

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
NOVEMBER 23, 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
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.**
[10.10.4157](#)
- Property Owner**
Harbour Properties of Florida
4060 PGA Blvd, Ste 204
Palm Beach Gardens
- Violation Location:**
4060 PGA Blvd
Palm Beach Gardens
PCN: 52424201000005014
LEGAL: 1-42-42, PARK IN SE ¼ OF SE ¼ LYG W OF & ADJ TO RCA DR AS
IN OR3744P1117
- Code Section Violated:**
78-328 Pruning
- Corrective Action:**
Due to the irreversible and irreparable nature of these violations, over-pruning of six (6) Silver Buttonwoods, the Special Magistrate will set forth ruling
- Code Officer:**
Robert Williams

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II. VIOLATION CASES

- A. Case No.**
[10.10.4128](#)
Property Owner
Group Force Northlake LLC
18205 Biscayne Blvd, Ste 2202
Aventura, FL 33160
Violation Location:
3855 Northlake Blvd
Palm Beach Gardens
PCN: 52434218000007400
LEGAL: 8-42-43, E 409.45 FT OF N 271.53 FT OF S 371.53 FT OF SE ¼ OF
SW ¼ OF SW ¼ (LESS E 203.57 FT OF N 216.14 FT OF S 316.14 FT)
Code Section Violated:
62-2 Obstructions prohibited
79-5 Maintenance and appearance standards for all structures and landscaping
78-329 Maintenance
Corrective Action:
62-2 Obstruction of public roadway is prohibited; cars parking on lot and along public
roadway are impeding the flow of traffic; semi-trailers parking on lot overnight are
generating noise complaints from citizens
79-5 Cease all parking and storage of vehicles on vacant lot
78-329 Sod all bare areas of lot and provide irrigation per City code
Code Officer:
Michael Williams
- B. Case No.**
[10.10.4152](#)
Property Owner
Gardens East Plaza LTD
11795 Osprey Pointe Cir
Wellington, FL 33449
Violation Location:
9880 Alt A1A
Palm Beach Gardens
PCN: 52434207260050000
LEGAL: GARDENS EAST PLAZA TR 5
Code Section Violated:
78-328 Pruning
Corrective Action:
Due to irreversible and irreparable nature of pruning of sixteen (16) Sabal Palms, the
Special Magistrate will set forth ruling
Code Officer:
Michael Williams

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- C.** **Case No.**
[10.11.4162](#)
Property Owner
PGA Plaza Associates LTD
324 Royal Palm Way, Ste 100
Palm Beach, FL 33480
Violation Location:
2514 PGA Blvd
Palm Beach Gardens
PCN: 52434205000007010
LEGAL: 5-43-42, S 392 FT OF N 452 FT (LESS N 200 FT OF E 200 FT, W 100
 FT & N 170 FT OF E 205 FT OF W 608.61 FT & NLY 20 FT OF WLY
 537.39 FT OF ELY 737.40 FT OF PGA BLVD R/W) OF NE ¼ OF SW
 ¼ A/K/A PGA PLAZA
Code Section Violated:
78-328 Pruning
Corrective Action:
Due to the irreversible and irreparable nature of the over pruning of one (1) Oak tree,
the Special Magistrate will set forth the ruling
Code Officer:
Robert Williams
- D.** **Case No.**
[10.09.4001](#)
Property Owner
Leo and Peggy Gagnon
4294 S Mary Circle
Palm Beach Gardens
Violation Location:
4294 S Mary Circle
Palm Beach Gardens
PCN: 52424224030000430
LEGAL: NICHOLAS PARK UNREC LOT 43 (LESS N 10 FT)
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Replace/repair roof so not to be in a deteriorated condition; paint areas of structure that
has peeling and missing paint to include west wall and fascia; remove tree stump on
west side of structure
Code Officer:
Robert Williams

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E. **Case No.**
[10.08.3970](#)
Property Owner
Marsha F Rockhold
9494 Birmingham Drive
Palm Beach Gardens
Violation Location:
9494 Birmingham Drive
Palm Beach Gardens
PCN: 52424213020050140
LEGAL: UNIT 2 PALM BEACH SQUARE LT 14 BLK 5
Code Section Violated:
78-395 Recreational vehicles and watercraft
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
78-395 Remove RV/camper from property or properly screen according to above code section; Per owner's request to be scheduled for 11/23/10 hearing at 2:00pm
79-5 Remove RV/camper from property or properly screen according to above code section; Per owner's request to be scheduled for 11/23/10 hearing at 2:00pm
Code Officer:
Ismael Vasquez

F. **Case No.**
[10.10.4131](#)
Property Owner
Anita C Lanagan
10874 Magnolia Street
Palm Beach Gardens
Violation Location:
10874 Magnolia Street
Palm Beach Gardens
PCN: 52424212020080191
LEGAL: PGA NATIONAL GOLF CLUB ESTS 1 LT 19 /LESS S 1 FT/ BLK 8
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Mow, cut, trim, prune entire landscape and keep maintained; remove debris and open storage from front yard to include lawn mower, gas containers, and damaged lawn chair; paint non-painted fascia
Code Officer:
Alex Lopez

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III. FINE ASSESSMENT/STATUS HEARING

A. 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

B. 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

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- C.** **Case No.**
[10.06.3834](#)
Property Owner
Robin and Charles Stark
292 Balsam Street
Palm Beach Gardens
Violation Location:
292 Balsam Street
Palm Beach Gardens
PCN: 52434218030080180
LEGAL: PLAT 1 PALM BEACH GARDEN ESTS LT 18 BLK 8
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Remove all outside storage from public view and maintain ongoing; paint all faded and/or peeling areas to home (i.e., fascia areas)
Code Officer:
Michael Williams
- D.** **Case No.**
[10.09.4020](#)
Property Owner
Jerry and Kathleen Baxter
5004 Whispering Hollow
Palm Beach Gardens
Violation Location:
617 Holly Drive
Palm Beach Gardens
PCN: 52434218030100010
LEGAL: PL 1 PALM BEACH GARDEN ESTS LT 1 BLK 10
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Cut all high grass and/or weeds; remove all weeds encroaching onto home exterior; remove all dead palm fronds from property; remove all trash and debris from property; trim all hedges and/or bushes; repair broken mailbox
Code Officer:
Michael Williams

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- E.** **Case No.**
[10.10.4118](#)
Property Owner
Troy and Flor Reifschneider
4293 Hazel Ave
Palm Beach Gardens
Violation Location:
4293 Hazel Ave
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 and display address numbers so they are visible at street level; life/safety issue for emergency services
79-5 Remove dead trees from front yard; cut, mow, trim, and prune the entire lawn and all shrubs, including palms, so not to show signs from lack of maintenance; keep maintained on an ongoing basis; fill in deep hole next to driveway in front of dead palm so not to be a falling/tripping hazard
Code Officer:
Robert Williams
- F.** **Case No.**
[10.10.4136](#)
Property Owner
Daniela Riccelli
9518 Keating Drive
Palm Beach Gardens
Violation Location:
9518 Keating Drive
Palm Beach Gardens
PCN: 52424213020070150
LEGAL: UNIT 2 PALM BEACH SQUARE LT 15 BLK 7
Code Section Violated:
303.2 Enclosures
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
303.2 Repair/replace fence gate door so that pool area is secured
79-5 Cut, mow, trim, clean and keep maintained all landscaping/lawn areas; remove all trash and debris from property; replace missing mailbox or remove mailbox pole; repair fence sections where needed
Code Officer:
Ismael Vasquez

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G. 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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IV. STIPULATION

(NONE)

V. FINE REDUCTION HEARING

A. Case No.

[10.03.3596](#)

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

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

Code Officer:

Michael Williams

VI. FORECLOSURE AUTHORIZATION HEARING

(NONE)