

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
JANUARY 19, 2010
COUNCIL CHAMBERS
2:00PM**

Special Magistrate:	Kevin Wagner
Code Enforcement Attorney:	Abigail Jorandby Keith W. Davis R. Max Lohman
Operations Director:	David Reyes
Code Supervisor:	Mohammad Jamal
Recording Secretary:	Theresa Gonzalez, Administrative Specialist
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 (NONE)

II. VIOLATION CASES

A. Case No.
[09-10-3295](#)
Property Owner
Bekco Investment Corporation
1900 SW 3rd Ave
Miami, FL 33129
Violation Location:
1609 Nature Court
Palm Beach Gardens
PCN: 52424125060000040
LEGAL: EVERGRENE PCD PL 5 LT 4
Code Section Violated:
78-112 Building permits required
Corrective Action:
Remove non-permitted fence
Code Officer:
Robert Williams

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- B.** **Case No.**
[09-06-2937](#)
Property Owner
Anthony Hoffmaster
4287 Bellewood Street
Palm Beach Gardens
Violation Location:
4287 Bellewood Street
Palm Beach Gardens
PCN: 52424213050420120
LEGAL: UNIT NO 5 PALM BEACH SQUARE LT 12 BLK 42
Code Section Violated:
78-112 Building permits required
Corrective Action:
Obtain permit for new fence installed from City Building Department at 561.799.4243
and pass final inspection
Code Officer:
Ismael Vasquez
- C.** **Case No.**
[09-09-3239](#)
Property Owner
PGA Commons Land Trust
5520 PGA Blvd
Palm Beach Gardens
Violation Location:
5090 PGA Blvd
Palm Beach Gardens
PCN: 52424211340010000
LEGAL: PGA COMMONS PL 4 TR A K/A COMMERCIAL DEVELOPMENT
Code Section Violated:
34-56 General restrictions
Corrective Action:
Violations are irreversible and irreparable in nature; failure to comply with stipulation
agreement dated June 16, 2009, case# CODE-09-04-002802
Code Officer:
Alex Lopez

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- D. Case No.**
[09-12-3368](#)
- Property Owner**
RPBG1 LLC
505 S Flagler Drive, Ste 1002
West Palm Beach, FL 33401
- Violation Location:**
10415 Riverside Drive
Palm Beach Gardens
PCN: 52434207440010010
LEGAL: GARDENS COMMERCE CENTER PT OF TR A A/K/A PROP BLDG
3 GARDENS COMMERCE CENTER IN OR21674P402
- Code Section Violated:**
NFPA 25:13.7 Fire Department Connections
NFPA 72:10.2.2.1 Fire Alarm Maintenance
NFPA 25 Chapter 4 Sprinkler System Maintenance
- Corrective Action:**
NFPA 25:13.7 Add signage stating FDC with correct address of building by 12/14/09
NLT 12:00 noon.
NFPA 72:10.2.2.1 Need an updated annual fire alarm inspection with all deficiencies
repaired, if any, by 12/14/09 NLT 12:00 noon
NFPA 25 Chapter 4 Need an annual fire sprinkler inspection with all deficiencies
corrected, if any, by 12/14/09 NLT 12:00 noon
- Code Officer:**
Michael Williams

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E.

Case No.

[09-12-3369](#)

Property Owner

RPBG1 LLC

505 S Flagler Drive, Ste 1002

West Palm Beach, FL 33401

Violation Location:

10435 Riverside Drive

Palm Beach Gardens

PCN: 52434207440010020

LEGAL: GARDENS COMMERCE CENTER TR A (LESS PT K/A PROPOSED
BLDG 3 IN OR21674P402 & SLY 96.51 FT OF NLY 112.59 FT OF E
243.52)

Code Section Violated:

NFPA 101:7.9.2.1 Emergency Lighting

NFPA 72:10.2.2.1 Fire Alarm Maintenance

NFPA 25 Chapter 4 Sprinkler System Maintenance

NFPA 25:13.7 Fire Department Connection

Corrective Action:

NFPA 101:7.9.2.1 Ensure all emergency lights are working properly by 12:00 noon on 12/7/09

NFPA 72:10.2.2.1 Need an updated annual fire alarm inspection with all deficiencies corrected, if any, by 12:00 noon on 12/7/09

NFPA 25 Chapter 4 Need updated annual fire sprinkler inspection with all deficiencies corrected, if any, by noon on 12/7/09

NFPA 25:13.7 All hedges shall be removed that are blocking fire rescue access to the FDC (Fire Department Connection); a sign shall be installed stating FDC w/ exact address by 12:00 noon on 12/7/09

Code Officer:

Michael Williams

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- F.** **Case No.**
[09-12-3396](#)
Property Owner
Joel Goodsen LLC
601 Brickell Key Drive, Ste 500
Miami, FL 33131
Violation Location:
11360 US Highway 1
Palm Beach Gardens
PCN: 52434204270010000
LEGAL: COMFORT INN TR A K/A ALL OF PLAT
Code Section Violated:
78-742 Remedies
Corrective Action:
Due to the irreversible & irreparable nature of the violation, Code Enforcement Special
Magistrate will set forth ruling.
Code Supervisor:
Mohammad Jamal
- G.** **Case No.**
[09-12-3381](#)
Property Owner
Intervest Northmil LTD Partnership
1140 Holland Drive, Ste 1
Boca Raton, FL 33487
Violation Location:
4407 Northlake Blvd
Palm Beach Gardens
PCN: 52424213250000020
LEGAL: NORTHMIL PLAZA NLY 376.77 FT OF ELY 560.20 FT
Code Section Violated:
78-328 Pruning
Corrective Action:
Due to the irreversible and irreparable nature of these violations for twenty six (26)
Sabal Palms, Code Enforcement Special Magistrate will set forth ruling
Code Officer:
Ismael Vasquez

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H. **Case No.**
[09-12-3385](#)
Property Owner
Intervest Northmil LTD Partnership
1140 Holland Drive, Ste 1
Boca Raton, FL 33487
Violation Location:
4411 Northlake Blvd
Palm Beach Gardens
PCN: 52424213250000000
LEGAL: NORTHMIL PLAZA ALL OF PL (LESS PARS 2 & 5 K/A
 ALBERTSONS & WENDYS)
Code Section Violated:
78-328 Pruning
Corrective Action:
Due to the irreversible and irreparable nature of these violations for eleven (11) Sabal Palms, Code Enforcement Special Magistrate will set forth ruling
Code Officer:
Ismael Vasquez

I. **Case No.**
[09-12-3409](#)
Property Owner
Ross Gilmore
306 Camellia Street
Palm Beach Gardens
Violation Location:
306 Camellia Street
Palm Beach Gardens
PCN: 52434218030070390
LEGAL: PL 1 PALM BEACH GARDENS ESTS LT 39 BLK 7
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
303.1 Swimming pools
303.2 Enclosures
Corrective Action:
79-5 Cut all high grass and/or weeds from entire property
303.1 Clean pool and maintain ongoing
303.2 Self-latching device for pool entrance gate must be operational at all times
Code Officer:
Michael Williams

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J. **Case No.**
[09-12-3383](#)
Property Owner
Cheryl A Gomes
10339 Daphne Ave
Palm Beach Gardens
Violation Location:
10339 Daphne Ave
Palm Beach Gardens
PCN: 52434207010510010
LEGAL: CITY OF PALM BEACH GARDENS 5 LOT 1 BLK 51
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Keep yard trimmed, cut, pruned, and maintained on a regular basis so not to be in an overgrown state; eliminate rat population so not to be a hazard to this or neighboring properties
Code Officer:
Robert Williams

K. **Case No.**
[09-10-3286](#)
Property Owner
Michael Colia
9910 Dogwood Ave
Palm Beach Gardens
Violation Location:
9910 Dogwood Ave
Palm Beach Gardens
PCN: 52434218040210200
LEGAL: PL NO 3 CITY OF P B GARDENS LT 20 BLK 21
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; remove all outdoor storage from public view
Code Officer:
Michael Williams

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L. **Case No.**
[09-12-3350](#)
Property Owner
3005 Northlake Boulevard LLC
140 Vintage Isle Ln
Palm Beach Gardens
Violation Location:
3005 Northlake Blvd
Palm Beach Gardens
PCN: 52434218180010000
LEGAL: COSTAKOS PLAT TR A K/A COMMERCIAL
Code Section Violated:
78-284 Prohibited signs and prohibited sign locations
Corrective Action:
Remove prohibited signage which includes banner and free standing signage from location by 4:00pm on 12/5/09; unless permit is obtained in order to display signage
Code Officer:
Michael Williams

M. **Case No.**
[10-01-3410](#)
Property Owner
Edwin Spengeman and Carolyn Bryce
191 Bent Tree Drive
Palm Beach Gardens
Violation Location:
191 Bent Tree Drive
Palm Beach Gardens
PCN: 52424202050000630
LEGAL: BENT TREE PUD PH 2 LT 63
Code Section Violated:
303.1 Swimming pools
Corrective Action:
Clean pool and maintain ongoing
Code Supervisor:
Michael Williams

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III. FINE ASSESSMENT/STATUS HEARING

- A. Case No.**
[09.07.3060](#)
Property Owner
Ronald and Hollace Bailey
8633 Damascus Drive
Palm Beach Gardens
Violation Location:
8633 Damascus Drive
Palm Beach Gardens
PCN: 52424223010001440
LEGAL: HORSESHOE ACRES UNREC LT 144
Code Section Violated:
78-112 Building permits required
Corrective Action:
Obtain permits and final inspection for installation of fence; expired building permit BLDG-06-08-013166; contact Building Department at 561.799.4296
Code Officer:
Alex Lopez
- B. Case No.**
[09.09.3208](#)
Property Owner
Steve Nguyen
3768 Daphne Ave
Palm Beach Gardens
Violation Location:
289 Balsam Street
Palm Beach Gardens
PCN: 52434218030070210
LEGAL: PLAT 1 PALM BEACH GARDEN ESTS LT 21 BLK 7
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
79-5 Cut all high grass and/or weeds throughout entire property
Code Officer:
Michael Williams

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C. Case No.

[09.09.3252](#)

Property Owner

Diane Dorman
32 Thurston Drive
Palm Beach Gardens

Violation Location:

32 Thurston Drive
Palm Beach Gardens

PCN: 52424210010000080

LEGAL: PGA RESORT COMMUNITY PL 1 LOT 8

Code Section Violated:

79-5 Maintenance and appearance standards for all structures and landscaping
303.1 Swimming pools
303.2 Enclosures

Corrective Action:

Cut, mow, trim, prune entire landscape to include but not limited to pond embankment and keep maintained; repair damaged/missing screens on soffits and keep maintained; properly repair damaged gate on fence securing pool; clean pool to be clear and maintain at all times

Code Officer:

Alex Lopez

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D. Case No.

[09.08.3113](#)

Property Owner

Justo Naranjo
2597 Hinda Road
Lake Worth, FL 33403

Violation Location:

8561 40th Terrace N
Palm Beach Gardens

PCN: 52424224000001234

LEGAL: 24-42-42, N 106 FT OF S 371 FT OF W 178.74 FT OF E 330 FT OF NE
1/4

Code Section Violated:

34-181 Nuisance declared
78-112 Building permits required
79-5 Maintenance and appearance standards for all structures and landscaping
54-58 Placement for collection
78-395 Recreational vehicles and watercraft

Corrective Action:

34-181 Must adhere to code with regard to inoperable vehicles on property
78-112 Must pull permit for canopy and all fencing installed and/or altered on entire property; contact Building services with regard to permit for structure at 561.799.4201
79-5 Remove all outside storage from public view from front, side, and rear yards; cease parking vehicles on unapproved surfaces; repair all broken windows; cut and maintain all high grass and/or weeds; remove all trash and debris from entire property
54-58 Garbage cans must be maintained in accordance with code
78-395 Boat must comply with code in order to remain at property

Code Officer:

Michael Williams

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IV. STIPULATION

(NONE)

V. FINE REDUCTION HEARING

- A. Case No.**
[08-05-2030](#)
Property Owner
Marianna Thomas
4 Dunbar Road
Palm Beach Gardens, FL 33418
Violation Location:
4 Dunbar Road
Palm Beach Gardens, FL 33418
PCN: 52-42-42-08-01-000-0040
LEGAL: PGA RESORT COMMUNITY PL 6 IN PB47P153 LT 4
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Violation Description:
Cut, mow, trim, prune all overgrown landscape.
Code Officer
Alex Lopez
- B. Case No.**
[08-08-2193](#)
Property Owner
James Catucci
107 Winter Club Ct
Palm Beach Gardens, 33410
Violation Location:
107 Winter Club Ct
Palm Beach Gardens, 33410
PCN: 52-43-42-07-34-000-0220
LEGAL: OAKS-OAKS EAST PL 1 LT 22
Code Section Violated:
30-36 Excessive false alarm signals limited
Violation Description:
Cease all false alarm activity and pay a fee of \$400.00
Officer
Julius Barone

