

**VILLAGE OF ROYAL PALM BEACH  
SPECIAL MAGISTRATE HEARING AGENDA  
WEDNESDAY, SEPTEMBER 11, 2019  
5:30PM  
VILLAGE MEETING HALL**

**SPECIAL MAGISTRATE:** Doug MacGibbon

**VILLAGE ATTORNEY**

**CODE ENFORCEMENT INSPECTORS:** Lynda Walker, Gail McClain, Denna Foley,  
Margaret Hancotte & Administrative Assistant: Lou Hosford

**MINUTES:**

Minutes of the August 14, 2019 Special Magistrate Hearing were reviewed and signed by the Special Magistrate.

**STATUS/FINE ASSESSMENT HEARING:**

**CASE # 19-0293, 104 GRANADA STREET; BERRIS A & MARJORIE L REID**

Code Section: 06-190(a)

Description: Structure is stained. Garage door in disrepair.

Legal: LA MANCHA LT 3 BLK E

PCN: 72-41-43-14-01-005-0030

**CASE # 19-0539, 11614 OLEANDER DRIVE; DANIELLE A MOORE**

Code Section: 6-22 108.4

Description: Structure built without a permit.

Legal: PALM BEACH COLONY SECS 1 & 2 LT 8 BLK 18

PCN: 72-41-43-26-02-018-0080

**CASE # 18-2031, 9100 – 9250 BELVEDERE ROAD; ROYAL PALM BUSINESS PLAZA  
CONDOMINIUM**

Code Section: 15-141, 15-132, 15-57, 15-64, 9-8, 12-54, 6-195 & 23-49

Description: Landscape is not being maintained in a healthy growing condition. Trees are dead, dying and or missing. Trees are leaning over. Hedges and shrubs are dead, dying or missing. Landscaped beds and grass are full of weeds and uncultivated growth. Grass and weeds are overgrown. Trees are hanging over the walk ways and parking area and not providing 7' of vertical clearance. Hedges exceed maximum height allowed on the south side of the property. Landscape debris all over the property. Dumpster enclosures are full of trash and the trash and garbage are in the parking lot. Buildings and walkways are stained. Miscellaneous items are stored behind the buildings and trailers are stored in the parking lot behind the buildings.

Legal: ROYAL PALM BUSINESS PLAZA CONDO

PCN: MULTIPLE

**FINE ASSESSMENT HEARING:**

**CASE # 19-0613, 160 ALCAZAR STREET; MARCEL M & KATIA DESMONDEZ**

Code Section: 26-57

Description: Playset without a permit.

Legal: LA MANCHA THREE LT 37 BLK D

PCN: 72-41-43-14-03-004-0370

**CASE # 19-0713, 114 PARKWOOD DRIVE; MARGARITA PAOLA L JIMENEZ & GABRIEL MONTILLA**

Code Section: 6-190(a)

Description: Structure stained.

Legal: HUNTINGTON WOODS IN PB48P111 LT 61 BLK D

PCN: 72-41-43-14-08-004-0610

**CASE # 19-0802, 242 BILBAO STREET; PARAMOUNT RESIDENTIAL MRTG GROUP INC**

Code Section: 06-190(a) & 15-132

Description: Driveway & sidewalk are stained. Tree branch down in back yard.

Legal: LA MANCHA LOT 21 BLK L

PCN: 72-41-43-14-01-012-0210

**CASE # 19-0803, 249 BILBAO STREET; FEDERAL NATL MTG ASSN**

Code Section: 14-4(a), 06-190, 6-191, 15-71 & 14-2

Description: Disabled vehicles not moving every 30 days. Garage door & structure in disrepair.

Tree is down. Miscellaneous items in view.

Legal: LA MANCHA LT 65 BLK K

PCN: 72-41-43-14-01-011-0650

**CASE # 19-0844, 2261 RIDGEWOOD CIRCLE; JBD REAL ESTATE INVESTMENT LLC**

Code Section: 06-190(a)

Description: Structure & fence are stained.

Legal: MADISON GREEN PL 1 PARS F & J REPL LT 27 BLK F

PCN: 72-41-43-15-11-006-0270

**CASE # 19-0932, 306 LA MANCHA AVENUE; PROGRESS RESIDENTIAL BORROWER 5 LLC**

Code Section: 23-18(b)(3) & 23-17

Description: Parking on lawn. Parking over sidewalk.

Legal: LA MANCHA LT 7 BLK P

PCN: 72-41-43-14-01-016-0070

**CASE # 19-1061, 117 MIRAMAR AVENUE; PROGRESS RESIDENTIAL BORROWER 2 LLC**

Code Section: 6-135, 06-190(a), 15-132 & 12-4(c)

Description: House numbers not posted. Driveway & sidewalk are stained. Weeds in the hedges. Garbage can is not screened from public view.

Legal: LA MANCHA THREE LT 6 BLK J

PCN: 72-41-43-14-03-010-0060

CASE # 19-1140, 297 PONCE DE LEON STREET; FRANK C SCHILLO

Code Section: 26-62(f)

Description: HEALTH & SAFETY: Fence is down making the pool unsecured.

Legal: LA MANCHA TWO LT 1 BLK Q

PCN: 72-41-43-14-02-017-0010

CASE # 19-0577, 1396 ELMBANK WAY; CHRISTOPHER T HUTCHINSON

Code Section: 9-1, 26-57 & 6-22 108.4

Description: Fence installed without a permit. Structure built without a permit.

Legal: COUNTERPOINT ESTS PL NO 10 IN PB49P45 LT 581

PCN: 72-41-43-25-13-000-5810

CASE # 19-0591, 147 KINGS WAY; FIDEL D GUZMAN

Code Section: 6-22 105.5

Description: Permit #17-1101 for a pool has expired.

Legal: CRESTWOOD UNIT 1 PL 3 LT 18 BLK C

PCN: 72-41-43-27-11-003-0180

CASE # 19-0594, 1280 CHORUS WAY; SHAINA THANE

Code Section: 6-22 105.5

Description: Permit #18-2284 for shed has expired.

Legal: COUNTERPOINT ESTATES PL 4 LOT 423

PCN: 72-41-43-25-05-000-4230

CASE # 19-0629, 736 ORCHID DRIVE; GRACE M CHODKOWSKI

Code Section: 06-190(a)(1)

Description: Tiki hut in disrepair – thatch.

Legal: PALM BEACH COLONY SEC 1 REPLATLOT 1 BLK 1

PCN: 72-41-43-35-01-001-0010

CASE # 19-0597, 10616 FASCINATION LANE; ANTHONY KAMINSKI

Code Section: 6-22 105.5

Description: Permit #00-1670 for Additions/alterations Residential is expired.

Legal: COUNTERPOINT ESTATES PL NO 7 LOT 30

PCN: 72-41-43-25-09-000-0300

CASE # 19-0598, 171 BOBWHITE ROAD; RAFAEL M TORIBIO & JANNELLY M VILLAR

Code Section: 6-22 105.5

Description: Permit #14-2205 for Addition/alterations Residential is expired.

Legal: THE WILLOWS FIRST ADDITION LOT 6 BLK B

PCN: 72-41-43-25-01-002-0060

CASE # 19-0599, 171 BOBWHITE ROAD; RAFAEL M TORIBIO & JANNELLY M VILLAR

Code Section: 6-22 105.5

Description: Permit #15-0287 for gas line is expired.

Legal: THE WILLOWS FIRST ADDITION LOT 6 BLK B

PCN: 72-41-43-25-01-002-0060

CASE # 19-0600, 125 SUNFLOWER STREET; TAD J FULLER

Code Section: 9-1

Description: Permit #17-1079 for fence is expired.

Legal: HAWTHORN SUBDIVISION LOT 27 BLK D

PCN: 72-41-43-15-01-004-0270

CASE # 19-0740, 117 EIDER COURT; CALIRE L LYONNAIS TRUST

Code Section: 06-190(a)(1)(3)(5) & 12-4(c)

Description: Roof, structure, driveway & sidewalk are stained. Garbage can in public view.

Legal: THE WILLOWS FIRST ADDITION LOT 80 BLK G

PCN: 72-41-43-25-01-007-0800

CASE # 19-0789, 129 FINCH COURT; DEBRA M OWENS

Code Section: 14-4 & 14-2

Description: Disabled/unused/unregistered vehicles. Miscellaneous items.

Legal: THE WILLOWS FIRST ADDITION LOT 44 BLK G

PCN: 72-41-43-25-01-007-0440

**REPEAT VIOLATION HEARING:**

CASE # 19-1226, 157 SEVILLA AVENUE; JEFF 1 LLC

Code Section: 15-57

Description: REPEAT VIOLATION: High grass & weeds.

Legal: LA MANCHA TWO LT 12 BLK T

PCN: 72-41-43-14-02-020-0120

CASE # 19-1244, 10245 OKEECHOBEE BLVD; ECKO LLC

Code Section: 20-41

Description: REPEAT VIOLATION: Prohibited signs posted on the property.

Legal: FOX PROPERTIES PAR 5 REPL PAR 11

PCN: 72-41-43-24-02-011-0000

**VIOLATION HEARING:**

CASE # 19-0964, 132 SHERWOOD DRIVE; EVENS PETIT

Code Section: 06-190(a)

Description: Tarp on roof.

Legal: HUNTINGTON WOODS IN PB48P111 LT 82 BLK D

PCN: 72-41-43-14-08-004-0820

CASE # 19-0997, 192 ROYAL PINE CIRCLE E; JULIO & MARIBEL REINA

Code Section: 06-190(a)

Description: Driveway, sidewalk & structure stained.

Legal: ROYAL PINE ESTATES LT 2 BLK A

PCN: 72-41-43-23-07-001-0020

CASE # 19-1002, 126 LA MANCHA AVENUE; JORGE L, JORGE L JR & DAYLIN NARANJO

Code Section: 23-18(b)(2) & 23-17

Description: Restricted open trailer not screened from view. Parking over sidewalk.

Legal: LA MANCHA LT 12 BLK F

PCN: 72-41-43-14-01-006-0120

CASE # 19-1039, 164 SANTA MONICA AVENUE; CERBERUS SFR HOLDINGS LP

Code Section: 06-190(a), 14-2 & 26-57

Description: Driveway, sidewalk & structure stained. Plywood stored in front of fence. Roof structure on fence.

Legal: LA MANCHA TWO LT 4 BLK V

PCN: 72-41-43-14-02-022-0040

CASE # 19-1041, 229 LAS PALMAS STREET; MAGDA A VILARINO & JULIAN A CUBA

Code Section: 6-22 108.4 & 26-57

Description: Pavers & structures being done without permits.

Legal: LA MANCHA LT 54 BLK N

PCN: 72-41-43-14-01-014-0540

CASE # 19-1043, 361 LA MANCHA AVENUE; MICHAEL SHEETS & FRANCIS EBERHARDT

Code Section: 15-57, 15-132, 14-4(a), 12-4(c) & 06-190(a)

Description: High grass & weeds. Planter areas not maintained. Driveway & sidewalk stained. Disabled/unregistered vehicle. Garbage can not screened.

Legal: LA MANCHA TWO LT 13 BLK K

PCN: 72-41-43-14-02-011-0130

CASE # 19-1044, 146 CORTES AVENUE; MARC B & LINDA M THORNTON

Code Section: 23-18(b)(3), 14-2 & 12-4(c)

Description: Camper parked in back yard. Tarp on camper. Garbage can not screened from view.

Legal: LA MANCHA LT 25 BLK H

PCN: 72-41-43-14-01-008-0250

CASE # 19-1077, 159 RIVERA COURT; MARYANN LOFTIS

Code Section: 23-18(b)(2)

Description: More than (1) boat on property.

Legal: LA MANCHA TWO LT 14 BLK N

PCN: 72-41-43-14-02-014-0140

CASE # 19-1133, 219 BILBAO STREET; CERBERUS SFR HOLDINGS LP

Code Section: 06-190(a)

Description: Driveway & sidewalk stained.

Legal: LA MANCHA LT 50 BLK K

PCN: 72-41-43-14-01-011-0500

CASE # 19-1160, 180 BILBAO STREET; CERBERUS SFR HOLDINGS LP

Code Section: 14-4(a) & 14-2

Description: Disabled/unregistered vehicle. Debris stored on driveway under tarp.

Legal: LA MANCHA LT 31 BLK J

PCN: 72-41-43-14-01-010-0310

CASE # 19-1181, 242 BILBAO STREET; PARAMOUNT RESIDENTIAL MRTG GROUP INC

Code Section: 15-141(a)

Description: Dead/dying palm tree.

Legal: LA MANCHA LOT 21 BLK L

PCN: 72-41-43-14-01-012-0210

CASE # 19-1246, 221 BILBAO STREET; LAURA VITANZA & ALAN STROMFELD

Code Section: 15-57

Description: High grass & weeds.

Legal: LA MANCHA LT 51 BLK K

PCN: 72-41-43-14-01-011-0510

CASE # 19-1018, 10186 PATIENCE LANE; MOHAMED MOHAMED

Code Section: 9-4

Description: Fence in disrepair.

Legal: COUNTERPOINT ESTATES PL 5 LOT 477

PCN: 72-41-43-25-06-000-4770

CASE # 19-1050, 10389 CARMEN LANE; PERSONAL INVESTMENT INC

Code Section: 9-8

Description: Hedges over 4'.

Legal: COUNTERPOINT ESTS PL 3 LOT 378

PCN: 72-41-43-25-04-000-3780

CASE # 19-1051, 1371 DENLOW LANE; SWH 2017 1 BORROWER LP

Code Section: 14-4(a), 23-16 & 15-57

Description: Disabled vehicle. Vehicle parked in the swale for more than 24 hours without moving. Grass & weeds exceed height allowed.

Legal: COUNTERPOINT ESTS PL 14 LT 784

PCN: 72-41-43-25-17-000-7840

CASE # 19-1095, 1473 DONWOODS LANE; CHRISTOPHER & MARIELA M PENNOCK

Code Section: 06-190(a)(1)(3)(5) & 9-4

Description: Driveway, sidewalk & fence are stained.

Legal: COUNTERPOINT ESTS PL NO 10 IN PB49P45 LT 615

PCN: 72-41-43-25-13-000-6150

CASE # 19-1097, 1180 GRANDVIEW CIRCLE; GLENN A SHERRILL

Code Section: 14-2, 06-190(D), 15-132 & 9-8

Description: Miscellaneous items. Planting areas are overgrown. Hedges are not maintained & over 4'.

Legal: COUNTERPOINT ESTS PL NO 11 IN PB48P165 LT 819

PCN: 72-41-43-25-12-000-8190

CASE # 19-1113, 1392 THORNRIDGE LANE; PATRICIA SALMON

Code Section: 06-190(a)(1)(5)

Description: Sidewalk stained.

Legal: COUNTERPOINT ESTS PL NO 13 IN PB50P13 LT 742

PCN: 72-41-43-25-15-000-7420

CASE # 19-1170, 103 SEMINOLE LAKES DRIVE; SEMINOLE LAKES HMOWNRS ASSN INC

Code Section: 6-22 108.4

Description: Work done without a permit – driveway.

Legal: SEMINOLE ESTATES & TOWNHOMES TRS R-1 THRU R-9 K/A RECREATION

PCN: 72-41-43-35-05-018-0000

CASE # 19-0978, 114 CHESTNUT CIRCLE; MARCO BARRON

Code Section: 06-190(a)(1)(5)

Description: Sidewalk is painted.

Legal: CRESTWOOD UNIT 3 PL 3 LT 62

PCN: 72-41-43-27-17-000-0620

CASE # 19-1035, 116 SUNFLOWER CIRCLE; ALINA BAEZA

Code Section: 06-190(a)(1)

Description: Garage door in disrepair.

Legal: HAWTHORN SUBDIVISION LOT 2 BLK D

PCN: 72-41-43-15-01-004-0020

CASE # 19-1078, 1049 CONCERT WAY; IH6 PROPERTY FLORIDA LP

Code Section: 23-16 & 14-4

Description: Vehicle in swale for extended time. Disabled vehicle.

Legal: COUNTERPOINT ESTS PL 1 LOT 248

PCN: 72-41-43-25-02-000-2480

CASE # 19-1102, 172 SANDPIPER AVENUE; EARL L & LIBBY J BRANNAN

Code Section: 23-18(b)

Description: Trailer parked on driveway.

Legal: THE WILLOWS LOT 37 BLK A

PCN: 72-41-43-26-07-001-0370

CASE # 19-1103, 1356 CAROUSEL WAY; ARNALDO PEREZ

Code Section: 12-4(c) & 14-2

Description: Garbage cans in public view. Miscellaneous items.

Legal: COUNTERPOINT ESTS PL 3 LOT 315

PCN: 72-41-43-25-04-000-3150

CASE # 19-1114, 9405 SOUTHERN BOULEVARD; TT OF N ROYAL PALM INC

Code Section: 20-41

Description: Feather flags are prohibited.

Legal: PAG ROYAL PALM AUTOMOTIVE PARK TR 3

PCN: 72-41-43-31-12-003-0000

CASE # 19-1127, 133 JAY COURT; DOUGLAS & LISA D HASER

Code Section: 23-17 & 06-190(a)(1)

Description: Parking over sidewalk. Structure is stained.

Legal: THE WILLOWS FIRST ADDITION LT 18 BLK G

PCN: 72-41-43-25-01-007-0180

CASE # 19-1132, 180 KENSINGTON WAY; STATEWIDE HOMEOWNER SOLUTIONS LLC

Code Section: 06-191(11) & 14-2

Description: Pool not maintained. Miscellaneous items.

Legal: ANTHONY GROVES PH 1 LT 21 BLK 10

PCN: 72-41-44-01-01-010-0210

CASE # 19-1179, 77 SPARROW DRIVE; FRANCISCO DOMINGUEZ

Code Section: 12-4(c)

Description: Garbage can in public view.

Legal: SPARROW RUN LT 12 BLK A

PCN: 72-41-43-26-15-001-0120

CASE # 19-1183, 129 SPARROW DRIVE; CHABAD JEWISH CENTER OF RPB INC

Code Section: 15-141 & 15-71

Description: Dead trees.

Legal: THE WILLOWS LTS 6 THRU 8 BLK M

PCN: 72-41-43-26-07-013-0060

CASE # 19-1209, 176 PARK ROAD N; BRANDIE R, EDWARD G, EDWARD G III ABRAMSKI AND PATRICIA A MISIANO

Code Section: 6-22 108.4

Description: Gutters without a permit.

Legal: CRESTWOOD UNIT 3 PL 2 LT 24

PCN: 72-41-43-27-16-000-0240

CASE # 19-1220, 107 COCOPLUM CIRCLE; IH3 PROPERTY FLORIDA LP

Code Section: 26-57

Description: Structure without permit.

Legal: CRESTWOOD UNIT 3 PL 3 LT 73

PCN: 72-41-43-27-17-000-0730

CASE # 19-1240, 76 SPARROW TERRACE; DANA S DAVIES

Code Section: 15-57, 9-4(2) & 15-40

Description: High grass & weeds. Fence in disrepair. Plant over sidewalk/vertical clearance not met.

Legal: SPARROW RUN LT 12 BLK B

PCN: 72-41-43-26-15-002-0120



CASE # 19-0871, 390 S STATE ROAD 7; SCG BUCKINGHAM SQUARE LLC

Code Section: 15-141

Description: Landscape has been changed from approved plan in areas. Landscape is dead, dying or missing. Landscape is unhealthy in areas. Prohibited landscape on the property. Mulch is not per plan – as noted in letter dated 2/21/19 from our landscape consultant.

Legal: PEBB PIONEER PAR A

PCN: 72-41-43-27-17-000-0730

CASE # 19-1110, 10233 OKEECHOBEE BLVD B-10; COBBLESTONE VILLAGE AT ROYAL PALM BEACH

Code Section: 6-22 108.4 & 16-1(a)

Description: Interior work done without a permit (plumbing, etc.). Operating a salon without a salon license from the Village.

Legal: FOX PROPERTIES PAR 5 REPL NLY 640.40 FT OF WLY 480 FT OF PAR 5-R AS IN OR17659P164

PCN: 72-41-43-24-02-005-0030

CASE # 19-1186, 11020 TOWN CIRCLE; RD ROYAL PALM BEACH LLC

Code Section: 20-41 & 16-1(a)

Description: Banners placed for advertising. Operating a business without a Village of Royal Palm Beach Business Tax Receipt.

Legal: RD ROYAL PALM BEACH LLC SR 80 APT COMPLEX TRS PRT-1, PRT-2 & PRT-3 K/A REC

PCN: 72-41-43-36-11-016-0000

**FINE MITIGATION HEARING:**

CASE # 14-0279, 2128 BELLCREST COURT; NADER M DARYAEE & SOOSAN SAEMI

Code Section: 6-22 108.4

Description: Work to enclose open balcony being done without permits.

Legal: MADISON GREEN PL 1 PARS F, G & I REPL LT 43 BLK G

PCN: 72-41-43-15-09-007-0430

CASE# 17-1812, 876 CROTON DRIVE; HAI T & VAN THUY HAI LE

Code Section: 12-4(c)

Description: Garbage can in public view.

Legal: PALM BEACH COLONY SEC 2 REPL LT 12 BLK 14

PCN: 72-41-43-35-02-014-0120

CASE # 18-1118, 876 CROTON DRIVE; HAI T & VAN THUY HAI LE

Code Section: 06-190(h) & 6-191

Description: Boards are covering window/door.

Legal: PALM BEACH COLONY SEC 2 REPL LT 12 BLK 14

PCN: 72-41-43-35-02-014-0120

CASE# 17-0612, 139 RAVEN COURT; FATEMEH JAFAR NEJAD PEAR

Code Section: 06-190(a)(1)(2)(3)(5),

Description: Structure is stained/faded/weathered. Not uniform in color. Driveway & sidewalk stained.

Legal: THE WILLOWS FIRST ADDITION LOT 63 BLK G

PCN: 72-41-43-25-01-007-0630

CASE # 19-0870, 10200 FOX TRAIL SOUTH; SS DEVELOPMENT LLC

Code Section: 6-22 108.4

Description: Electrical work done without a valid permit Bldg 9.

Legal: FOX PROPERTIES PL PAR 4 (LESS E 300 FT & N 555 FT OF WLY 242.29 FT OF ELY 542.29 FT)

PCN: 72-41-43-24-01-000-0041

**HEALTH & SAFETY (ONE TIME ABATEMENT) HEARING:**

CASE # 19-1287, 297 PONCE DE LEON STREET; FRANK C SCHILLO

Code Section: 26-62(f)

Description: HEALTH & SAFETY: Pool is unsecured.

Legal: LA MANCHA TWO LT 1 BLK Q

PCN: 72-41-43-14-02-017-0010

CASE # 19-1234, 131 SUNFLOWER CIRCLE; INDIRA & RAVI PERSAUD

Code Section: 15-57

Description: HEALTH & SAFETY: High grass & weeds.

Legal: HAWTHORN SUBDIVISION LOT 6 BLK B

PCN: 72-41-43-15-01-002-0060

**Adjournment:**

**If a person decides to appeal any decision made by this group with respect to any matter considered at this meeting or hearing, he or she will need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeals is to be based. The Village of Royal Palm Beach does not provide such record. In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format (Large Print) upon request. Special accommodations can be provided upon request with three (3) days advanced notice of any meeting, by contacting the Village Clerk's office, Village of Royal Palm Beach, 1050 Royal Palm Beach Blvd, Royal Palm Beach, FL 33411 (561) 790-5100.**

**Hearing Assistance: If any person wishes to use a Listening Aid Hearing Device, please contact the village clerk prior to any meeting held in the Council Chambers.**