

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
APRIL 19, 2011
COUNCIL CHAMBERS
2:00PM**

Special Magistrate:	Kevin Wagner
Code Enforcement Attorney:	Abigail Jorandby
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.
[11.04.4567](#)
Property Owner
Gator Apple LLC
2150 Boggs Rd, Ste 140
Duluth, GA 30096
Violation Location:
3167 Northlake Blvd
Palm Beach Gardens
PCN: 52434218160000020
LEGAL: NORTHLAKE SQUARE PL ALL OF PLAT (LESS WLY 247.74 FT &
TR NL RD R/W) A/K/A PARS II & III
Code Section Violated:
78-187 Special events
Corrective Action:
Cease and desist “Special Event” i.e. Car Show being held on property at Applebee’s
Code Officer:
Michael Williams

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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 TRS WMT 1 & WMT 2 K/A WATER
MGMT
Code Section Violated:
78-742 Remedies
Corrective Action:
Adhere to remedies within Resolution 65, 2009
Code Supervisor:
Mohammad Jamal
Presented by Code Officer:
Robert Williams

C. Case No.
[11.03.4531](#)
Property Owner
Greenway at the Gardens LLC
2555 Mercedes Drive
Ft. Lauderdale, FL 33316
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:
Immediately cease and desist all media advertising (internet, email) of restaurant, bar, or lounge pursuant to Resolution 2, 2008; due to the irreversible/irreparable nature of the violations Code Enforcement Special Magistrate will set forth ruling
Code Officer:
Robert Williams

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- D.** **Case No.**
[11.03.4539](#)
Property Owner
Brenda C Charlton
4213 Royal Oak Drive
Palm Beach Gardens
Violation Location:
4213 Royal Oak Drive
Palm Beach Gardens
PCN: 52424224090000210
LEGAL: GARDEN OAKS SOUTH LT 21
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Repair, secure, cover all exposed/damaged openings in soffit and replace missing soffit vents to prevent rodent/pest infestation
Code Officer:
Ismael Vasquez
- E.** **Case No.**
[11.02.4332](#)
Property Owner
GS Palm Beach LLC
3139 N Lincoln #212
Chicago, IL 60657
Violation Location:
3350 Northlake Blvd
Palm Beach Gardens
PCN: 52434219150000000
LEGAL: SPORTS AUTHORITY AT PALM BEACH
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 3/31/2011
Police Officer:
Julius Barone

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- F.** **Case No.**
[11.03.4540](#)
Property Owner
Debra Guerra
4248 Royal Oak Drive
Palm Beach Gardens
Violation Location:
4248 Royal Oak Drive
Palm Beach Gardens
PCN: 52424224090001210
LEGAL: GARDEN OAKS SOUTH LT 121
Code Section Violated:
303.1 Swimming pools
Corrective Action:
Clean pool water and keep maintained
Code Officer:
Ismael Vasquez
- G.** **Case No.**
[11.02.4374](#)
Property Owner
Sean Brown
9108 Reed Drive
Palm Beach Gardens
Violation Location:
9108 Reed Drive
Palm Beach Gardens
PCN: 52424213030450210
LEGAL: UNIT NO 3 PALM BEACH SQUARE LT 21 BLK 45
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
78-275 Addresses
Corrective Action:
79-5 Cut, mow, trim, clean and keep maintained all lawn/landscaping areas; remove
debris from property; fill hole in front yard section so surface is level
78-275 Post address numbers so visible from road right-of-way
Code Officer:
Ismael Vasquez

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H. **Case No.**
[11.02.4387](#)
Property Owner
Lawrence L Landry & L G Martin
100 Galleria Officentre
Southfield, MI 48034
Violation Location:
3101 PGA Blvd, Ste Q223
Palm Beach Gardens
PCN: 52434206020001010
LEGAL: GARDENS MALL ALL OF PLAT (LESS LEASE PARS LYG
 WITHIN)
Code Section Violated:
66-46 Engaging in business without business tax receipt or upon false statements
Corrective Action:
Please renew 2010-2011 City of Palm Beach Gardens Business Tax Receipt (see
enclosed renewal notice); please call 561.799.4216 for questions
Business Services Coordinator
Kenthia White

I. **Case No.**
[11.03.4458](#)
Property Owner
Downtown at the Gardens Assoc
5410 Edson Ln
Rockville, MD 20852
Violation Location:
11701 Lake Victoria Gardens Ave, Ste 3103
Palm Beach Gardens
PCN: 52434206140010000
LEGAL: DOWNTOWN AT THE GARDENS & LANDMARK TR A
Code Section Violated:
66-46 Engaging in business without business tax receipt or upon false statements
Corrective Action:
Please renew 2010-2011 City of Palm Beach Gardens Business Tax Receipt (see
enclosed renewal notice); please call 561.799.4216 for questions
Business Services Coordinator
Kenthia White

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- J.** **Case No.**
 [11.03.4465](#)
 Property Owner
 Gardens East Plaza LTD
 9810 Alternate A1A
 Palm Beach Gardens
 Violation Location:
 9920 ALT A1A, Ste 802
 Palm Beach Gardens
 PCN: 52434207260090000
 LEGAL: GARDENS EAST PLAZA TR 9
 Code Section Violated:
 66-46 Engaging in business without business tax receipt or upon false statements
 Corrective Action:
 Please renew 2010-2011 City of Palm Beach Gardens Business Tax Receipt (see enclosed renewal notice); please call 561.799.4216 for questions
 Business Services Coordinator
 Kenthia White

III. FINE ASSESSMENT/STATUS HEARING

- A.** **Case No.**
 [10.12.4243](#)
 Property Owner
 Richard and Renee Hanna
 4169 Larch Ave
 Palm Beach Gardens
 Violation Location:
 4169 Larch Ave
 Palm Beach Gardens
 PCN: 52424212020080380
 LEGAL: PGA NATIONAL GOLF CLUB EST 1 LT 38 BLK 8
 Code Section Violated:
 79-5 Maintenance and appearance standards for all structures and landscaping
 Corrective Action:
 Maintain sod throughout entire property (i.e. dead and/or dying areas); areas damaged by boat also require maintenance and/or replacement; remove all outside storage, equipment, etc. from public view
 Code Officer:
 Michael Williams

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- B.** **Case No.**
[10.12.4214](#)
Property Owner
Harold and Merna Kaplan
4090 Lakespur Circle S
Palm Beach Gardens
Violation Location:
4090 Lakespur Circle S
Palm Beach Gardens
PCN: 52424212010630060
LEGAL: CITY OF P B GARDENS NO 6 LOT 6 BLK 63
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
78-393 Parking and storage restrictions for commercial vehicles
Corrective Action:
79-5 Pressure clean/repair/replace fence sections where needed by February 6, 2011; for further details please call 561.799.4252; remove all materials (boards, ladder, storage bins, etc.) from property or from public view by January 18, 2011
78-393 Remove trailer from property or properly screen and buffer according to above code section
Code Officer:
Ismael Vasquez
- C.** **Case No.**
[11.01.4312](#)
Property Owner
Tony and Angela Sanso
4357 Bamboo Drive
Palm Beach Gardens
Violation Location:
4357 Bamboo Drive
Palm Beach Gardens
PCN: 52424213040460170
LEGAL: UNIT NO 4 PALM BEACH SQUARE LT 17 BLK 46
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Clean exterior walls and front door and repaint where needed to show no evidence of discoloration by February 28, 2011; repair/replace fence gate/sections where needed by February 28, 2011; repair/replace missing window panel by February 28, 2011; possible permits may be required for fencing and window repairs; contact Building Department at 561.799.4201
Code Officer:
Ismael Vasquez

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- D.** **Case No.**
[11.03.4399](#)
Property Owner
Roberto and Maria Santiago
4500 Royal Palm Way
Palm Beach Gardens
Violation Location:
4500 Royal Fern Way
Palm Beach Gardens
PCN: 52424224100001650
LEGAL: GARDEN OAKS WEST LT 165
Code Section Violated:
303.1 Swimming pools
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
303.1 Clean pool and keep maintained; repair or replace pool covering
79-5 Keep all lawn/landscaping maintained and clean of all trash/debris (including removal of debris located in roof gutters); secure all exposed opening(s) to prevent pest/rodent infestation; repair damaged roof gutter so structure is kept in good repair
Code Officer:
Ismael Vasquez
- E.** **Case No.**
[11.03.4471](#)
Property Owner
Sean Brown
9108 Reed Drive
Palm Beach Gardens
Violation Location:
9108 Reed Drive
Palm Beach Gardens
PCN: 52424213030450210
LEGAL: UNIT NO 3 PALM BEACH SQUARE LT 21 BLK 45
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Obtain services of a professional exterminator to remove bee infestation from front North West portion of home no later than 4:00pm on March 18, 2011
Code Officer:
Alex Lopez

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IV. STIPULATION

(NONE)

V. FINE REDUCTION HEARING

A. Case No.

[11.02.4327](#)

Property Owner

Home Depot USA Inc

PO Box 105842

Atlanta, GA 30348

Violation Location:

3860 Northlake Blvd

Palm Beach Gardens

PCN: 52434219000003360

LEGAL: 19-42-43, SLY 794 FT OF NLY 1684 FT OF ELY 643.5 FT OF W ½
OF NW ¼ (LESS E 10 FT OF SLY 420 OF NLY 1310 FT & N 466.33
FT OF W 213.5 FT)

Code Section Violated:

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

Corrective Action:

Per resolution 103, 1993 replace dead and/or missing trees in parking area and along Sandtree Drive; replace dead shrubs in parking lot landscape islands along Sandtree Drive

Code Officer:

Michael Williams

B. 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

Corrective Action:

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

Code Officer:

Alex Lopez

VI. FORECLOSURE AUTHORIZATION HEARING

(NONE)