

**CITY OF PALM BEACH GARDENS
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
MARCH 24, 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.**
 [11.03.4399](#)
- 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

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II. VIOLATION CASES

- A. 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

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B.

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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- C. Case No.**
[11.02.4379](#)
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:
78-328 Pruning
Corrective Action:
1. There are seventeen (17) Sabal Palms pruned in violation of Section 78-328 (c) (2), which is deemed to be irreparable and irreversible in nature
2. There are seven (7) Live Oak trees and seven (7) Black Olive trees for a total of fourteen (14) trees that are in violation of at least one part of the pruning code Section 78-328, which is deemed to be irreparable and irreversible in nature
Code Officer:
Michael Williams

- D. 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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- E.** **Case No.**
[11.02.4353](#) ([Stipulation Reading](#))
Property Owner
Greenway at the Gardens LLC
205 N Country Club Drive
Atlantis, FL 33462
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:
Cease and desist all newspaper or other media advertising (The Palm Beach Post, Internet, Email) of restaurant, bar, or lounge pursuant to Resolution 2, 2008; due to the irreparable/irreversible nature of the violations, the Code Enforcement Special Magistrate will set forth the ruling
Code Officer:
Robert Williams
- F.** **Case No.**
[11.02.4384](#)
Property Owner
Salvatore and Jessica Lucido
364 Riverside Drive
Palm Beach Gardens
Violation Location:
364 Riverside Drive
Palm Beach Gardens
PCN: 52434218030120240
LEGAL: PLAT 1 PALM BEACH GARDEN ESTS LT 24 BLK 12
Code Section Violated:
78-393 Parking and storage restrictions for commercial vehicles
78-394 Exceptions for commercial vehicles
78-395 Recreational vehicles and watercraft
Corrective Action:
78-393 Parking of utility trailer at residence requires screening per code; trailer cannot be maintained in front yard
78-394 Trailer must be maintained and screened per code
78-395 Trailer must be screened per code Section 78-395
Code Officer:
Michael Williams

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- G.** **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
- H.** **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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III. FINE ASSESSMENT/STATUS 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

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- B. 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
- C. Case No.**
[10.06.3839](#)
Property Owner
Irenaldo and Quirina Garcia
1120 11th Court
Palm Beach Gardens
Violation Location:
1120 11th Court
Palm Beach Gardens
PCN: 52434207180991120
LEGAL: SANDALWOOD ESTATES LOT 1120
Code Section Violated:
79-5 Maintenance and appearance standards for all structures and landscaping
Corrective Action:
Repair and/or replace broken and missing boards on courtyard fence; repair so not to be
leaning and when repairs are made clean so not to show signs of deterioration and
weathering.
Code Officer:
Robert Williams

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IV. STIPULATION (NONE)

V. FINE REDUCTION HEARING

A. Case No.

[11.01.4259](#)

Property Owner

Danlen, Inc.
2401 PGA Blvd, Ste 280
Palm Beach Gardens

Violation Location:

2401 PGA Blvd, Ste 160
Palm Beach Gardens

PCN: 52434205000001460

LEGAL: 5-42-43, ELY 500.97 FT OF W 627.17 FT OF NLY 207.10 FT, ELY
206.05 FT OF W 322.05 FT OF S 808.52 FT OF N 1015.62 FT & ELY
775.09 FT OF W 901.29 FT OF SLY 302.53 FT LYG BET

Code Section Violated:

FBC 110.1.1 Building Occupancy

Corrective Action:

Due to the irreversible & irreparable nature of this violation for the UMI Fishbar & Grill located in Suite 160, Code Enforcement Special Magistrate will set forth ruling; cease and desist occupancy of outdoor/indoor bar area until permit BOUT-10-11-001058 has been issued a certificate of occupancy

Code Officer:

Ismael Vasquez

VI. FORECLOSURE AUTHORIZATION HEARING (NONE)