

**CITY OF PALM BEACH GARDENS  
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING  
JULY 20, 2010  
COUNCIL CHAMBERS  
2:00PM**

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**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  
**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.**  
[10.05.3790](#)
- Property Owner**  
School Board of PBC  
3300 Forest Hill Blvd, Unit B246  
West Palm Beach, FL 33406
- Violation Location:**  
4245 Holly Drive  
Palm Beach Gardens  
PCN: 52424212000005250  
LEGAL: 12-42-42, N 1025 FT OF S 1200 FT OF W 568 FT OF W ½ OF SE ¼  
(LESS WLY 63.56 FT MILITARY TRL R/W) & N 1000 FT OF S 1050  
FT OF W 1208.26 FT OF E 2075 FT OF SE ¼
- Code Section Violated:**  
78-285 Permitted signs  
78-284 Prohibited signs and prohibited sign locations
- Corrective Action:**  
78-285 Adhere to requirements within code; contact City of Palm Beach Gardens  
Planning and Zoning at 799.4243 for further details  
78-284 Adhere to requirements within code; contact City of Palm Beach Gardens  
Planning and Zoning at 799.4243 for further details
- Code Officer:**  
Alex Lopez

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**B. Case No.**

[10.01.3466](#)

**Property Owner**

PGA North II of Florida LLC  
3701 Catalfumo Way  
Palm Beach Gardens

**Violation Location:**

4101 Kyoto Gardens Drive  
Palm Beach Gardens

PCN: 52424201240160000

LEGAL: MACARTHUR PARCEL 5A PRESERVE TRACT

**Code Section Violated:**

78-742 Remedies

**Corrective Action:**

Adhere to remedies within Resolution 65, 2009

**Code Officer:**

Mohammad Jamal

**C. Case No.**

[10.06.3813](#)

**Property Owner**

Garden Oaks Homeowners Association Inc.  
4100 Lazy Hammock Road  
Palm Beach Gardens

**Violation Location:**

4100 Lazy Hammock Road  
Palm Beach Gardens

PCN: 52424224080020000

LEGAL: GARDEN OAKS PL 1 TRS B THRU K INC, R, W, BUFFER AREAS  
& PRIVATE RD R/WS

**Code Section Violated:**

78-328 Pruning

**Corrective Action:**

These violations are irreversible and irreparable in nature for the over pruning of two  
Oak trees

**Code Officer:**

Robert Williams

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- D.**     **Case No.**  
[10.06.3853](#)  
**Property Owner**  
ClockTower Professional Bldg  
10625 N Military Trail  
Palm Beach Gardens  
**Violation Location:**  
10625 N Military Trail  
Palm Beach Gardens  
PCN:           52424212130001010  
LEGAL:        CLOCKTOWER PROFESSIONAL BLDG CONDO UNIT 101  
**Code Section Violated:**  
78-328 Pruning  
**Corrective Action:**  
Pruning of 33 Sabal Palms are irreversible and irreparable in nature; Code Enforcement  
Special Magistrate will set forth ruling  
**Code Officer:**  
Alex Lopez
- E.**     **Case No.**  
[10.04.3652](#)  
**Property Owner**  
Robert and Joan Hilterman  
8407 Ridan Way  
Palm Beach Gardens  
**Violation Location:**  
721 7<sup>TH</sup> Court  
Palm Beach Gardens  
PCN:           52434207180007210  
LEGAL:        SANDALWOOD ESTATES LOT 721  
**Code Section Violated:**  
79-5 Maintenance and appearance standards for all structures and landscaping  
**Corrective Action:**  
Repair and/or replace broken and missing shingles on mansard roof; after repairs are  
made, clean mansard, siding, and fence so not to show signs of deterioration  
**Code Officer:**  
Robert Williams

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- F.**     **Case No.**  
[10.03.3636](#)  
**Property Owner**  
Ashley Apgar  
223 2<sup>nd</sup> Court  
Palm Beach Gardens  
**Violation Location:**  
223 2<sup>nd</sup> Court  
Palm Beach Gardens  
PCN:           52434207180002230  
LEGAL:        SANDALWOOD ESTATES LOT 223  
**Code Section Violated:**  
79-5 Maintenance and appearance standards for all structures and landscaping  
**Corrective Action:**  
Repair and/or replace broken and missing shingles on mansard roof; after repairs are made, clean mansard so not to show signs of deterioration  
**Code Officer:**  
Robert Williams
- G.**     **Case No.**  
[10.03.3641](#)  
**Property Owner**  
William and Janice Hebden  
4322 Applecrest Drive  
Palm Beach Gardens  
**Violation Location:**  
4322 Applecrest Drive  
Palm Beach Gardens  
PCN:           52424213050420380  
LEGAL:        UNIT NO 5 PALM BEACH SQUARE LT 38 BLK 42  
**Code Section Violated:**  
79-5 Maintenance and appearance standards for all structures and landscaping  
**Corrective Action:**  
Cut, mow, trim and keep maintained all lawn/landscape areas (including back and side yard areas); remove all materials (crates, buckets, containers, etc.) from public view  
**Code Officer:**  
Ismael Vasquez

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**H.**     **Case No.**  
          [10.05.3770](#)  
          **Property Owner**  
          Brock Development Corp c/o PBGS LTD  
          1551 Forum Place #100  
          West Palm Beach, FL 33401  
          **Violation Location:**  
          4276 Northlake Blvd  
          Palm Beach Gardens  
          PCN:           52424224000001220  
          LEGAL:       24-42-42, W ½ OF NE ¼ OF NE ¼ (LESS N 100 FT & E 220 FT OF S  
                          198 FT OF N 298 FT)  
          **Code Section Violated:**  
          30-39 Excessive false alarm signals limited  
          **Corrective Action:**  
          Cease excessive false alarm activity and pay fine of \$230 on or before 6/24/2010.  
          **Police Officer:**  
          Julius Barone

**I.**     **Case No.**  
          [10.05.3771](#)  
          **Property Owner**  
          Florida SE Inc.  
          5900 Lake Ellenor Drive  
          Orlando, FL 32809  
          **Violation Location:**  
          11611 Ellison Wilson Road  
          Palm Beach Gardens  
          PCN:           52434204290000000  
          LEGAL:       BRIDGE CENTER PL ALL OF PL LYG IN SEC 5  
          **Code Section Violated:**  
          30-39 Excessive false alarm signals limited  
          **Corrective Action:**  
          Cease excessive false alarm activity and pay fine of \$110 on or before 6/24/2010.  
          **Police Officer:**  
          Julius Barone

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**J.**     **Case No.**  
          [10.04.3649](#)  
          **Property Owner**  
          Thomas and Holly Dickens  
          713 7<sup>th</sup> Court  
          Palm Beach Gardens  
          **Violation Location:**  
          713 7<sup>th</sup> Court  
          Palm Beach Gardens  
          PCN:           52434207180007130  
          LEGAL:       SANDALWOOD ESTATES LOT 713  
          **Code Section Violated:**  
          79-5 Maintenance and appearance standards for all structures and landscaping  
          **Corrective Action:**  
          Repair and/or replace broken and missing shingles on mansard roof; after repairs are  
          made, clean mansard so not to show signs of deterioration  
          **Code Officer:**  
          Robert Williams

**K.**     **Case No.**  
          [10.04.3686](#)  
          **Property Owner**  
          A D and Dorothy Sanville  
          10170 Dahlia Avenue  
          Palm Beach Gardens  
          **Violation Location:**  
          10170 Dahlia Avenue  
          Palm Beach Gardens  
          PCN:           52434207010560260  
          LEGAL:       CITY OF PALM BEACH GARDENS 5 LOT 26 BLK 56  
          **Code Section Violated:**  
          78-395 Recreational vehicles and watercraft  
          **Corrective Action:**  
          Boat must be maintained per code; boat cannot remain in front of property  
          **Code Officer:**  
          Michael Williams

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- L.**     **Case No.**  
[10.06.3810](#)  
**Property Owner**  
Barbara Baum  
9928 Dahlia Avenue  
Palm Beach Gardens  
**Violation Location:**  
9928 Dahlia Avenue  
Palm Beach Gardens  
PCN:           52434218040240050  
LEGAL:        PL NO 3 CITY OF P B GARDENS LT 5 BLK 24  
**Code Section Violated:**  
79-5 Maintenance and appearance standards for all structures and landscaping  
**Corrective Action:**  
Cut all high grass and weeds throughout property; remove dead palm tree and debris from property  
**Code Officer:**  
Michael Williams
- M.**     **Case No.**  
[10.06.3865](#)  
**Property Owner**  
William and Michelle Vincil  
290 Lighthouse Drive  
Palm Beach Gardens  
**Violation Location:**  
290 Lighthouse Drive  
Palm Beach Gardens  
PCN:           52434218030150160  
LEGAL:        PL 1 PALM BEACH GARDENS ESTS LT 16 BLK 15  
**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; keep property from any debris  
303.1 Pool must be maintained in clean and sanitary condition  
303.2 Pool safety barriers must be maintained per code  
**Code Officer:**  
Michael Williams

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**N.**     **Case No.**  
          [10.05.3749](#)  
          **Property Owner**  
          Keith, Bill and Karen Norton  
          1002 Vision Terrace  
          Palm Beach Gardens  
          **Violation Location:**  
          1002 Vision Terrace  
          Palm Beach Gardens  
          PCN:           52424212100100020  
          LEGAL:       VISION ONE BLDG 10 UNIT B TWNHS  
          **Code Section Violated:**  
          79-5 Maintenance and appearance standards for all structures and landscaping  
          **Corrective Action:**  
          Remove all outside storage that presents as a blight from courtyard areas  
          **Code Officer:**  
          Michael Williams

**III. FINE ASSESSMENT/STATUS HEARING**

**A.**     **Case No.**  
          [10.03.3607](#)  
          **Property Owner**  
          John and Kathleen Amann  
          4588 Juniper Lane  
          Palm Beach Gardens  
          **Violation Location:**  
          4588 Juniper Lane  
          Palm Beach Gardens  
          PCN:           52424212040550090  
          LEGAL:       PGA NATIONAL GOLF CLUB ESTATES PL 2 LT 9 BLK 55  
          **Code Section Violated:**  
          79-5 Maintenance and appearance standards for all structures and landscaping  
          78-395 Recreational vehicles and watercraft  
          **Corrective Action:**  
          79-5 1) Cut, trim, prune and mow entire landscaping and keep maintained; remove all  
          trash and debris from property and keep maintained; all open storage must be kept in a  
          neat manner to rear or side of property and keep maintained; correct by April 9, 2010  
          2) Pressure wash structure to be free of stains and mildew and paint entire structure;  
          correct by April 30, 2010  
          78-395 Boat shall not exceed the height of the house; provide City personnel with  
          means of verification or remove boat from property  
          **Code Officer:**  
          Alex Lopez

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**B. Case No.**

[10.04.3730](#)

**Property Owner**

Dreamstar Acquisitions V LLC  
11000 Prosperity Farms Rd, #205  
Palm Beach Gardens

**Violation Location:**

11000 Prosperity Farms Rd  
Palm Beach Gardens

PCN: 52434205000005340

LEGAL: 5-42-43, W ½ OF SW ¼ OF SW ¼ OF SE ¼ LYG E OF & ADJ TO  
PROSPERITY FARMS RD (LESS N 300 FT & S 60 FT MONET RD  
R/W)

**Code Section Violated:**

78-303 Approval required

78-308 Compliance

**Corrective Action:**

78-303 Violations are irreversible and irreparable in nature for the removal of seven trees without the proper permits; in the future consult with City Forester for replacement of missing landscape materials and before engaging in any major tree/landscape work

78-308 Violations are irreversible and irreparable in nature for the replacement of the seven trees within thirty (30) days of removal and the improper pruning of twenty five (25) palms; consult City Forester for landscape restoration plan

**Code Officer:**

Robert Williams

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- C.**     **Case No.**  
          [10.04.3736](#)  
          **Property Owner**  
          Justin Ballard  
          26 Elgin Lane  
          Palm Beach Gardens  
          **Violation Location:**  
          26 Elgin Lane  
          Palm Beach Gardens  
          PCN:           52424215130090010  
          LEGAL:        BARCLAY CLUB AT PGA NATL REPL LT 1 BLK 1  
          **Code Section Violated:**  
          79-5 Maintenance and appearance standards for all structures and landscaping  
          **Corrective Action:**  
          Cut all high grass and/or weeds in side and rear yard areas; trim all hedges and trees in  
          courtyard side yard and rear yard areas; bush located on north end of property  
          encroaching onto neighbor's property requires correction  
          **Code Officer:**  
          Michael Williams
- D.**     **Case No.**  
          [10.05.3775](#)  
          **Property Owner**  
          Hilton Prescott and Adam Gompers  
          1219 La Fortuna Blvd  
          Kissimmee, FL 34744  
          **Violation Location:**  
          138 Andalusia Way  
          Palm Beach Gardens  
          PCN:           52424203030000190  
          LEGAL:        MIRASOL PAR F LT 19  
          **Code Section Violated:**  
          IPMC 303.1 Swimming pools  
          **Corrective Action:**  
          Maintain pool to be clean and clear at all times  
          **Code Officer:**  
          Alex Lopez

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- 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

**IV. STIPULATION (NONE)**

**V. FINE REDUCTION HEARING (NONE)**

**VI. FORECLOSURE AUTHORIZATION HEARING (NONE)**