be maintained

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free of all weeds, grass, dust, and accumulated trash.

94-485-j-1 - Parking and Loading Ingress and Egress  
Ingress and egress from parking and loading spaces shall be provided by means of clearly defined drives which lead from public rights-of-way to clearly defined maneuvering lanes which in turn provide access to individual parking or loading spaces. Configurations which require backing directly onto a street, excluding alleys, from a parking or loading space for more than two residential units and all nonresidential uses shall be prohibited in all residential and nonresidential zoning districts. There shall be a minimum of ten feet separation between all access drives. The separation shall be measured along the curbline.

94-485-n-2 - Dimension & layout of parking  
Dimensions and layout of parking facilities. Plans for the layout of off-street parking facilities shall be in accordance with the minimum requirements set forth in Figure XV-2. Parking spaces for the disabled shall be provided in accordance with the requirements of applicable state and federal legislation

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CASE NO: CE16090106  
CASE ADDR: 3317 BROADWAY 1  
OWNER: RAYMOND HOWARD FAMILY TRUST  
INSPECTOR: THOMAS A. ALLRED - 822-1491

VIOLATIONS: 18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium unit rented requires a rental license.

22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business or rental property.

82-144 - Business Tax Receipt  
No Business Tax Receipt on file

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CASE NO: CE16090151  
CASE ADDR: 619 35TH ST 1  
OWNER: BOUAZIZ DANIEL  
INSPECTOR: THOMAS A. ALLRED - 822-1491

VIOLATIONS: 18-106-b - Excessive Growth  
The grass and weeds exceed 6 inches in height.

18-106-a - Clean and Sanitary  
There is trash and debris on this property.

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18-215-b - Failure to Comply  
This property has violations that must be corrected within 10 days.

74-4-c-3 - OVERGROWTH  
The grass and weeds on this property are overgrown.

74-4-c-5 - CLEAN UP TO CENTER OF R-O-W  
There is waste on this property and/or in the right-of-way adjoining this property.

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CASE NO: CE16090174  
CASE ADDR: 610 35TH ST  
OWNER: SEA BEE PROPERTY LLC  
INSPECTOR: THOMAS A. ALLRED - 822-1491

VIOLATIONS: 18-102-3 - Provide Window Screens  
The responsibilities of the owner are to provide screens to be hung

18-103-e - EXTERNAL DOORS/WINDOWS  
Plexiglass windows are not allowed

Every window, exterior door and basement hatchway shall be reasonably weathertight, watertight, and rodentproof; and shall be maintained in sound condition and repair, and secured with proper hardware.

18-106-g - Paint  
All exterior surfaces shall be properly maintained and protected from the elements by paint or other approved protective coating applied in a workmanlike fashion.

34-102-b - Inoperative Vehicles  
There is are inoperative vehicles on this property.

74-34-a-1-j - GARBAGE CAN PLACEMENT (EMPTY)  
Your trash can is visible to the public.

94-442-d - LANDSCAPING OF SWALES/PARKWAYS  
Private land and public rights-of-way between street or sidewalk surfaces and required buffer strips and landscaped open space areas shall be planted with natural grass. Grass areas shall be sodded. The planting of trees and shrubs within public rights-of-way is subject to the approval of the city.

94-482-a - UNPAVED PARKING

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Parking areas located in the front yard shall be  
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surfaced with a nondusting surface

94-442-b-1 - LANDSCAPED AREAS MUST BE GRASS  
Landscaping generally. All open space, excluding vehicular and pedestrian circulation features and surface parking, shall be covered with natural grass, ground cover, shrubbery, or other suitable plant material, or may have paved active recreation areas, patios, terraces, pedestrian circulation areas, swimming pools, water features, and similar site components incorporated in the open space designs

94-71-c - OUTDOOR STORAGE - RESIDENTIAL  
Outdoor storage in residential districts. Outdoor storage in residential districts for residential purposes shall be limited to domestic equipment and normal supplies necessary for residents. Storage shall not be permitted in any required or unrequired front setback, nor in any required side setback. Storage shall be permitted in unrequired side setbacks when completely screened by a fence or landscaping

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CASE NO: CE16090630  
CASE ADDR: 412 34TH ST  
OWNER: BUYS HEATHER  
INSPECTOR: THOMAS A. ALLRED - 822-1491



VIOLATIONS: 18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium unit rented requires a rental license.  
  
22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business or rental property.

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CASE NO: CE16090666  
CASE ADDR: 441 32ND ST  
OWNER: MARKLEY KENT W FAMILY TRUST  
INSPECTOR: THOMAS A. ALLRED - 822-1491



VIOLATIONS: 22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business or rental property.  
  
18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium unit rented requires a rental license.

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CASE NO: CE16100168  
CASE ADDR: 3215 PINWOOD AVE  
OWNER: CENGIZ GULSEN  
INSPECTOR: THOMAS A. ALLRED - 822-1491



VIOLATIONS: 18-214-a - Paint Boards  
All materials used to board or secure a vacant building against entry shall be painted in a workmanlike fashion in the same color as other exterior walls of the building.

18-214-b - Secure Vacant Property  
Every owner of a building or structure that is vacant and unsecured shall secure and maintain in secure condition all entrances and all other openings of such building or structure including, but not limited to, windows and doorways.

18-215-b - Failure to Comply  
This property has violations that must be corrected within 10 days.

18-265 - BOARDING CERTIFICATE  
All buildings which are boarded shall require a certificate of boarding be issued by the city. The fee for boarding certificates shall be set by resolution of the city commission.

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CASE NO: CE16080133  
CASE ADDR: 265 GRANADA RD  
OWNER: VAN GIESON ROBERT T  
INSPECTOR: JOSEPH OLIVA 822-1479



VIOLATIONS: 94-302-4 - FENCE/WALL MAINTENANCE  
There is a fence/Wall on the property that is in disrepair.

-----  
CASE NO: CE16080144  
CASE ADDR: 3009 CLYDE RD  
OWNER: FORTUNE PLUS LLC  
INSPECTOR: JOSEPH OLIVA 822-1479



VIOLATIONS: 18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium unit rented requires a rental license.

22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business or rental property.

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CASE NO: CE16080147  
CASE ADDR: 724 LYTTLE ST  
OWNER: HOLT ROBERT W &  
INSPECTOR: JOSEPH OLIVA 822-1479



- VIOLATIONS: 18-106-a - Clean and Sanitary  
There is trash and debris on this property.
- 18-106-k - Landscape Maintenance  
Landscape is not being maintained in a healthy and neat appearance.
- 18-106-b - Excessive Growth  
The grass and weeds exceed 6 inches in height.
- 18-215-b - Failure to Comply  
This property has violations that must be corrected within 10 days.
- 74-4-c-4 - TREES/HEDGES OBSTRUCTING R-O-W  
This property has vegetation that is hanging into the public right-of-way
- 74-4-c-5 - CLEAN UP TO CENTER OF R-O-W  
There is waste on this property and/or in the right-of-way adjoining this property.
- 94-442-b-1 - LANDSCAPED AREAS MUST BE GRASS  
There are areas of the front yard that have no Sod/Grass
- 94-442-d - LANDSCAPING OF SWALES/PARKWAYS  
Swale/Parkway not being maintained in a healthy and neat appearance. There are areas of the Swale/Parkway that have no Sod.
- 94-71-c - OUTDOOR STORAGE - RESIDENTIAL  
There is prohibited storage on this property.

-----  
CASE NO: CE16080273  
CASE ADDR: 210 SUNSET RD  
OWNER: LEAVITT JONATHAN B  
INSPECTOR: JOSEPH OLIVA 822-1479



- VIOLATIONS: 94-442-b-1 - LANDSCAPED AREAS MUST BE GRASS  
There is artificial turf on the front of this property.
- 94-451-d - Artificial Turf  
There is artificial turf on the front of this property.

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CASE NO: CE16080298  
CASE ADDR: 3100 RIDGEWAY AVE  
OWNER: WATERMAN CANDICE C &  
INSPECTOR: JOSEPH OLIVA 822-1479

VIOLATIONS: 18-106-a - Clean and Sanitary  
There is trash and debris on this property.

34-102-a - JUNK/ABANDONED VEHICLE  
There is a prohibited junk/inoperative Vehicle on  
this property.

18-106-k - Landscape Maintenance  
Landscape is not being maintained in a healthy and  
neat appearance.

94-71-c - OUTDOOR STORAGE - RESIDENTIAL  
There is prohibited outside storage on this  
property.



-----  
CASE NO: CE16080355  
CASE ADDR: 2217 S OLIVE AVE  
OWNER: LAMP ROSEMARY  
INSPECTOR: JOSEPH OLIVA 822-1479

VIOLATIONS: 18-103-b - REPAIR ROOF/WALLS & FOUNDATION  
There is a Blue Tarp on the roof of this  
structure.

18-103-e - EXTERNAL DOORS/WINDOWS  
Broken Windows and Rusted Window Frames.

18-106-g - Paint  
There are areas of this structure that need  
paint.



-----  
CASE NO: CE16090392  
CASE ADDR: 822 PARK PL  
OWNER: CHOVELT JEAN P  
INSPECTOR: JOSEPH OLIVA 822-1479

VIOLATIONS: 18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium  
unit rented requires a rental license.

22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business  
or rental property.



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CASE NO: CE16090394  
CASE ADDR: 1118 FLORIDA AVE  
OWNER: ANDREWS ROBERT D  
INSPECTOR: JOSEPH OLIVA 822-1479

58

VIOLATIONS: 18-106-b - Excessive Growth  
The grass and weeds exceed 6 inches in height.

18-106-k - Landscape Maintenance  
Landscape is not being maintained in a healthy and neat appearance.

18-215-b - Failure to Comply  
This property has violations that must be corrected within 10 days.

74-4-c-5 - CLEAN UP TO CENTER OF R-O-W  
There is waste on this property and/or in the right-of-way adjoining this property.

-----  
CASE NO: CE16080444  
CASE ADDR: 1700 EMBASSY DR 908  
OWNER: PHOENIX 109 LLC  
INSPECTOR: PAUL MCFARLANE - 822-1478

59

VIOLATIONS: 18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium unit rented requires a rental license.

22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business or rental property.

-----  
CASE NO: CE16080556  
CASE ADDR: 1700 EMBASSY DR 711  
OWNER: ALPA CORAL LLC  
INSPECTOR: PAUL MCFARLANE - 822-1478

60

VIOLATIONS: 18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium unit rented requires a rental license.

22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business or rental property.

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CASE NO: CE16090287  
CASE ADDR: 2000 N CONGRESS AVE 102  
OWNER: DELLE ALPI CORP  
INSPECTOR: PAUL MCFARLANE - 822-1478

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VIOLATIONS: 18-162-a - RENTAL LICENSE VIOLATION  
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Each residential dwelling/apartment/condominium unit rented requires a rental license.

22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business or rental property.

-----  
CASE NO: CE16090302  
CASE ADDR: 2000 N CONGRESS AVE 406  
OWNER: CONDO GREEN LLC SERIES  
INSPECTOR: PAUL MCFARLANE - 822-1478

VIOLATIONS: 18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium unit rented requires a rental license.

22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business or rental property.

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CASE NO: CE16090376  
CASE ADDR: 1512 45TH ST  
OWNER: BELL SOUTH TELECOMMUNICATIONS INC  
INSPECTOR: PAUL MCFARLANE - 822-1478

VIOLATIONS: 18-106-a - Clean and Sanitary  
GRASS IS TOO HIGH HOME FOR VERMIN.

18-106-b - Excessive Growth  
The grass and weeds exceed 6 inches in height.

18-215-b - Failure to Comply  
This property has violations that must be corrected within 10 days.

-----  
CASE NO: CE16090427  
CASE ADDR: 1750 N CONGRESS AVE 201  
OWNER: PARANA RIVER LLC SERIES  
INSPECTOR: PAUL MCFARLANE - 822-1478

VIOLATIONS: 22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business or rental property.

18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium unit rented requires a rental license.

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22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business or rental property.

82-151 - Evidence of engaging in busine  
PROPERTY IS BEING ADVERTISED AS A SHORT-TERM  
VACATION RENTAL

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CASE NO: CE16090417  
CASE ADDR: 427 INDEPENDENCE RD  
OWNER: MUCHOW HELMOT &  
INSPECTOR: KEVIN LAVINE - 822-1490

14

VIOLATIONS: 22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business or rental property.

82-151 - Evidence of engaging in busine  
PROPERTY IS BEING ADVERTISED AS A SHORT-TERM  
VACATION RENTAL

18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium  
unit rentedrequires a rental license. OBTAIN A  
RENTAL LICENSE

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CASE NO: CE16090419  
CASE ADDR: 256 E LAKEWOOD RD  
OWNER: POST JOEL S &  
INSPECTOR: KEVIN LAVINE - 822-1490

75

VIOLATIONS: 18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium  
unit rentedrequires a rental license. OBTAIN A  
RENTAL LICENSE

22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business or rental property.

82-151 - Evidence of engaging in busine  
PROPERTY IS BEING ADVERTISED AS A SHORT-TERM  
VACATION RENTAL FOR A MINIMUM OF 1-14 NIGHTS

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CASE NO: CE16090432  
CASE ADDR: 336 MONROE DR  
OWNER: LYNCH MARK H  
INSPECTOR: KEVIN LAVINE - 822-1490

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VIOLATIONS: 18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium  
unit rentedrequires a rental license. OBTAIN A

RENTAL LICENSE  
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22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business or rental property.

82-151 - Evidence of engaging in busine  
PROPERTY IS BEING ADVERTISED AS A SHORT-TERM  
VACATION RENTAL

-----  
CASE NO: CE16090433  
CASE ADDR: 320 MONROE DR  
OWNER: NORTH PATRICIA A  
INSPECTOR: KEVIN LAVINE - 822-1490

77

VIOLATIONS: 18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium  
unit rentedrequires a rental license. OBTAIN A  
RENTAL LICENSE

22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business or rental property.

82-151 - Evidence of engaging in busine  
PROPERTY IS BEING ADVERTISED AS A SHORT-TERM  
VACATION RENTAL

-----  
CASE NO: CE16090546  
CASE ADDR: 222 GREENWOOD DR  
OWNER: LEHRMAN LIANNE  
INSPECTOR: KEVIN LAVINE - 822-1490

78

VIOLATIONS: 18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium  
unit rentedrequires a rental license. OBTAIN A  
RENTAL LICENSE

22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business or rental property.

82-151 - Evidence of engaging in busine  
PROPERTY IS BEING ADVERTISED AS A SHORT-TERM  
VACATION RENTAL

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CASE NO: CE16090609  
CASE ADDR: 319 E LAKEWOOD RD  
OWNER: LUM ROBERTA  
INSPECTOR: KEVIN LAVINE - 822-1490

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VIOLATIONS: 18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium

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RENTAL LICENSE

22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business or rental property.

82-151 - Evidence of engaging in busine  
PROPERTY IS BEING ADVERTISED AS A SHORT-TERM  
VACATION RENTAL

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CASE NO: CE16090627  
CASE ADDR: 600 S DIXIE HWY 852  
OWNER: ALAVI MEHRABIAN REV LIVING TRUST  
INSPECTOR: KEVIN LAVINE - 822-1490

VIOLATIONS: 18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium  
unit rentedrequires a rental license. OBTAIN A  
RENTAL LICENSE

22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business or rental property.

82-151 - Evidence of engaging in busine  
PROPERTY IS BEING ADVERTISED AS A SHORT-TERM  
VACATION RENTAL

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CASE NO: CE16090631  
CASE ADDR: 691 HIBISCUS ST  
OWNER: MOGILEVSKY NATALIA  
INSPECTOR: KEVIN LAVINE - 822-1490

VIOLATIONS: 18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium  
unit rentedrequires a rental license. OBTAIN A  
RENTAL LICENSE

22-32-a - CERTIFICATE OF USE REQUIRED  
There is no Certificate of Use for this business or rental property.

82-151 - Evidence of engaging in busine  
PROPERTY IS BEING ADVERTISED AS A SHORT-TERM  
VACATION RENTAL

-----  
CASE NO: CE16090652  
CASE ADDR: 1801 N FLAGLER DR 503  
OWNER: HALL SCOTT M &  
INSPECTOR: KEVIN LAVINE - 822-1490

VIOLATIONS: 82-151 - Evidence of engaging in busine

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VACATION RENTAL

18-162-a - RENTAL LICENSE VIOLATION

Each residential dwelling/apartment/condominium  
unit rentedrequires a rental license. OBTAIN A  
RENTAL LICENSE

22-32-a - CERTIFICATE OF USE REQUIRED

There is no Certificate of Use for this business or rental  
property.

-----  
CASE NO: CE16090658  
CASE ADDR: 434 26TH ST  
OWNER: THOMPSON JEFFREY W  
INSPECTOR: KEVIN LAVINE - 822-1490

VIOLATIONS: 18-162-a - RENTAL LICENSE VIOLATION  
Each residential dwelling/apartment/condominium  
unit rentedrequires a rental license. OBTAIN A  
RENTAL LICENSE

22-32-a - CERTIFICATE OF USE REQUIRED

There is no Certificate of Use for this business or rental  
property.

82-151 - Evidence of engaging in busine

PROPERTY IS BEING ADVERTISED AS A SHORT-TERM  
VACATION RENTAL

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**CITY OF WEST PALM BEACH  
CODE COMPLIANCE SPECIAL MAGISTRATE**

November 2, 2016

Other Matters (Violation Disputes/Lien Reductions) – City Hall, 401 Clematis Street

Commissioners Chambers

**CALL TO ORDER: 9:00 a.m.**

**Staff Present:**

Special Magistrate

Asst. City Attorney

Secretary to Special Magistrate

**MOTIONS FOR VIOLATION DISPUTES, REDUCTIONS AND/OR ELIMINATION OF LIENS**

1.	CE09010632 420 Avenida Alegre Lien Reduction  GLORIA HUNT REVOCBLE LVNG TRUST HUNT GLORIA TR HUNT PATRICIA TR	PCN # 74-43-43-33-27-005-0060  Legal Desc: VISTA ENCANTO LT 6 BLK 5	18-162-a, RENTAL LICENSE REQUIRED.  Zone-2 John Murphy	Balance due \$5,250.00 Reduced to: \$ _____ Payable within _____ days or \$5,250.00
2.	CE06090319 420 Avenida Alegre Lien Reduction  GLORIA HUNT REVOCBLE LVNG TRUST HUNT GLORIA TR HUNT PATRICIA TR	PCN # 74-43-43-33-27-005-0060  Legal Desc: VISTA ENCANTO LT 6 BLK 5	94-71-c-, REMOVE ALL OUTSIDE STORAGE IN RESIDENTIAL DISTRICTS  Zone-2 John Murphy	Balance due \$13,650.00 Reduced to: \$ _____ Payable within _____ days or \$13,650.00
3.	CE06090319 420 Avenida Alegre Lien Reduction  GLORIA HUNT REVOCBLE LVNG TRUST HUNT GLORIA TR HUNT PATRICIA TR	PCN # 74-43-43-33-27-005-0060  Legal Desc: VISTA ENCANTO LT 6 BLK 5	94-442-b-1, LANDSCAPED AREAS MUST BE GRASS OR APPROVED PLANT MATERIAL.  Zone-2 John Murphy	Balance due \$6,100.00 Reduced to: \$ _____ Payable within _____ days or \$6,100.00
4.	CE15010562 705 11th Street Lien Reduction  SUNNYSIDE IN FLORIDA V LLC	PCN # 74-43-43-16-01-022-0093  Legal Desc: FRESHWATER ADD TO WPB AMNDED LTS 9 & 10 (LESS N 58 FT) BLK 22	18-162-a, RENTAL LICENSE REQUIRED.  Zone-2 Valerie Luster	Balance due \$44,900.00 Reduced to: \$ _____ Payable within _____ days or \$44,900.00
5.	CE14010483 809 20 <sup>TH</sup> STREET Lien Reduction  SUNNYSIDE IN FLORIDA V LLC	PCN # 74-43-43-16-10-006-0170  Legal Desc: WASHINGTON HGTS LTS 17 & 18 BLK 6	18-162-a, RENTAL LICENSE REQUIRED.  Zone-7 Phil Cartwright	Balance due \$96,700.00 Reduced to: \$ _____ Payable within _____ days or \$96,700.00
6.	CE15010564 709 11 <sup>th</sup> Street Lien Reduction  SUNNYSIDE IN FLORIDA V LLC	PCN # 74-43-43-16-01-022-0080  Legal Desc: FRESHWATER ADD TO WPB AMNDED LT 8 BLK 22	18-162-a, RENTAL LICENSE REQUIRED.  Zone-2 Valerie Luster	Balance due \$44,900.00 Reduced to: \$ _____ Payable within _____ days or \$44,900.00

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7.	CE114050186 616 11 <sup>th</sup> Street Lien Reduction  SUNNYSIDE IN FLORIDA V LLC	PCN # 74-43-43-16-01-020-0020  Legal Desc: FRESHWATER ADD TO WPB AMNDED LT 2 BLK 20	18-162-a, RENTAL LICENSE REQUIRED.  Zone-2 Valerie Luster	Balance due \$66,200.00 Reduced to: \$ _____ Payable within _____ days or \$66,200.00
8.	CE15040361 725 Newark Street Lien Reduction  HAASTRUP MARK A	PCN # 74-43-43-28-03-004-0180  Legal Desc: PALM BEACH HEIGHTS ADD LT 18 BLK 4	74-34-a-1-j.GARBAGE CAN PLACEMENT  Zone-3 Joseph Oliva	Balance due \$29,700.00 Reduced to: \$ _____ Payable within _____ days or \$29,700.00
9.	CE04040013 901 Sapodilla Avenue Lien Reduction  HUDSON,SARAH	PCN # 74-43-43-16-01-009-0100  Legal Desc: FRESHWATER ADD TO WPB AMNDED LT 10 BLK 9	18-209-j.BOARD AND SECURE PERMIT EXPIRED  Zone-5 Valerie Luster	Balance due \$185,500.00 Reduced to: \$ _____ Payable within _____ days or \$185,500.00
10.	CE15090179 1017 Sapodilla Avenue Lien Reduction  HUDSON,SARAH	PCN # 74-43-43-16-01-012-0012  Legal Desc: FRESHWATER ADD TO WPB AMNDED S 66 FT OF LTS 1 & 2 BLK 12	18-102-3.REPAIR/REPLACE SCREENS  Zone-5 Valerie Luster	Balance due \$14,600.00 Reduced to: \$ _____ Payable within _____ days or \$14,600.00
11.	CE05080008 1017 20 <sup>TH</sup> Street Lien Reduction  HUDSON,SARAH	PCN # 74-43-43-16-07-000-0312  Legal Desc: LINCOLN PARK S ½ OF LT 31	18-102-3.REPAIR/REPLACE SCREENS  Zone-7 Phil Cartwright	Balance due \$105,500.00 Reduced to: \$ _____ Payable within _____ days or \$105,500.00
12.	99-387 P 1017 20 <sup>TH</sup> Street Lien Reduction  HUDSON,SARAH	PCN # 74-43-43-16-07-000-0312  Legal Desc: LINCOLN PARK S ½ OF LT 31	99-387P, REPAIR PAINT  Zone-7 Phil Cartwright	Balance due \$138,450.00 Reduced to: \$ _____ Payable within _____ days or \$138,450.00
13.	CE16030615 184 Charter Way Lien Reduction  ADAMS CEDRIC A	PCN # 74-42-43-01-11-000-0214  Legal Desc: VILLAGE OF SANDALWOOD LAKES NORTH REPLAT LT 21D	18-162-a, RENTAL LICENSE REQUIRED.  Zone-12 Donald Williams	Balance due \$2,400.00 Reduced to: \$ _____ Payable within _____ days or \$2,400.00

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14.	CE15070130 700 47 <sup>TH</sup> Street Lien Reduction  ALEXANDRE ST FORT ROSE ANDRE	PCN # 74-42-43-01-11-000-0214  Legal Desc: NORTH PALM BEACH PLAT NO 2 LTS 68 TO 70 INC BLK 25	105.1, PERMIT ISREQUIRED.  Zone-8 Michael Williams	Balance due \$10,000.00 Reduced to: \$ _____ Payable within _____ days or \$10,000.00
15.	CE11080137 700 47 <sup>TH</sup> Street Lien Reduction  ALEXANDRE ST FORT ROSE ANDRE	PCN # 74-42-43-01-11-000-0214  Legal Desc: NORTH PALM BEACH PLAT NO 2 LTS 68 TO 70 INC BLK 25	105.1, PERMIT ISREQUIRED.  Zone-8 Michael Williams	Balance due \$149,800.00 Reduced to: \$ _____ Payable within _____ days or \$149,800.00
16.	CE07080536 700 47 <sup>TH</sup> Street Lien Reduction  ALEXANDRE ST FORT ROSE ANDRE	PCN # 74-42-43-01-11-000-0214  Legal Desc: NORTH PALM BEACH PLAT NO 2 LTS 68 TO 70 INC BLK 25	105.1, PERMIT ISREQUIRED.  Zone-8 Michael Williams	Balance due \$262,200.00 Reduced to: \$ _____ Payable within _____ days or \$262,200.00
17.	CE04020092 700 47 <sup>TH</sup> Street Lien Reduction  ALEXANDRE ST FORT ROSE ANDRE	PCN # 74-42-43-01-11-000-0214  Legal Desc: NORTH PALM BEACH PLAT NO 2 LTS 68 TO 70 INC BLK 25	22-32-a, CERTIFICATE OF USE.  Zone-8 Michael Williams	Balance due \$1200.00 Reduced to: \$ _____ Payable within _____ days or \$1,200.00
18.	CE11100395 4104 Garden Avenue Lien Reduction  VISTA PROPERTY MANAGEMENT	PCN # 74-43-44-04-06-000-4920  Legal Desc: THE GARDENS LTS 492 TO 494 INC	18-209-a, TRASH/DEBRIS/DEAD VEGETATION.  Zone-2 John Murphy	Balance due \$10,500.00 Reduced to: \$ _____ Payable within _____ days or \$10,500.00
19.	CE10100392 4104 Garden Avenue Lien Reduction  VISTA PROPERTY MANAGEMENT	PCN # 74-43-44-04-06-000-4920  Legal Desc: THE GARDENS LTS 492 TO 494 INC	18-209-a TRASH/DEBRIS/DEAD VEGETATION.  Zone-2 John Murphy	Balance due \$4,350.00 Reduced to: \$ _____ Payable within _____ days or \$4,350.00
20.	CE10050808 4104 Garden Avenue Lien Reduction  VISTA PROPERTY MANAGEMENT	PCN # 74-43-44-04-06-000-4920  Legal Desc: THE GARDENS LTS 492 TO 494 INC	18-209-a TRASH/DEBRIS/DEAD VEGETATION.  Zone-2 John Murphy	Balance due \$3,300.00 Reduced to: \$ _____ Payable within _____ days or \$3,300.00

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21.	CE08100116 4104 Garden Avenue Lien Reduction	PCN # 74-43-44-04-06-000-4920	74-2-a, MUST MAINTAIN PROPERTY CLEAN AND SANITARY.	Balance due \$166,000.00 Reduced to: \$ _____ Payable within _____ days or \$166,000.00
	VISTA PROPERTY MANAGEMENT	Legal Desc: THE GARDENS LTS 492 TO 494 INC	Zone-2 John Murphy	
22.	CE08100116 4104 Garden Avenue Lien Reduction	PCN # 74-43-44-04-06-000-4920	18-162-a, RENTAL LICENSE REQUIRED.	Balance due \$334,500.00 Reduced to: \$ _____ Payable within _____ days or \$334,500.00
	VISTA PROPERTY MANAGEMENT	Legal Desc: THE GARDENS LTS 492 TO 494 INC	Zone-2 John Murphy	
23.	CE16030315 1390 6 <sup>TH</sup> Street EXTENSION	PCN # 74-43-43-09-07-020-0030	18-103-b, REPLACE ROOF	Order _____ _____
	NIXON CARRIE L	Legal Desc: ROOSEVELT ESTATES LT 3 BLK 20	Zone-5 Valerie Luster	
24.	CE16030793 915 N AUSTRALIAN EXTENSION	PCN # 74-43-43-09-07-012-0060	18-106-g, REPAIR DRIVEWAY	Order _____ _____
	HUNT ALLEN STACEY/MANNY GONZALEZ REQUESTED	Legal Desc: ROOSEVELT ESTATES LT 6 BLK 12	Zone-5 Valerie Luster	