

**CITY OF PALM BEACH GARDENS  
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING  
SEPTEMBER 21, 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. FINE REDUCTION HEARING**

**A. Case No.**

[10.03.3596, return to case](#)

**Property Owner**

James and Alessandra Finck  
3711 Holly Drive  
Palm Beach Gardens

**Violation Location:**

3711 Holly Drive  
Palm Beach Gardens

PCN: 52434207010580220

LEGAL: CITY OF PALM BEACH GARDENS 5 LT 22 BLK 58

**Code Section Violated:**

79-5 Maintenance and appearance standards for all structures and landscaping  
78-182 Lighting regulations

**Corrective Action:**

79-5 Paint all faded, peeling, dirty areas of entire home exterior; cut all high grass and weeds to entire property; remove dead tree in rear yard; repair and/or replace all fencing and disrepair (contact Building Dept. at 561.799.4201 to ascertain if permits are applicable for scope of work); cease all unapproved parking (i.e. parking of vehicles on grass); driveway requires repainting or resurfacing; remove all outside storage from public view (i.e. furniture, equipment, etc.); remove all boarding from windows/openings; must all remove any boarding serving as siding and/or unpermitted protective barrier (contact Building Dept. at 561.799.4201 to ascertain if permits are required for any alterations to building exterior  
78-182 Remove all holiday lighting

**Code Officer:**

Michael Williams

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**III. VIOLATION CASES**

- A. Case No.**  
[09.09.3253](#)  
**Property Owner**  
Robin L Arrington  
9201 Bamboo Drive  
Palm Beach Gardens  
**Violation Location:**  
9201 Bamboo Drive  
Palm Beach Gardens  
PCN: 52424213040470190  
LEGAL: UNIT NO 4 PALM BEACH SQUARE LT 19 BLK 47  
**Code Section Violated:**  
78-112 Building permits required  
**Corrective Action:**  
Contact City Building Department at 561.799.4201 concerning expired permit # BLDG-07-03-017476 for windows and stucco work; update permit and pass final inspection  
**Code Officer:**  
Ismael Vasquez
- B. Case No.**  
10.06.3870 (Case Pulled)  
**Property Owner**  
Noel and Otiese Daniel  
291 Balsam Street  
Palm Beach Gardens  
**Violation Location:**  
291 Balsam Street  
Palm Beach Gardens  
PCN: 52434218030070200  
LEGAL: PL 1 PALM BEACH GARDENS ESTS LT 20 BLK 7  
**Code Section Violated:**  
105.1 Required  
**Corrective Action:**  
Must obtain permit for alteration to driveway; contact Building Services at 561.799.4201 for permitting and survey(s) required to perform work  
**Code Officer:**  
Michael Williams

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- C.**     **Case No.**  
          [10.08.3940](#)  
          **Property Owner**  
          Palm Beach Gardens Professional Building  
          4259 Northlake Blvd  
          Palm Beach Gardens  
          **Violation Location:**  
          4273 Northlake Blvd  
          Palm Beach Gardens  
          PCN:           52424213000005130  
          LEGAL:       13-42-42, E 200 FT OF W 1166.19 FT OF N 125 FT OF S 175 FT OF  
                          SE ¼  
          **Code Section Violated:**  
          78-303 Approval required  
          **Corrective Action:**  
          Due to the irreversible and irreparable nature of these violations for the removal of eight  
          (8) palm clusters without the approval or a permit from the City, the Code Enforcement  
          Special Magistrate will set forth ruling.  
          **Code Officer:**  
          Ismael Vasquez
- D.**     **Case No.**  
          [10.08.3958](#)  
          **Property Owner**  
          Riverside Drive Investors LLC  
          3710 Buckeye Street  
          Palm Beach Gardens  
          **Violation Location:**  
          10358 Riverside Drive  
          Palm Beach Gardens  
          PCN:           52434207000007410  
          LEGAL:       7-42-43, TH PT OF SW ¼ LYG S OF BUCKEYE ST & NELY OF  
                          RIVERSIDE DR AS IN OR3083P1767  
          **Code Section Violated:**  
          78-187 Special events  
          **Corrective Action:**  
          Due to the irreversible and irreparable nature of the violation for Special Event held  
          without permit, the Code Enforcement Special Magistrate will set forth ruling.  
          **Code Officer:**  
          Ismael Vasquez

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**E. Case No.**  
[10.03.3634](#)  
**Property Owner**  
Robert P Clay  
5017 Whispering Hollow  
Palm Beach Gardens  
**Violation Location:**  
5017 Whispering Hollow  
Palm Beach Gardens  
PCN: 52424202030000340  
LEGAL: SHADY LAKES PL LT 34  
**Code Section Violated:**  
79-5 Maintenance and appearance standards for all structures and landscaping  
**Corrective Action:**  
Pressure wash structure and roof to be free of stains/mildew and paint where need be.  
**Code Officer:**  
Alex Lopez

**F. Case No.**  
[10.06.3839](#)  
**Property Owner**  
Irenaldo and Quirina Garcia  
1120 11<sup>th</sup> Court  
Palm Beach Gardens  
**Violation Location:**  
1120 11<sup>th</sup> Court  
Palm Beach Gardens  
PCN: 52434207180991120  
LEGAL: SANDALWOOD ESTATES LOT 1120  
**Code Section Violated:**  
79-5 Maintenance and appearance standards for all structures and landscaping  
**Corrective Action:**  
Repair and/or replace broken and missing boards on courtyard fence; repair so not to be leaning and when repairs are made clean so not to show signs of deterioration and weathering.  
**Code Officer:**  
Robert Williams

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- G.**     **Case No.**  
[10.06.3842](#)  
**Property Owner**  
Paul A Thomas  
305 3<sup>rd</sup> Court  
Palm Beach Gardens  
**Violation Location:**  
305 3<sup>rd</sup> Court  
Palm Beach Gardens  
PCN:           52434207180003050  
LEGAL:        SANDALWOOD ESTATES LOT 305  
**Code Section Violated:**  
79-5 Maintenance and appearance standards for all structures and landscaping  
**Corrective Action:**  
Repair and/or replace broken missing shingles on mansard; after repairs are made, clean the mansard and courtyard fence so not to show signs of deterioration and weathering.  
**Code Officer:**  
Robert Williams
- H.**     **Case No.**  
[10.07.3885](#)  
**Property Owner**  
Troy and Flor Reifschneider  
4293 Hazel Avenue  
Palm Beach Gardens  
**Violation Location:**  
4293 Hazel Avenue  
Palm Beach Gardens  
PCN:           52424201020470470  
LEGAL:        PL NO 4 CITY OF P B GARDENS LT 47 BLK 47  
**Code Section Violated:**  
78-275 Addresses  
79-5 Maintenance and appearance standards for all structures and landscaping  
**Corrective Action:**  
78-275 Install address numbers so they are visible from street level; life/safety issue for emergency services  
79-5 Remove the two (2) dead trees from the front yard so not to be a hazard in the event of a storm  
**Code Officer:**  
Robert Williams

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SEPTEMBER 21, 2010  
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**I. Case No.**  
[10.08.3956](#)  
**Property Owner**  
Eric Van Geary  
8690 SE Harbor Island Way  
Hobe Sound, FL 33455  
**Violation Location:**  
4018 Willow Run  
Palm Beach Gardens  
PCN: 52424202030000580  
LEGAL: SHADY LAKES PL LT 58  
**Code Section Violated:**  
79-5 Maintenance and appearance standards for all structures and landscaping  
**Corrective Action:**  
Mow, cut, trim, prune entire landscape on property and keep maintained  
**Code Officer:**  
Alex Lopez

**J. Case No.**  
[10.08.3987](#)  
**Property Owner**  
Moises and Joann Padilla  
4348 Empress Street  
Palm Beach Gardens  
**Violation Location:**  
4348 Empress Street  
Palm Beach Gardens  
PCN: 52424213060380180  
LEGAL: PALM BEACH SQUARE UNIT 6 LT 18 BLK 38  
**Code Section Violated:**  
79-5 Maintenance and appearance standards for all structures and landscaping  
**Corrective Action:**  
Cut, mow, trim, clean and keep maintained all lawn/landscaping areas; remove debris from property; replace shed missing door section; repair/replace fence sections in disrepair  
**Code Officer:**  
Ismael Vasquez

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SEPTEMBER 21, 2010  
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**K.**     **Case No.**  
          [10.09.4007](#)  
          **Property Owner**  
          Terry Wagner  
          4344 S Mary Circle  
          Palm Beach Gardens  
          **Violation Location:**  
          4344 S Mary Circle  
          Palm Beach Gardens  
          PCN:           52424224030000390  
          LEGAL:       NICHOLAS PARK UNREC LOT 39 (LESS N 10 FT)  
          **Code Section Violated:**  
          79-5 Maintenance and appearance standards for all structures and landscaping  
          **Corrective Action:**  
          Mow, cut, trim, and keep maintained the lawn and shrubs on entire property; pressure  
          clean driveway to be free of mold and mildew; paint front entry door so not to show  
          signs of weathering  
          **Code Officer:**  
          Robert Williams

**L.**     **Case No.**  
          [10.09.4027](#)  
          **Property Owner**  
          Mikie B Camp  
          8575 Wakefield Drive  
          Palm Beach Gardens  
          **Violation Location:**  
          8575 Wakefield Drive  
          Palm Beach Gardens  
          PCN:           52424224080000070  
          LEGAL:       GARDEN OAKS PL 1 LT 7  
          **Code Section Violated:**  
          79-5 Maintenance and appearance standards for all structures and landscaping  
          **Corrective Action:**  
          Mow, cut, trim, prune, and keep the entire rear yard so not to be in an overgrown state  
          creating a safety, health, or welfare issue to the neighboring properties; clean pool so  
          the water is clear and keep in a sanitary condition; repair torn screens in pool enclosure;  
          pressure wash/clean entire roof, driveway, and pool deck to include patio and privacy  
          wall  
          **Code Officer:**  
          Robert Williams

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**IV. FINE ASSESSMENT/STATUS HEARING**

**A. Case No.**

[08-04-2018](#)

**Property Owner**

Winchester Courts HOA  
8259 N Military Trail  
Palm Beach Gardens

**Violation Location:**

4270 Hazel Ave

Palm Beach Gardens

PCN: 52-42-42-01-05-000-0442

LEGAL: WINCHESTER COURTS UNIT 44B

**Code Section Violated:**

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

78-322 Hardscape and nonliving landscape materials installation requirements

78-308 Compliance

78-112 Building permits required

**Corrective Action:**

79-5 Pressure wash entire roof on all units, walls at parking lot entrance, fencing on all units, and light poles to be free of stains and mildew; scrape all peeling paint on fascia boards and repaint; replace all damaged/rotten fascia boards; repair damaged fencing on all units; fencing shall be symmetrical and in good repair; replace missing light covers on building fixtures; repair damaged walkway at south end of property; repair damaged light pole at southeast corner of property; repair broken window glass on unit 11605; repair broken clean-out cap on unit 11625; remove board on window on unit 11579; bury all exposed cables around units; obtain the services of licensed exterminator for the removal of wasps and insects on unit 11655; replace missing roof tiles on unit 11572

78-322 Per City Forester, replace missing mulch to all areas as approved on Landscape Site Plan

78-308 Per City Forester, replace all missing and deceased landscape

78-112 Obtain permits and final inspections for re-layering and re-stripping of all parking areas

**Code Officer:**

Alex Lopez

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- B.**     **Case No.**  
[10.07.3920](#)  
**Property Owner**  
Michael G Richards  
4016 Willow Run  
Palm Beach Gardens  
**Violation Location:**  
4016 Willow Run  
Palm Beach Gardens  
PCN:           52424202030000590  
LEGAL:        SHADY LAKES PL LT 59  
**Code Section Violated:**  
79-5 Maintenance and appearance standards for all structures and landscaping  
1-1 Title of Code  
**Corrective Action:**  
79-5 Mow, cut, trim, prune entire landscape and keep maintained; remove from  
property all trash and debris and keep maintained; repair damaged gate  
1-1 Maintain pool to be clean and clear at all times  
**Code Officer:**  
Alex Lopez
- C.**     **Case No.**  
[10.01.3444](#)  
**Property Owner**  
William and Daisy Fornaro  
3316 Pine Hill Trail  
Palm Beach Gardens  
**Violation Location:**  
3316 Pine Hill Trail  
Palm Beach Gardens  
PCN:           52424202030000690  
LEGAL:        SHADY LAKES PL LT 69  
**Code Section Violated:**  
79-5 Maintenance and appearance standards for all structures and landscaping  
1-1 Title of Code  
**Corrective Action:**  
79-5 Cut, mow, trim, prune entire landscape and keep maintained; remove deceased  
landscaping and keep maintained; pressure wash roof to be free of stains/mildew and  
keep maintained  
1-1 Maintain pool to be clean and clear at all times  
**Code Officer:**  
Alex Lopez

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**D.**     **Case No.**  
          [10.04.3660](#)  
          **Property Owner**  
          Aktar Zaman and Tamanna Sultana  
          4281 Heather Circle W  
          Palm Beach Gardens  
          **Violation Location:**  
          4281 Heather Circle W  
          Palm Beach Gardens  
          PCN:           52424212010710010  
          LEGAL:       CITY OF P B GARDENS NO 6 LOT 1 BLK 71  
          **Code Section Violated:**  
          78-395 Recreational vehicles and watercraft  
          **Corrective Action:**  
          Remove RV from property or properly screen according to above code section  
          **Code Officer:**  
          Ismael Vasquez

**E.**     **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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- F.**     **Case No.**  
[10.06.3832](#)  
**Property Owner**  
Gerardo and Maria De La Cruz  
4343 Applecrest Drive  
Palm Beach Gardens  
**Violation Location:**  
4343 Applecrest Drive  
Palm Beach Gardens  
PCN:           52424213050410190  
LEGAL:        UNIT NO 5 PALM BEACH SQUARE LT 19 BLK 41  
**Code Section Violated:**  
78-395 Recreational vehicles and watercraft  
**Corrective Action:**  
Remove boat from property or properly screen according to above code section; per owner's request case to be scheduled for August 17, 2010 Special Magistrate Hearing at 2:00pm.  
**Code Officer:**  
Ismael Vasquez
- G.**     **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

