

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
OCTOBER 18, 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

- A. Case No.**
11.09.5028
- Property Owner**
Normac Development LLC
21707 San Simeon Cir
Boca Raton, FL 33433
- Violation Location:**
3333 Northlake Blvd
Palm Beach Gardens
PCN: 52434218220000020
LEGAL: SOUTH FLORIDA BLOOD BANK LT 2
- Code Section Violated:**
79-5 Maintenance and appearance standards for all structures and landscaping
- Corrective Action:**
Cut all high grass and weeds and maintain ongoing
- Code Officer:**
Michael Williams

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II. VIOLATION CASES

- A. Case No.**
11.07.4757
Property Owner
Get Gas & Go Ltd Co
9031 N Military Trail
Palm Beach Gardens
Violation Location:
9031 N Military Trail
Palm Beach Gardens
PCN: 52424213000007161
LEGAL: 13-42-42, NLY 185.01 FT OF S 235 FT OF 2 183 FT OF E 250 FT OF
SE ¼ OF SW ¼ (LESS E 9 FT & TRGLE COR SR 809 R/W)
Code Section Violated:
78-377 Mechanical and service equipment screening
Corrective Action:
A/C units must be screened per code; contact Planning & Zoning at 561.799.4230 for
details
Code Officer:
Alex Lopez
- B. Case No.**
11.08.4957
Property Owner
Frenchmans Creek Inc
13495 Tournament Drive
Palm Beach Gardens
Violation Location:
13495 Tournament Drive
Palm Beach Gardens
PCN: 52434130210010000
LEGAL: FRENCHMANS CREEK GOLF COURSE BLK 1 (LESS TRGLR PAR
DONALD ROSS RD & SR A1A R/WS) & BLK 23 A/K/A GOLF
COURSE & WATER MGMT TRS
Code Section Violated:
78-303 Approval required
78-302 Violations and penalties
Corrective Action:
Due to the irreversible/irreparable nature of the violations for the removal of four (4)
Oak Trees without City approval/permit, the Code Enforcement Special Magistrate will
set forth ruling.
Code Officer:
Robert Williams

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- C. Case No.**
11.08.4939
Property Owner
Gastion Inc
12305 S Dixie Hwy
Miami, FL 33156
Violation Location:
4481 Northlake Blvd
Palm Beach Gardens
PCN: 52424213000005030
LEGAL: 13-42-42, N 150 FT OF S 200 FT OF E 150 FT OF W 200 FT OF SE ¼
(LESS W 3 FT & TRGLR SHAPED PARCEL IN SW CORNER FOR
RD R/W IN OR2257P1098)
Code Section Violated:
FBC 104.5 Unsafe buildings or systems
Corrective Action:
Immediately cease occupancy of premises until structure is re-inspected and found safe per City Building Official Steven Kennedy at 561.799.4295; obtain permits from City Building Department at 561.799.4210 and complete repairs for collapsed roof structure and electrical system, which is unsafe due to MDP pulled away from the supporting wall, prior to occupancy
Code Officer:
Ismael Vasquez
- D. Case No.**
11.08.4973
Property Owner
Tien Le Joachim and Chau Thi Huynh
10214 Allamanda Blvd
Palm Beach Gardens
Violation Location:
10214 Allamanda Blvd
Palm Beach Gardens
PCN: 52434207280002140
LEGAL: SIENA OAKS LT 214
Code Section Violated:
105.1 Required
Corrective Action:
Obtain a building permit for the installation of kitchen in the garage of residence; building permit is subject to review from the City Planning & Zoning Department and passing a final inspection with the Building Department
Code Officer:
Robert Williams

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- E.** **Case No.**
11.05.4668
Property Owner
Jesus Castillo
4385 Flax Ct
Palm Beach Gardens, FL 33410
Violation Location:
4385 Flax Ct
Palm Beach Gardens
PCN: 52424212010770140
LEGAL: CITY OF P B GARDENS NO 6 LOT 14 BLK 77
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Clean or repaint driveway sections where needed to show no evidence of stains/discoloration
Code Officer:
Ismael Vasquez
- F.** **Case No.**
11.04.4590
Property Owner
Susana D OConnell
9926 Dogwood Ave
Palm Beach Gardens
Violation Location:
9926 Dogwood Ave
Palm Beach Gardens
PCN: 52434218040210210
LEGAL: PL NO 3 CITY OF P B GARDENS LT 21 BLK 21
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Pressure wash roof to be free of stains/mildew and maintain at all times
Code Officer:
Alex Lopez

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- G.** **Case No.**
11.07.4854
Property Owner
Richard Nagel
3311 Meridian Way S
Palm Beach Gardens
Violation Location:
3311 Meridian Way S
Palm Beach Gardens
PCN: 52434207023040431
LEGAL: MERIDIAN PARK PT OF LT 4 BLK 3 IN OR2545P1529 A/K/A UNIT
 A BLDG 43 OF SANDALWOOD
Code Section Violated:
78-377 Mechanical and service equipment screening
Corrective Action:
Air conditioning unit must be screened from public view as indicated by City ordinance
Code Officer:
Michael Williams
- H.** **Case No.**
11.07.4871
Property Owner
Christopher Fasick
9165 Demery Dr
Palm Beach Gardens
Violation Location:
9165 Demery Dr
Palm Beach Gardens
PCN: 52424213030450100
LEGAL: UNIT NO 3 PALM BEACH SQUARE LT 10 BLK 45
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/replace/repair storm shutter in disrepair
Code Officer:
Ismael Vasquez

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- I. Case No.**
11.08.4949
Property Owner
HSBC Bank USA Natl Assn Trs
4708 Mercantile Dr
Fort Worth, TX 76137
Violation Location:
10217 Flag Dr
Palm Beach Gardens
PCN: 52434207010520020
LEGAL: CITY OF PALM BEACH GARDENS 5 LT 2 BLK 52
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Paint all faded, discolored areas to home exterior
Code Officer:
Michael Williams
- J. Case No.**
11.08.4975
Property Owner
Frank and Nancy Clark
4401 Bellewood St
Palm Beach Gardens
Violation Location:
4401 Bellewood St
Palm Beach Gardens
PCN: 52424213050420030
LEGAL: UNIT NO 5 PALM BEACH SQUARE LT 3 BLK 42
Code Section Violated:
34-181 Nuisance declared
Corrective Action:
Obtain current registration/valid tags for White Mitsubishi Galant and Silver Oldsmobile Alero or remove vehicles from property; repair/replace flat tires for White Mitsubishi Galant or remove vehicle from property
Code Officer:
Ismael Vasquez

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- K.** **Case No.**
11.08.4979
Property Owner
Ronald and Ann Dawe
3740 Lighthouse Dr
Palm Beach Gardens
Violation Location:
3740 Lighthouse Dr
Palm Beach Gardens
PCN: 52434218040170210
LEGAL: PL NO 3 CITY OF P B GARDENS LT 21 BLK 17
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
303.1 Swimming pools
Corrective Action:
79-5 Cut all high grass and weeds throughout entire property; trim all trees and remove all dead limbs; pressure wash entire roof; repair all damaged and rotted areas to fascia and soffit areas
303.1 Clean swimming pool and maintain ongoing
Code Officer:
Michael Williams

III. FINE ASSESSMENT/STATUS HEARING

- A.** **Case No.**
11.05.4627
Property Owner
Gastion Inc
12305 S Dixie Hwy
Miami, FL 33156
Violation Location:
4481 Northlake Blvd
Palm Beach Gardens
PCN: 52424213000005030
LEGAL: 13-42-42, N 150 FT OF S 200 FT OF E 150 FT OF W 200 FT OF SE ¼
(LESS W 3 FT & TRGLR SHAPED PARCEL IN SW CORNER FOR
RD R/W IN OR2257P1098)
Code Section Violated:
78-285 Permitted signs
Corrective Action:
Apply for, receive approval, and obtain permit for existing window signage or remove from property; contact City's Planning and Zoning Department at 561.799.4243 for further clarification
Code Officer:
Ismael Vasquez

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- B. Case No.**
11.01.4272
Property Owner
Giana Milazzo
214 2nd Ct
Palm Beach Gardens
Violation Location:
214 2nd Ct
Palm Beach Gardens
PCN: 52434207180002140
LEGAL: SANDALWOOD ESTATES LOT 214 PLAT BK 32 PG 167 THRU 171
Code Section Violated:
78-377 Mechanical and service equipment screening
Corrective Action:
Replace rooftop A/C screening to conform with the other structures within the community so they are screened from public view
Code Officer:
Robert Williams
- C. Case No.**
11.01.4267
Property Owner
Alexander and Mary Viani
211 2nd Ct
Palm Beach Gardens
Violation Location:
211 2nd Ct
Palm Beach Gardens
PCN: 52434207180002110
LEGAL: SANDALWOOD ESTATES LOT 211
Code Section Violated:
78-377 Mechanical and service equipment screening
Corrective Action:
Replace rooftop A/C screening to conform with the other structures within the community so they are screened from public view
Code Officer:
Robert Williams

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- D.** **Case No.**
11.01.4268
Property Owner
Robert Navarro
PO Box 7245
West Palm Beach, FL 33405
Violation Location:
212 2nd Ct
Palm Beach Gardens
PCN: 52434207180002120
LEGAL: SANDALWOOD ESTATES LOT 212
Code Section Violated:
78-377 Mechanical and service equipment screening
Corrective Action:
Replace rooftop A/C screening to conform with the other structures within the community so they are screened from public view
Code Officer:
Robert Williams
- E.** **Case No.**
11.01.4269
Property Owner
Sandalwood Estates Homeowners Assn
1818 Australian Ave
West Palm Beach, FL 33409
Violation Location:
213 2nd Ct
Palm Beach Gardens
PCN: 52434207180002130
LEGAL: SANDALWOOD ESTATES LOT 213
Code Section Violated:
78-377 Mechanical and service equipment screening
Corrective Action:
Replace rooftop A/C screening to conform with the other structures within the community so they are screened from public view
Code Officer:
Robert Williams

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F. **Case No.**
11.07.4893
Property Owner
Donna M Cmar
9900 Dahlia Ave
Palm Beach Gardens
Violation Location:
9900 Dahlia Ave
Palm Beach Gardens
PCN: 52434218040240070
LEGAL: PL NO 3 CITY OF P B GARDENS LT 7 BLK 24
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
303.1 Swimming pools
Corrective Action:
79-5 Cut all high grass and weeds and maintain ongoing; remove all trash and debris
from property
303.1 Clean pool and maintain ongoing
Code Officer:
Michael Williams

G. **Case No.**
11.09.5024
Property Owner
Charles Feldman and Bruce Nagel
29 Boland Drive
West Orange, NJ 07052
Violation Location:
2724 Anzio Court, Unit 203
Palm Beach Gardens
PCN: 52434205350242030
LEGAL: SAN MATERA THE GARDENS CONDOMINIUM UNIT 203 BLDG
 24
Code Section Violated:
79-6 Responsibilities of owners and operators of dwellings, hotel units, and rooming
houses for let
Corrective Action:
Due to the health, safety, and welfare issues with this apartment, the Code Enforcement
Special Magistrate will set forth ruling
Code Officer:
Robert Williams

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H.

Case No.

11.09.5025

Property Owner

Yolanda Burgos
2470 NW 8th Lane
Sunrise, FL 33322

Violation Location:

4331 Arbor Way
Palm Beach Gardens
PCN: 52424213040440100
LEGAL: UNIT NO 4 PALM BEACH SQUARE LT 10 BLK 44

Code Section Violated:

303.1 Swimming pools
303.2 Pool enclosures
79-5 Maintenance and appearance standards for all structures and landscaping

Corrective Action:

303.1 Clean pool and keep maintained no later than 12:00pm on Friday (September 30, 2011)
303.2 Repair fencing so pool area is properly secured no later than 12:00pm on Friday (September 30, 2011)
79-5 Cut, mow, trim, clean and keep maintained all lawn/landscaping areas (including front, side, and backyard sections); remove all trash and debris from property; remove all materials (boards, phonebooks, etc.) from property or public view; repair damaged and missing fence section so in state of good repair; repair pothole in driveway to create smooth surface; all above corrections need to be complied no later than 12:00pm on Friday (September 30, 2011)

Code Officer:

Ismael Vasquez

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- I.** **Case No.**
11.05.4694
Property Owner
Raul Basantes
PO Box 02-5562
Miami, FL 33102
Violation Location:
308 Charroux Dr
Palm Beach Gardens
PCN: 52434131180000440
LEGAL: FRENCHMANS RESERVE POD C LT 44
Code Section Violated:
303.1 Swimming pools
Corrective Action:
Pool must be cleaned and remain clean at all times as it presents a health and safety issue to the community
Code Officer:
Michael Williams
- J.** **Case No.**
11.02.4393
Property Owner
Wilfredo and Miriam Rivas
8500 Sunset Dr
Palm Beach Gardens
Violation Location:
8500 Sunset Dr
Palm Beach Gardens
PCN: 52424224000001290
LEGAL: 24-42-42, N 100 FT OF S 1155.21 FT OF E ½ OF W ½ OF E ¼ OF NE ¼ (LESS W 15 FT RD R/W)
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Repair both driveway section on property (possible permits required; contact City Building Department at 799.4210); repaint exterior walls where needed to show no evidence of discoloration/fading/peeling
Code Officer:
Ismael Vasquez

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K.

Case No.

11.08.4945

Property Owner

JP Morgan Chase Bank

10188 Flag Drive

Palm Beach Gardens

Violation Location:

10188 Flag Drive

Palm Beach Gardens

PCN: 52434207010530130

LEGAL: CITY OF PALM BEACH GARDENS 5 LOT 13 BLK 53

Code Section Violated:

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

Corrective Action:

Repair and/or replace all damaged, rotted wood areas to roof, soffit and fascia areas of home; remove all outside storage in public view (i.e. tools, sofa, etc.); cut all high grass and/or weeds; paint all faded, peeling and dirty areas of house exterior; you must inquire with Building Services regarding possible permits necessary to effect repairs to roofing/rotted wood areas; Building Services can be contacted at 561.799.4201

Code Officer:

Michael Williams

