

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
JANUARY 17, 2012
COUNCIL CHAMBERS
2:00PM**

Special Magistrate:	Kevin Wagner
Code Enforcement Attorney:	Abigail Jorandby
Operations Director:	David Reyes
Code Supervisor:	Mohammad Jamal
Recording Secretary:	Theresa Gonzalez
Code Officers:	Alex Lopez – Senior Code Officer
	Michael Williams – Code Officer
	Robert Williams- Code Officer
	Ismael Vasquez – Code Officer
	Robert Creston – Code Officer

I. REPEAT VIOLATION CASES

- A. Case No.**
11.10.5033
- Property Owner**
Realmed Inc
4300 Northlake Blvd
Palm Beach Gardens
- Violation Location:**
4300 Northlake Blvd
Palm Beach Gardens
PCN: 52424224120000020
LEGAL: NORTHLAKE COMMERCIAL COND UNIT 2
- Code Section Violated:**
78-329 Maintenance
79-5 Maintenance and appearance standards for all structures and landscaping
- Corrective Action:**
78-329 Replace mulch missing from planting areas (comply with attached 78-322 (c) code); irrigation needs to be functional; remove invasive exotics and seedling Sabal Palms; replace missing Hibiscus hedge from West property line; replace missing and poor condition Hibiscus hedges at North and East side (for further details and clarification please contact City Forester Technician Ray Caranci at 799.4239)
79-5 Cut, mow, trim, clean and keep maintained all lawn/landscaping areas (including section West of building near concrete fencing and tree branches overhanging handicap parking space); clean and repaint concrete fencing and path walkway where needed to show no evidence of stains, deterioration or discoloration
- Code Officer:**
Ismael Vasquez

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
JANUARY 17, 2012
COUNCIL CHAMBERS
2:00PM**

II. VIOLATION CASES

- A. Case No.**
11.11.5143
Property Owner
Scott Guli
7104 Myrtlewood Circle W
Palm Beach Gardens
Violation Location:
7104 Myrtlewood Circle W
Palm Beach Gardens
PCN: 52424125160071040
LEGAL: FIORE AT THE GARDENS CONDOMINIUM UNIT 7104
Code Section Violated:
14-6 Animals creating a nuisance
Corrective Action:
Adhere to above code and maintain; refrain dog from continuously barking and becoming a nuisance for neighboring properties
Code Officer:
Alex Lopez
- B. Case No.**
11.12.5158
Property Owner
Burns Road Associates LTD
3300 PGA Blvd #350
Palm Beach Gardens
Violation Location:
4151 Burns Road
Palm Beach Gardens
PCN: 52424212000001040
LEGAL: 12-42-42, SLY 480 FT OF ELY 823.66 FT OF SE 1/4 OF NLY 1/4
LYG W OF & ADJ TO I-95 & N OF & ADJ TO BURNS RD R/WS
(LESS S 50 FT BURNS RD R/W)
Code Section Violated:
78-187 Special events
Corrective Action:
Due to the irreversible and irreparable nature of the violation for the Special Event held without a permit, Code Enforcement Special Magistrate will set forth ruling
Code Officer:
Ismael Vasquez

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
JANUARY 17, 2012
COUNCIL CHAMBERS
2:00PM**

- C.** **Case No.**
11.02.4325
- Property Owner**
Gardens Medical Pavilion LLC
2801 PGA Blvd
Palm Beach Gardens
- Violation Location:**
3401 PGA Blvd
Palm Beach Gardens
PCN: 52434206000003040
LEGAL: 6-42-43, TH PT OF NW ¼ LYG N OF & ADJ TO PGA BLVD & W OF
 & ADJ TO FAIRCHILD GARDENS AVE
- Code Section Violated:**
78-290 Temporary signs allowed
- Corrective Action:**
Apply for, receive approval, and obtain permit for temporary “AW Property Co”
leasing/management sign or remove from property
- Code Officer:**
Robert Williams

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
JANUARY 17, 2012
COUNCIL CHAMBERS
2:00PM**

D.

Case No.

11.09.4996

Property Owner

PGA Marina Center
2401 PGA Blvd
Palm Beach Gardens

Violation Location:

2361 PGA Blvd
Palm Beach Gardens

PCN: 52434205000001100

LEGAL: 5-42-43, SLY 258.22 FT OF ELY 466.07 FT OF SE 1/4 OF NE 1/4
LYG W OF & ADJ TO FIND CNL & N OF & ADJ TO SR 786 R/WS
K/A PAR B IN OR10207P1593

Code Section Violated:

78-284 Prohibited signs and prohibited sign locations

78-276 Permits required, fees, and revocation

78-285 Permitted signs

Corrective Action:

78-284 Remove the prohibited awning signage and window pictures that cover more than the permitted amount of window area on west side of building to be compliant with the City ordinance

78-276 Apply for, receive approval, and obtain building permit for the sign attached to the roof in front of the business or remove from property

78-285 Apply for, receive approval, and obtain building permit for the vinyl window signage on business

Code Officer:

Robert Williams

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
JANUARY 17, 2012
COUNCIL CHAMBERS
2:00PM**

- E.** **Case No.**
11.09.5001
Property Owner
PGA Marina Center
2401 PGA Blvd
Palm Beach Gardens
Violation Location:
2359 PGA Blvd
Palm Beach Gardens
PCN: 52434205000001100
LEGAL: 5-42-43, SLY 258.22 FT OF ELY 466.07 FT OF SE 1/4 OF NE 1/4
 LYG W OF & ADJ TO FIND CNL & N OF & ADJ TO SR 786 R/WS
 K/A PAR B IN OR1020791593
Code Section Violated:
78-276 Permits required, fees, and revocation
78-285 Permitted signs
Corrective Action:
78-276 Apply for, receive approval, and obtain building permit for the sign attached to
the roof in front of the business or remove from property
78-285 Apply for, receive approval, and obtain building permit for the vinyl window
signage on business
Code Officer:
Robert Williams
- F.** **Case No.**
11.07.4838
Property Owner
Scott and Tracy Renshaw
3213 Meridian Way N Unit C
Palm Beach Gardens
Violation Location:
3213 Meridian Way N Unit C
Palm Beach Gardens
PCN: 52434207024090283
LEGAL: MERIDIAN PARK PT OF LT 9 BLK 4 IN OR2508P167 A/K/A UNIT
 C BLDG 28 OF SANDALWOOD
Code Section Violated:
78-377 Mechanical and service equipment screening
Corrective Action:
Air conditioning unit must be screened from public view as indicated by City ordinance
Code Officer:
Michael Williams

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
JANUARY 17, 2012
COUNCIL CHAMBERS
2:00PM**

- G.** **Case No.**
11.08.4980
Property Owner
Lynn Sissell
282 Cherry Street
Palm Beach Gardens
Violation Location:
282 Cherry Street
Palm Beach Gardens
PCN: 52434218030060240
LEGAL: PL 1 PALM BEACH GARDEN ESTS LT 24 BLK 6
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Paint all faded, dirty and/or peeling areas to home exterior; trim all trees, hedges that reflect overgrowth; cut all high grass and weeds throughout entire property and maintain ongoing; repair all hurricane protection that is broken or in a state of disrepair
Code Officer:
Michael Williams
- H.** **Case No.**
11.10.5088
Property Owner
John Dacey
6 Howard Road
Maynard, MA 01754
Violation Location:
276 Riverside Drive
Palm Beach Gardens
PCN: 52434218030160060
LEGAL: PL 1 PALM BEACH GARDEN ESTS LT 6 BLK 16
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Paint all faded, peeling and/or dirty areas of home exterior; treat entire property for rats, fill holes in ground which is a breeding ground for rats; trim all trees, hedges, plantings throughout entire property; remove all trash and debris from entire property; cut all high grass and/or weeds throughout entire property and maintain ongoing
Code Officer:
Michael Williams

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
JANUARY 17, 2012
COUNCIL CHAMBERS
2:00PM**

- I.** **Case No.**
11.10.5089
Property Owner
Congress Plaza West
101 Plaza Real S
Boca Raton, FL 33432
Violation Location:
3190 Northlake Blvd
Palm Beach Gardens
PCN: 52434219190010000
LEGAL: NORTHLAKE SQUARE WEST PT LYG WITHIN CITY OF PALM
 BEACH GARDENS BOUNDARY
Code Section Violated:
30-39 Excessive false alarm signals limited
Corrective Action:
Cease excessive false alarm activity and pay fine of \$280 on or before 01/16/2012
Police Officer:
Julius Barone
- J.** **Case No.**
11.11.5124
Property Owner
August Schnabel Bodo
1824 Flower Drive
Palm Beach Gardens
Violation Location:
1824 Flower Drive
Palm Beach Gardens
PCN: 52424125060000460
LEGAL: EVERGRENE PCD PL 5 LT 46
Code Section Violated:
30-39 Excessive false alarm signals limited
Corrective Action:
Cease excessive false alarm activity and pay fine of \$260 on or before 12/30/2011
Police Officer:
Julius Barone

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
JANUARY 17, 2012
COUNCIL CHAMBERS
2:00PM**

K.

Case No.

11.12.5157

Property Owner

GLL US Retail LP
200 S Orange Ave
Orlando, FL 32801

Violation Location:

11290 Legacy Ave
Palm Beach Gardens

PCN: 52434206200010000

LEGAL: LEGACY PLACE COMMERCIAL REPL TR A K/A DEVELOPMENT

Code Section Violated:

74-66 Spills and dumping

Corrective Action:

Any discharge to the storm water system that is not composed entirely of storm water is prohibited; on December 2, 2011 it was observed that employees of Sal's Italian Ristorante cleaning the grills in the back and dumping the grease and cleaning solution into the storm water inlet; this violation is deemed irreversible and irreparable in nature

Code Officer:

Michael Williams

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
JANUARY 17, 2012
COUNCIL CHAMBERS
2:00PM**

III. FINE ASSESSMENT/STATUS HEARING

- A. Case No.**
11.10.5032
- Property Owner**
Jack C Harrison Tr
4290 Northlake Blvd
Palm Beach Gardens
- Violation Location:**
4290 Northlake Blvd
Palm Beach Gardens
- PCN: 52424224120000010
LEGAL: NORTHLAKE COMMERCIAL COND UNIT 1
- Code Section Violated:**
78-329 Maintenance
79-5 Maintenance and appearance standards for all structures and landscaping
- Corrective Action:**
78-329 Replace mulch missing from planting areas (comply with attached 78-322 (c) code); irrigation needs to be functional; remove invasive exotics and seedling Sabal Palms; replace missing Hibiscus hedge at north buffer along Northlake Blvd; replace Hibiscus hedge west side of parking area in poor condition; replace missing Hibiscus hedges from east property line; replace missing Bouganvillea around monument sign; for further details and clarification please contact City Forestry Technician Ray Caranci at 799.4239
79-5 Straighten and repair leaning monument sign so that in a state of good repair; clean and repaint monument sign, path walkway and concrete fencing where needed to show no evidence of stains, deterioration or discoloration; replace missing numbers and lettering on monument sign; replace missing roof tiles
- Code Officer:**
Ismael Vasquez

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
JANUARY 17, 2012
COUNCIL CHAMBERS
2:00PM**

B. Case No.

11.08.4903

Property Owner

Jackie Dudkiewicz
217 Park Ave
Lake Park, FL 33403

Violation Location:

8617 40th Terrace N
Palm Beach Gardens

PCN: 52424224000001391

LEGAL: 24-42-42-N 106 FT OF S 689 FT OF W 179.09 FT OF E 330 FT OF NE
1/4

Code Section Violated:

FBC 104.5 Unsafe buildings or systems. All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the provisions of this code. The extent of repairs shall be determined by the building official. When the building official determines that an unsafe building, structure, or service system cannot be reasonably repaired in accordance with this or the technical codes, it shall be demolished in accordance with this section.

FBC 104.5.1 When the building official determines a building, structure, electrical, gas, mechanical, or plumbing system or portion thereof is unsafe, as set forth in this Code, or in reference to the International Property Maintenance Code, current edition, promulgated by the International Code Council, Inc., he/she shall, in accordance with established procedure for legal notices, give the owner, agent, or person in control of such building, structure, electrical, gas, mechanical, or plumbing system written notice stating the defects thereof. This notice shall require the owner within a stated time either to complete specified repairs or improvements, or to demolish and remove the building, structure, electrical, gas, mechanical, or plumbing system or portion thereof. The building official shall refer to the International Property Maintenance Code exclusively for safety purposes and not for aesthetic purposes, and only as to structural, electrical, gas, mechanical, or plumbing deficiencies. For the purposes of protecting life, health, property, and ensuring public safety, enforcement activity by the building official shall be limited to Chapter 2, Chapter 3 - Sections 303, 304 (excluding 304.3), 305, and 306, Chapter 4, Chapter 5, and Chapter 6 of the IPMC.

Corrective Action:

Obtain permits as required within 30 days and effectuate repairs within 60 days of permitting; see attached exhibit for IPMC violations and details; for further clarification and inspections please contact City Building Official Steve Kennedy at 799.4295

Code Officer:

Ismael Vasquez

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
JANUARY 17, 2012
COUNCIL CHAMBERS
2:00PM**

- C. Case No.**
11.07.4757
Property Owner
Get Gas & Go Ltd Co
9031 N Military Trail
Palm Beach Gardens
Violation Location:
9031 N Military Trail
Palm Beach Gardens
PCN: 52424213000007161
LEGAL: 13-42-42, NLY 185.01 FT OF S 235 FT OF 2 183 FT OF E 250 FT OF
SE ¼ OF SW ¼ (LESS E 9 FT & TRGLE COR SR 809 R/W)
Code Section Violated:
78-377 Mechanical and service equipment screening
Corrective Action:
A/C units must be screened per code; contact Planning & Zoning at 561.799.4230 for
details
Code Officer:
Alex Lopez
- D. Case No.**
11.10.5030
Property Owner
Peter and Debra Quinn
3150 San Michele Dr
Palm Beach Gardens
Violation Location:
3150 San Michele Dr
Palm Beach Gardens
PCN: 52424125010000350
LEGAL: SAN MICHELE LT 35
Code Section Violated:
78-661 Performance standards
Corrective Action:
Maintain a/c units to meet the performance standards set in the City Ordinance
Code Officer:
Robert Williams

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
JANUARY 17, 2012
COUNCIL CHAMBERS
2:00PM**

E. **Case No.**
11.11.5133
Property Owner
William McMenimon
802 Floret Dr
Palm Beach Gardens
Violation Location:
802 Floret Dr
Palm Beach Gardens
PCN: 52434131150000280
LEGAL: FRENCHMANS RESERVE PCD PL E LT 28
Code Section Violated:
303.1 Swimming pools
Corrective Action:
Clean pool water and keep maintained
Code Officer:
Ismael Vasquez

IV. FINE REDUCTION HEARING

A. **Case No.**
10.06.3809
Property Owner
Lannette and Kenneth Newlon
365 Riverside Drive
Palm Beach Gardens
Violation Location:
365 Riverside Drive
Palm Beach Gardens
PCN: 52434218030140090
LEGAL: PLAT 1 PALM BEACH GARDEN ESTS LT 9 BLK 14
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
54-58 Placement for collection
Corrective Action:
79-5 Cut all high grass and/or weeds; remove outdoor storage from public view; remove
all trash and/or debris from property including front and side yards
54-58 Garbage cans cannot be maintained in side yard of property; must be maintained
per code
Code Officer:
Michael Williams

