

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
JUNE 21, 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.
[11.01.4249](#)
Property Owner
Magazine Gardens East LP
75 Second Ave #200
Needham, MA 02494
Violation Location:
550 Coronado Way
Palm Beach Gardens
PCN: 52434207310000010
LEGAL: GARDENS EAST APTS PH I, ALL OF PH I & GARDENS EAST
APTS PH 2 PB67P79 ALL OF PH II
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Repair and/or replace all deteriorated and rotten wood on the pedestrian bridge leading to Promenade Plaza from Gardens East Apartments so not to cause a hazard to the public; paint structure when complete so to match throughout
Code Officer:
Robert Williams

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B. **Case No.**
 [11.02.4382](#)
 Property Owner
 School Board of Palm Beach County
 3300 Forest Hill Blvd #B246
 West Palm Beach, FL 33406
 Violation Location:
 9482 Macarthur Blvd
 Palm Beach Gardens
 PCN: 52434218000005080
 LEGAL: 18-42-43, SLY 330 FT OF NE ¼ W OF CNL C-17 & E OF PROPOSED
 ELY R/W LI OF GARDEN BLVD & THPT OF SE ¼ LYG BET CNL
 C-17 & PROPOSED ELY R/W LI OF GARDEN BLVD IN OR659P714
 Code Section Violated:
 78-285 Permitted signs
 Corrective Action:
 Adhere to requirements within the code; contact Planning & Zoning at 561.799.4243 for
 further details
 Code Officer:
 Robert Williams

C. **Case No.**
 [11.05.4667](#)
 Property Owner
 Gardens Trail Property Owners Assoc
 9121 N Military Trail
 Palm Beach Gardens
 Violation Location:
 10175 N Military Trail
 Palm Beach Gardens
 PCN: 52424212160010000
 LEGAL: GARDENS TRAIL COMMON AREAS
 Code Section Violated:
 78-328 Pruning
 Corrective Action:
 The pruning of twelve (12) Oak Trees is irreversible and irreparable in nature; Code
 Enforcement Special Magistrate will set forth ruling
 Code Officer:
 Alex Lopez

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- D.** **Case No.**
 [11.05.4687](#)
 Property Owner
 Benjamin Moore
 10330 N Military Trail
 Palm Beach Gardens
 Violation Location:
 10330 N Military Trail
 Palm Beach Gardens
 PCN: 52424212070020030
 LEGAL: MANSON CONDO NO 3 UNIT 3-B
 Code Section Violated:
 78-393 Parking and storage restrictions for commercial vehicles
 Corrective Action:
 Remove commercial vehicle (Mac’s Bike Shop) from property
 Code Officer:
 Ismael Vasquez
- E.** **Case No.**
 [11.01.4310](#)
 Property Owner
 Donnini Enterprises Inc
 3501 SW Corporate Pkwy
 Palm City, FL 34990
 Violation Location:
 8961 N Military Trail
 Palm Beach Gardens
 PCN: 52424224000003011
 LEGAL: 24-42-42, TH PT OF NE ¼ OF NE ¼ OF NW ¼ AS IN OR2027P469
 (LESS RD R/W TAKEN IN OR2257P1100)
 Code Section Violated:
 79-5 Maintenance and appearance standards for all structures and landscaping
 Corrective Action:
 Remove from property all trash/debris and keep maintained; remove abandoned poles
 on north side of property; repair damaged fencing, awning, and roofing; permits may
 apply (consult with Building Department at 561.799.4210); repair potholes; repair,
 replace or remove damaged concrete fencing; permits may apply (consult with Building
 Department); pressure wash, scrape and remove peeling paint and re-paint all areas
 required
 Code Officer:
 Alex Lopez

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- F.** **Case No.**
[11.05.4616](#)
Property Owner
Donnini Enterprises Inc
3501 SW Corp Pkwy
Palm City, FL 34990
Violation Location:
9730 Alt A1A
Palm Beach Gardens
PCN: 52434218000001020
LEGAL: 18-42-43, IRREG SHAPED PAR OF NWLY 154.15 FT OF NE 1/4
 LYG NLY OF & ADJ TO ALT A1A R/W & SLY OF & ADJ TO
 LIGHTHOUSE
Code Section Violated:
30-39 Excessive false alarm signals limited
Corrective Action:
Cease excessive false alarm activity and pay fine of \$480 on or before 6/17/2011
Code Officer:
Julius Barone
- G.** **Case No.**
[11.02.4359](#)
Property Owner
Dawn Doubleday
9553 Keating Drive
Palm Beach Gardens
Violation Location:
9553 Keating Drive
Palm Beach Gardens
PCN: 52424213020090100
LEGAL: UNIT 2 PALM BEACH SQUARE LT 10 BLK 9
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Clean exterior walls (including gable and fascia board areas) and repaint where needed
to show no evidence of discoloration/fading/peeling; repair chain fence sections where
needed
Code Officer:
Ismael Vasquez

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H. **Case No.**
[11.01.4313](#)
Property Owner
Robert and Tiffany Clift
4369 Bamboo Drive
Palm Beach Gardens
Violation Location:
4369 Bamboo Drive
Palm Beach Gardens
PCN: 52424213040460180
LEGAL: UNIT NO 4 PALM BEACH SQUARE LT 18 BLK 46
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Cut, trim, clean and keep maintained all lawn/landscaping areas; repair/replace fence gate/sections where needed; possible permits may be required for fence replacement (contact Building Department at 561.799.4201)
Code Officer:
Ismael Vasquez

I. **Case No.**
[11.03.4533](#)
Property Owner
Keith and Julie Modelski
388 Riverside Drive
Palm Beach Gardens
Violation Location:
388 Riverside Drive
Palm Beach Gardens
PCN: 52434218030120200
LEGAL: PLAT 1 PALM BEACH GARDEN ESTS LT 20 BLK 12
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Remove all outside storage in public view to include ladders, car jacks, hurricane protection, etc.
Code Officer:
Michael Williams

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- J.** **Case No.**
[11.04.4544](#)
Property Owner
Kristine Roby
9482 Birmingham Drive
Palm Beach Gardens
Violation Location:
9482 Birmingham Drive
Palm Beach Gardens
PCN: 52424213020050130
LEGAL: UNIT 2 PALM BEACH SQUARE LOT 13 BLK 5
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
78-393 Parking and storage restrictions for commercial vehicles
78-392 Definitions
Corrective Action:
79-5 Parking of vehicles on grass is not permitted; all vehicles must be parked on an approved surface; remove all outside storage in public view to include carport, front and side yard areas
78-393 Commercial vehicles cannot be parked and/or maintained in residential areas of City
78-392 Commercial vehicles cannot be parked and/or maintained in residential areas of City
Code Officer:
Michael Williams
- K.** **Case No.**
[11.05.4680](#)
Property Owner
Carlos and Myrna Maysonet
163 Via Condado Way
Palm Beach Gardens
Violation Location:
163 Via Condado Way
Palm Beach Gardens
PCN: 52424134070000320
LEGAL: MIRABELLA AT MIRASOL PL B LT 32
Code Section Violated:
303.1 Swimming pools
Corrective Action:
Maintain pool to be clean and clear at all times
Code Officer:
Alex Lopez

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- L. **Case No.**
[11.05.4683](#)
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:
78-395 Recreational vehicles and watercraft
Corrective Action:
Boat must be properly stored and screened to remain at property; comply with code by
May 26, 2011 no later than 4:00pm
Code Officer:
Michael Williams

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III. FINE ASSESSMENT/STATUS HEARING

A. Case No.

[10.09.4012](#)

Property Owner

Goldcoast Beef Inc
3835 Ace Road W
Lake Worth, FL 33467

Violation Location:

3802 Northlake Blvd
Palm Beach Gardens

PCN: 52434219000003370

LEGAL: 19-42-43, E 211.11 FT OF W 1049.35 FT OF SLY 219.16 FT OF NLY
319.16 FT OF W 1/2 OF NW ¼

Code Section Violated:

79-5 Maintenance and appearance standards for all structures and landscaping
78-329 Maintenance

Corrective Action:

79-5 Paint and/or pressure wash all faded, dirty, stained or peeling areas to building's exterior; pressure wash all stained, faded, and/or dirty walkways; replace all broken and/or missing wheel stops; pressure wash all stained wheel stops; repair and/or replace all broken curbing and potholes in parking lot; remove all trash and debris from entire property

78-329 Landscaping must be maintained per site plan; contact City Forester, Mark Hendrickson, for clarification – 561.799.4259

Code Officer:

Michael Williams

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- B. Case No.**
[10.10.4158](#)
Property Owner
Murry & Suzanne Cohen
4140 Battersea Rd
Miami, FL 33133
Violation Location:
9056 N Military Trail
Palm Beach Gardens
PCN: 52424213000005020
LEGAL: 13-42-42, N 150 FT OF S 350 FT OF E 300 FT OF W 350 FT OF SE ¼
(LESS W 3 FT RD R/W)
Code Section Violated:
78-344 Construction and maintenance
Corrective Action:
Comply with above code section 78-344 for parking lot area maintenance and repairs;
permit required; contact City at 561.799.4201
Code Officer:
Ismael Vasquez
- C. 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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- D.** **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
- E.** **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

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IV. FINE REDUCTION HEARING

- A. Case No.**
[08.09.2284](#)
- Property Owner**
John Spencer
20314 SW 82nd Place
Miami, FL 33189
- Violation Location:**
1310 13th Court
Palm Beach Gardens
PCN: 52434207180991310
LEGAL: SANDALWOOD ESTATES LOT 1310
- Code Section Violated:**
79-5 Maintenance and appearance standards for all structures and landscaping
- Corrective Action:**
Repair and replace mansard roof and rotten wood siding on structure so to be in a good state of repair; building permits are required for the work to be performed
- Code Officer:**
Robert Williams

V. STIPULATION (NONE)

VI. FORECLOSURE AUTHORIZATION HEARING (NONE)