

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
MARCH 16, 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, Recording Secretary
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.**
[10.02.3552](#)
- Property Owner**
Northlake Venture LC Lessor
24500 Chagrin Blvd, #200
Cleveland, OH 44122
- Violation Location:**
3061 Northlake Blvd
Palm Beach Gardens
PCN: 52434218170000020
LEGAL: NORTHLAKE CONGRESS COMMERCIAL CENTER S 235.67 FT
OF E 158.80 FT OF PLAY K/A POLLO TROPICAL LEASE PAR
- Code Section Violated:**
78-362 Size and location of loading spaces
- Corrective Action:**
Cease deliveries prior to 7:00am
- Code Officer:**
Michael Williams

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
MARCH 16, 2010
COUNCIL CHAMBERS
2:00PM**

II. VIOLATION CASES

- A. Case No.**
[09.12.3359](#)
Property Owner
PGA Commons Tract A West Trust
5520 PGA Blvd, Ste 200
Palm Beach Gardens
Violation Location:
4620 PGA Blvd
Palm Beach Gardens
PCN: 52424211330010010
LEGAL: PGA COMMONS PL 2 TR A (LESS ELY 1006.22 FT) K/A
COMMERCIAL & N 16.28 FT OF E 8.60 FT OF TR B
Code Section Violated:
78-290 Temporary signs allowed
Corrective Action:
Remove prohibited temporary sign/banners
Code Officer:
Robert Williams
- B. Case No.**
[09.12.3382](#)
Property Owner
Ruth Carazo
140 Robin Hill Circle
York, PA 17404
Violation Location:
403 Sandtree Drive
Palm Beach Gardens
PCN: 52434219030000161
LEGAL: SANDTREE SLY PT OF LT 16 AS IN OR3712P300
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Siding requires replacement and/or repair; contact Building Services at 561.799.4201 to ascertain whether permits and/or inspections required
Police Officer:
Michael Williams

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
MARCH 16, 2010
COUNCIL CHAMBERS
2:00PM**

C.

Case No.

[10.02.3557](#)

Property Owner

Westport Holdings PBG
3801 PGA Blvd, #805
Palm Beach Gardens

Violation Location:

3833 La Posada Drive
Palm Beach Gardens

PCN: 52434206120020000

LEGAL: LA POSADA TR B K/A FUTURE DEV

Code Section Violated:

78-328 Pruning

Corrective Action:

The violations are irreversible and irreparable in nature for the over pruning of 43 palms; in the future consult with the City Forester for pruning standards

Code Officer:

Robert Williams

D.

Case No.

[10.02.3556](#)

Property Owner

Westport Holdings PBG La Posada
3801 PGA Blvd, #805
Palm Beach Gardens

Violation Location:

3400 Masterpiece Way
Palm Beach Gardens

PCN: 52434206120010020

LEGAL: LA POSADA TR A (LESS SELY 239.63 FT LYG NELY OF & ADJ
TO TR L IN OR16259P1712

Code Section Violated:

78-328 Pruning

Corrective Action:

The violations are irreversible and irreparable in nature for the over pruning of 58 palms and 2 orchid trees; in the future consult with the City Forester for pruning standards

Code Officer:

Robert Williams

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
MARCH 16, 2010
COUNCIL CHAMBERS
2:00PM**

E. **Case No.**
 [10.02.3558](#)
 Property Owner
 Legends at the Gardens Condo Association
 3900 Woodlake Blvd
 Lake Worth, FL 33463
 Violation Location:
 4850 Bonsai Circle
 Palm Beach Gardens
 PCN: 5242412515
 LEGAL: TRACT B AS RECORDED IN PLAT BOOK 99, PAGE 191 THRU 193
 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
 FLORIDA
 Code Section Violated:
 78-328 Pruning
 Corrective Action:
 The violations are irreversible and irreparable in nature for the over pruning of 81 Sabal
 Palms; in the future consult with the City Forester for pruning standards
 Code Officer:
 Robert Williams

F. **Case No.**
 [09.12.3351](#)
 Property Owner
 Cay Partners LLC
 701 US Highway 1
 North Palm Beach, FL 33408
 Violation Location:
 11736 Valeros Court
 Palm Beach Gardens
 PCN: 52424135090002200
 LEGAL: OLD PALM PL 4 LT 220
 Code Section Violated:
 0-0 Multiple; 105.1 Required
 Corrective Action:
 Apply for, receive approval, obtain permit and final inspection for the installation of
 emergency generator; refer to permit # BLDG-07-10-022781
 Code Officer:
 Robert Williams

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
MARCH 16, 2010
COUNCIL CHAMBERS
2:00PM**

G. **Case No.**
[09.12.3355](#)
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:
78-285 Permitted signs
Corrective Action:
Must contact Growth Management Department (561.799.4243) in order to obtain permit
for permanent signage requirements
Code Officer:
Michael Williams

H. **Case No.**
[10.02.3575](#)
Property Owner
Tomas Vojkovsky
23 Selby Lane
Palm Beach Gardens
Violation Location:
23 Selby Lane
Palm Beach Gardens
PCN: 52424215130030100
LEGAL: BARCLAY CLUB AT PGA NATL REPL LT 10 BLK C
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Prune, cut, trim entire landscaping and keep maintained at all times; pressure wash
structure to be free of stains and mildew; paint areas as needed
Code Officer:
Alex Lopez

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
MARCH 16, 2010
COUNCIL CHAMBERS
2:00PM**

- I. **Case No.**
[09.12.3384](#)
Property Owner
Christian and Marie Charles
309 Sandtree Drive
Violation Location:
309 Sandtree Drive
Palm Beach Gardens
PCN: 52434219030000052
LEGAL: SANDTREE ELY PT OF LT 5 AS IN OR3295P542
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Fence in rear yard requires repair and/or replacement; contact Building Services at 799.4201 to ascertain if permits and/or inspections are necessary
Code Officer:
Michael Williams

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
MARCH 16, 2010
COUNCIL CHAMBERS
2:00PM**

III. FINE ASSESSMENT/STATUS HEARING

A. Case No.

[09.08.3121](#)

Property Owner

Phillip and Marilyn Schroth
8679 40th Terrace North
Palm Beach Gardens

Violation Location:

8679 40th Terrace North
Palm Beach Gardens

PCN: 52424224000001239

LEGAL: 24-42-42, N 106 FT OF S 1007 FT OF E 330 FT OF NE ¼ (LESS SR 9
R/W)

Code Section Violated:

54-58 Placement for collection

78-112 Building permits required

79-5 Maintenance and appearance standards for all structures and landscaping

Corrective Action:

54-58 Keep trash containers from public view until 12:00 noon day prior to pick up

78-112 Apply for and/or renew expired building permit for roof work being performed;
final inspection is required when work is completed

79-5 Clean up and/or dispose of all debris, trash, lumber scraps, block, paper, rags, tires,
lawnmowers, toys, tools, screen door, etc. and keep storage out of public view and keep
maintained as such; remove dead tree, stumps, and branches so not to be a danger to the
public; cut, trim, prune, weed, and mow all landscape materials and lawns and keep
maintained as such; repaint and/or touch up all areas of structure that are showing signs
of deterioration and weathering with matching colors

Code Officer:

Robert Williams

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
MARCH 16, 2010
COUNCIL CHAMBERS
2:00PM**

- B. 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
- C. Case No.**
[09.10.3319](#)
Property Owner
Michael and Susan Burns
3794 Holly Drive
Palm Beach Gardens
Violation Location:
3794 Holly Drive
Palm Beach Gardens
PCN: 52434218040240260
LEGAL: PL NO 3 CITY OF P B GARDENS LT 26 BLK 24
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
54-58 Placement for collection
78-275 Addresses
Corrective Action:
79-5 Repair entrance gate on east side of property; remove all outdoor storage to include plywood sheets, containers, bins, tires, tire rim covers, trash, debris, etc.; repair driveway which is in state of disrepair
54-58 Store all garbage cans and recycling bins per Code
78-275 Post address characters per Code
Code Officer:
Michael Williams

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
MARCH 16, 2010
COUNCIL CHAMBERS
2:00PM**

- D.** **Case No.**
[09.11.3335](#)
- Property Owner**
 Karl Volstad
 9688 Dogwood Ave
 Palm Beach Gardens
- Violation Location:**
 9688 Dogwood Ave
 Palm Beach Gardens
 PCN: 52434218040210020
 LEGAL: PL NO 3 CITY OF P B GARDENS LT 2 BK 21
- Code Section Violated:**
 79-5 Maintenance and appearance standards for all structures and landscaping
- Corrective Action:**
 Cease parking all vehicles on grass
- Code Officer:**
 Michael Williams

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
MARCH 16, 2010
COUNCIL CHAMBERS
2:00PM**

E.

Case No.

[09-02-2624](#)

Property Owner

Donnini Enterprises, Inc.
3501 SW Corporate Parkway
Palm City, FL 34990

Violation Location:

9730 Alt A1A
Palm Beach Gardens
PCN: 52434218000001020
LEGAL: 18-42-43, IRREG SHAPED PAR OF NEWLY 154.15 FT OF NE ¼
LYG NLY OF & ADJ TO ALT A1A R/W & SLY OF & ADJ TO
LIGHTHOUSE DR R/W

Code Section Violated:

78-159 Permitted uses, minor and major conditional uses, and prohibited uses
78-226 Zoning regulations
0-0 Multiple (78-329, 79-5, 78-378, 78-284, 78-112)

Corrective Action:

78-159 Must remove all vehicles from lot (auto dealership requires approval from the City) or must obtain approval from the City prior to operating an automotive dealership
78-226 Must remove all vehicles stored on the property
0-0 Per City Forester: restore missing/damaged hedges, mulch, sod on entire property and keep maintained as per approved landscape site plan; replace and restore all missing palms and keep maintained; all irrigation shall be operable, in good repair, in designated areas and keep maintained as per approved landscape site plan
0-0 Pressure wash entire buildings and walk paths and keep maintained; paint entire buildings and curbs and keep maintained; repair all pot holes, damaged curbs, light stands, dumpster enclosure and fencing on entire property and keep maintained; repair damaged structure at rear of property (permits may apply – consult with Building Department); remove from property all trash and debris and keep maintained; all open storage to be stored out of public view; remove non-permitted and prohibited A-frame signs; banners pennants, window signs and keep maintained; obtain permits and final inspection for dumpster enclosure, installment of window in bay area and sign display overhang
0-0 All repairs are to be made as per PBG Building Department; please contact Building Department for detailed instructions

Code Officer:

Alex Lopez

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
MARCH 16, 2010
COUNCIL CHAMBERS
2:00PM**

F. Case No.
[08-10-2372](#)
Property Owner
Michael Wheeler
58 E Balfour Dr
Palm Beach Gardens
Violation Location:
58 E Balfour Dr
Palm Beach Gardens
PCN: 52-42-42-10-06-000-0130
LEGAL: VILLAS OF THURSTON UNIT 13
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
79-5 Replace damaged roof (permits may apply; consult with city building department)
Code Officer:
Alex Lopez

IV. STIPULATION	(NONE)
V. FINE REDUCTION HEARING	(NONE)
VI. FORECLOSURE AUTHORIZATION HEARING	(NONE)