

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
MAY 17, 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.
[11.01.4261](#)
Property Owner
DRV Outparcel LLC
1 N Clematis St
West Palm Beach, FL 33401
Violation Location:
4570 Donald Ross Rd
Palm Beach Gardens
PCN: 52424125140030010
LEGAL: SHOPS OF DONALD ROSS REPL OF TR A TR C (LESS GAS
STATION IN OR18391P54, PAR IN OR18435P825, CVS PAR IN
OR19392P846
Code Section Violated:
78-290 Temporary signs allowed
Corrective Action:
Obtain permit for temporary lease sign or remove sign; contact permit department at
561.799.4296
Code Officer:
Alex Lopez

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- B. Case No.**
[11.04.4566](#)
Property Owner
Tommy HUA
371 Riverside Drive
Palm Beach Gardens
Violation Location:
371 Riverside Drive
Palm Beach Gardens
PCN: 52434218030140080
LEGAL: PLAT 1 PALM BEACH GARDEN ESTS LT 8 BLK 14
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; remove all trash and/or debris, storage, etc. from property; repair all rotted wood to fascia and soffit areas of house; remove all rotted and/or broken sections of fence
303.1 Condition of pool presents health and safety issue to community; pool must be maintained per code
303.2 Condition of pool barrier presents health and safety issue to community; pool barriers must be maintained per code
Code Officer:
Michael Williams
- C. Case No.**
[11.04.4597](#)
Property Owner
Edward and Stella Adams
10270 N Military Trail, Ste 7-B
Palm Beach Gardens
Violation Location:
10270 N Military Trail, Ste 7-B
Palm Beach Gardens
PCN: 52424212050020070
LEGAL: MANSON CONDOMINIUM NO 1 UNIT 7-B
Code Section Violated:
78-395 Recreational vehicles and watercraft
Corrective Action:
Remove RV from property by 2pm Thursday (April 28, 2011) or properly screen and buffer according to above code section
Code Officer:
Ismael Vasquez

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- D.** **Case No.**
[11.03.4441](#)
Property Owner
Elisner and Lorieuse Chevelon
729 Magnolia Dr
Lake Park, FL 33403
Violation Location:
568 Holly Drive
Palm Beach Gardens
PCN: 52434218030010150
LEGAL: PALM BEACH GARDEN ESTS PL 1 LT 15 BLK 1
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Paint all faded, dirty and/or peeling areas to building exterior
Code Officer:
Michael Williams
- E.** **Case No.**
[11.03.4538](#)
Property Owner
Virtual Bank
3801 PGA Blvd
Palm Beach Gardens
Violation Location:
8563 Wakefield Dr
Palm Beach Gardens
PCN: 52424224080000050
LEGAL: GARDEN OAKS PL 1 LT 5
Code Section Violated:
303.1 Swimming pools
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
303.1 Clean pool water and keep maintained
79-5 Cut, mow, trim, clean and keep maintained all lawn/landscaping areas
Code Officer:
Ismael Vasquez

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- F.** **Case No.**
 [11.03.4431](#)
 Property Owner
 Jean and Marie Larose
 904 37th St
 West Palm Beach, FL 33407
 Violation Location:
 564 Holly Dr
 Palm Beach Gardens
 PCN: 52434218030010140
 LEGAL: PALM BEACH GARDEN ESTS PL 1 LT 14 BLK 1
 Code Section Violated:
 79-5 Maintenance and appearance standards for all structures and landscaping
 Corrective Action:
 Paint all faded, dirty and/or peeling areas to exterior of building; remove tree stump in front of unit
 Code Officer:
 Michael Williams

III. FINE ASSESSMENT/STATUS HEARING

- A.** **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

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- B.** **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
- C.** **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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IV. FINE REDUCTION HEARING

- A. Case No.**
[09.04.2814](#)
Property Owner
Daniel Slattery
9164 Bamboo Dr
Palm Beach Gardens
Violation Location:
9164 Bamboo Dr
Palm Beach Gardens
PCN: 52424213040460130
LEGAL: UNIT NO 4 PALM BEACH SQUARE LT 13 BLK 46
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Cut all high grass and/or weeds throughout entire property; cease from parking vehicles on unapproved surfaces; paint all faded and/or peeling areas of exterior house areas; remove all outdoor storage from public view
Code Officer:
Michael Williams

V. STIPULATION

- A. Case No.**
[11.04.4572](#)
Property Owner
Glenwood Homeowners Assoc.
631 6th Ter
Palm Beach Gardens
Violation Location:
631 6th Ter
Palm Beach Gardens
PCN: 52-42-42-10-12-001-0000
LEGAL: GLENWOOD TWNHS AMND COMMON AREA
Code Section Violated:
78-328 Pruning
Corrective Action:
Refer to joint stipulation
Code Officer:
Alex Lopez

VI. FORECLOSURE AUTHORIZATION HEARING (NONE)