

**VILLAGE OF ROYAL PALM BEACH  
SPECIAL MAGISTRATE HEARING AGENDA  
WEDNESDAY, NOVEMBER 13, 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 October 9, 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 # 19-0318, 2493 WESTMONT LANE; CINDY R & MICHAEL A FEOLI SR**

Code Section: 26-57

Description: Canopies without a permit.

Legal: MADISON GREEN PL 1 PARS F, G & I REPL LT 64 BLK I

PCN: 72-41-43-15-09-009-0640

**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 # 19-0539, 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, & 23-49

Description: Landscape is not being maintained in a healthy growing condition. Trees are dead, dying and or missing. Hedges and shrubs are dead, dying or missing. Landscaped beds and grass are full of weeds and uncultivated growth. 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

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 # 19-1120, 11440 OKEECHOBEE BLVD.; 399 PALMETTO, LLC.

Code Section: 15-141

Description: Dead pine tree on the property. Landscape is missing and not according to the plan.

Legal: THE WILLOWS LTS 15, 16 & 17 (LESS N 7 FT SR 704 RD R/W) BLK L

PCN: 72-41-43-26-07-012-0150

**FINE ASSESSMENT HEARING:**

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

Code Section: 06-190(a)

Description: Structure is stained.

Legal: ROYAL PINE ESTATES LT 2 BLK A

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

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

Description: 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 # 19-1349, 306 LA MANCHA AVENUE; PROGRESS RESIDENTIAL BORROWER 5 LLC

Code Section: 23-18(b)(1)

Description: Tow truck is a prohibited vehicle.

Legal: LA MANCHA LT 7 BLK P

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

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 # 19-1177, 150 PRESERVE DRIVE; CLAUDETTE FORBES WILLIAMS EST

Code Section: 14-4(a)

Description: Disabled vehicle & expired tag.

Legal: PRESERVE AT CRESTWOOD LT 65

PCN: 72-41-43-27-18-000-0650

CASE # 19-1345, 521 N STATE ROAD 7; ROYAL CENTER LLC

Code Section: 20-41

Description: Banner without a permit.

Legal: COMMONS AT ROYAL PALM BEACH PL 2 LT 1

PCN: 72-41-43-36-04-000-0010

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 # 19-1183, 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 # 19-1185, 700 103<sup>RD</sup> AVENUE; THOMSON LOGISTICS ASSETS LLC

Code Section: 14-4

Description: Disabled/abandoned vehicles.

Legal: 36-43-41, SW ¼ OF NE ¼ OF NW ¼ & NW ¼ OF SE ¼ OF NW ¼ (LESS OR25615P644, TR C IN OR27255P1062 & W 50 FT LWDD S-3 CNL R/W) K/A PAR 1 IN OR27255P1056

PCN: 72-41-43-36-00-000-3030

CASE # 19-1293, 147 HERON PARKWAY; SRP SUB LLC

Code Section: 9-5

Description: Hedges exceed allowable height.

Legal: THE WILLOWS LOT 88 BLK B

PCN: 72-41-43-26-07-002-0880

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

**VIOLATION HEARING:**

CASE # 19-1263, 122 GIBRALTAR STREET; SUSAN FREEMAN & RONALD GINDOFF

Code Section: 06-190(a), 6-191, 12-4(c) & 15-132

Description: Driveway & sidewalk are stained. Pool not maintained. Garbage can not screened from view. Tree stumps.

Legal: LA MANCHA TWO LT 14 BLK X

PCN: 72-41-43-14-02-024-0140

CASE # 19-1279, 153 CORDOBA CIRCLE; DIANE S THOMAS

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

Description: Debris stored on the driveway. Driveway & sidewalk are stained.

Legal: LA MANCHA LT 27 BLK I

PCN: 72-41-43-14-01-009-0270

CASE # 19-1284, 268 SARATOGA BLVD E; BRANDY L MACKENZIE

Code Section: 06-190(a)

Description: Structure not painted to match after stucco work was done.

Legal: SARATOGA AT ROYAL PALM PL 5 LT 167

PCN: 72-41-43-15-05-000-1670

CASE # 19-1286, 133 GALIANO STREET; THERAPIST TO YOU INC

Code Section: 06-190(a), 23-18(b)(3), 14-2 & 12-4(c)

Description: Driveway, sidewalk & roof stained. Parking on lawn. Debris & garbage can in view.

Legal: LA MANCHA THREE LT 17 BLK C

PCN: 72-41-43-14-03-003-0170

CASE # 19-1348, 110 SEGOVIA AVENUE; ANDREW & JESSICA CAMIZZI

Code Section: 26-57

Description: Play structure without a permit.

Legal: LA MANCHA TWO LT 15 BLK T

PCN: 72-41-43-14-02-020-0150

CASE # 19-1361, 117 ROYAL PINE CIRCLE N; FRANCES DEMARINIS

Code Section: 06-190(a)

Description: Driveway & sidewalk are stained.

Legal: ROYAL PINE ESTATES LT 16 BLK B

PCN: 72-41-43-23-07-002-0160

CASE # 19-1362, 130 ROYAL PINE CIRCLE N; GERALD A & VALQUISHA D WILLIAMS

Code Section: 06-190(a)

Description: Driveway & sidewalk stained.

Legal: ROYAL PINE ESTATES, LT 33 BLK A & S 40 FT ABND MAYFLOWER ST LYG N OF & ADJ TO

PCN: 72-41-43-23-07-001-0330

CASE # 19-1364, 115 MALAGA STREET; JACQUELINE A DONALDSON & KARYL A PRYCE

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

Description: Disabled/unregistered vehicle. Parking on street/swale without moving every 24 hours.

Legal: LA MANCHA TWO LT 28 BLK K

PCN: 72-41-43-14-02-011-0280

CASE # 19-1394, 148 GRANADA STREET; FRED CARVER JR

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

Description: Restricted trailer not parked to code.

Legal: LA MANCHA LT 25 BLK E

PCN: 72-41-43-14-01-005-0250

CASE # 19-1454, 11700 OKEECHOBEE BLVD; VILLAGE CENTER MANAGEMENT LLC

Code Section: 6-22 108.4 & 12-2

Description: Construction being done without a permit. Dumpster without a permit.

Legal: VILLAGE CENTER AT ROYAL PALM BEACH PAR 1

PCN: 72-41-43-26-28-001-0000

CASE # 19-1455, 306 LA MANCHA AVENUE; PROGRESS RESIDENTIAL BORROWER 5 LLC

Code Section: 23-16

Description: Parking on vacant lot.

Legal: LA MANCHA LT 7 BLK P

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

CASE # 19-1474, 221 BILBAO STREET; ALAN STROMFELD & LAURA VITANZA

Code Section: 14-4(a), 14-2, 23-18(b)(1)(2), 26-57 & 12-4(c)

Description: Disabled/unregistered vehicle. Restricted trailer with storage makes it prohibited parked in back yard. Play structure without a permit. Garbage can & debris not screened.

Legal: LA MANCHA LT 51 BLK K

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

CASE # 19-0910, 177 KINGS WAY; DEONA A OLSEN, DEONA A OLSEN TR & DEONA A OLSEN TR TITL HLD R

Code Section: 06-190(a)(1)(3)(5)(h) & 6-191

Description: Structure & garage door in disrepair. Storm shutters are up. Driveway & sidewalk are stained.

Legal: CRESTWOOD UNIT 1 PL 4 LT 41 BLK D

PCN: 72-41-43-27-12-004-0410

CASE # 19-0998, 1268 GEMBROOK COURT; CAROLYN M SCHLANGER

Code Section: 6-22 108.4

Description: Water heater installed without a permit.

Legal: MADISON GREEN PL 1 PARS A, H & K REPL LT 103 BLK A

PCN: 72-41-43-15-08-001-1030

CASE # 19-1327, 10162 YEOMAN LANE; ROBERT J MELLIS

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

Description: Structure, driveway & sidewalk are stained.

Legal: COUNTERPOINT ESTATES PL 5 LOT 496

PCN: 72-41-43-25-06-000-4960

CASE # 19-1328, 10331 PIPPIN LANE; GAIRY CUMMINGS & MARIA SCHUURBIERS

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

Description: Sidewalk stained.

Legal: COUNTERPOINT ESTS PL 2 LOT 292

PCN: 72-41-43-25-03-000-2920

CASE # 19-1329, 10361 PIPPIN LANE; SABRINA FLEURINORD

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

Description: Driveway & sidewalk stained.

Legal: COUNTERPOINT ESTS PL 2 LOT 294

PCN: 72-41-43-25-03-000-2940

CASE # 19-1332, 10290 OLIVER LANE; BARRY E MARTIN

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

Description: Roof in disrepair.

Legal: COUNTERPOINT ESTS PL 3 LOT 364

PCN: 72-41-43-25-04-000-3640

CASE # 19-1342, 10198 YEOMAN LANE; WINFIELD & JULIE A TROWBRIDGE

Code Section: 9-4

Description: Fence in disrepair.

Legal: COUNTERPOINT ESTATES PL 5 LOT 499

PCN: 72-41-43-25-04-000-4990

CASE # 19-1369, 10404 OLIVER LANE; CERBERUS SFR HOLDINGS II LP

Code Section: 23-18(b)(1)a

Description: Prohibited vehicle.

Legal: COUNTERPOINT ESTS PL 3 LOT 372

PCN: 72-41-43-25-04-000-3720

CASE # 19-1380, 749 ORCHID DRIVE; JULIO & ALEXANDRA BALMASEDA

Code Section: 6-22 108.4 & 06-190(a)(1)(3)(5)

Description: Wood replaced on the carport without a permit. Sidewalk stained.

Legal: PALM BEACH COLONY SECS 1 & 2 LT 22 BLK 4

PCN: 72-41-43-26-02-004-0220

CASE # 19-1383, 11626 OLEANDER DRIVE; JOSE A PINEDA & MYRIAM LOPEZ ARIAS

Code Section: 26-57 & 6-22 108.4

Description: Structure done without a permit.

Legal: PALM BEACH COLONY SECS 1 & 2 LT 7 BLK 18

PCN: 72-41-43-26-02-018-0070

CASE # 19-1324, 131 SWAN PARKWAY W; GARY M & SUSAN J CHIRILLO

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

Description: Driveway & structure are stained. Rotted wood on side of home.

Legal: THE WILLOWS LOT 28 BLK E

PCN: 72-41-43-26-07-005-0280

CASE # 19-1337, 266 SANDPIPER AVENUE; HAYDEE & JORGE RIVERA

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

Description: Structure is stained.

Legal: THE WILLOWS LOT 11 BLK D

PCN: 72-41-43-26-07-004-0110

CASE # 19-1340, 267 SANDPIPER AVENUE; DARRELL G & KATHLEEN A BURNAM

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

Description: Structure is stained.

Legal: THE WILLOWS LT 21 BLK O

PCN: 72-41-43-26-07-015-0210

CASE # 19-1344, 275 SANDPIPER AVENUE; CHRISTOPHER & DAWN DANCHAK

Code Section: 9-4(2) & 06-190(a)(1)

Description: Fence in disrepair. Structure is stained.

Legal: THE WILLOWS LT 25 BLK O

PCN: 72-41-43-26-07-015-0250

CASE # 19-1350, 68 SPARROW PLACE; IH6 PROPERTY FLORIDA LP

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

Description: Structure is stained.

Legal: SPARROW RUN LT 16 BLK B

PCN: 72-41-43-26-15-002-0160

CASE # 19-1354, 142 DOVE CIRCLE; THERESE CASSAGNOL TRUST & NAUDE RIGAUD TRUST

Code Section: 23-18(b) & 06-190(a)(1)

Description: Trailer not screened from public view. Structure is stained.

Legal: THE WILLOWS FIRST ADDITION LOT 35 BLK D

PCN: 72-41-43-25-01-004-0350

CASE # 19-1356, 1050 SERENADE CIRCLE; BRENDEN E CHEW & TAYLOR SUTTON

Code Section: 26-57

Description: Play structure without permit – possibly in set back.

Legal: COUNTERPOINT ESTS PL 1 LOT 182

PCN: 72-41-43-25-02-000-1820

CASE # 19-1357, 10615 SUMMERTIME LANE; JORGE A PINTO

Code Section: 6-22 108.4

Description: Work without a permit.

Legal: COUNTERPOINT ESTS PL NO 9 LT 105

PCN: 72-41-43-25-11-000-1050

CASE # 19-1359, 1209 MOONLIGHT WAY; ALEXANDRA BRITCARI EST

Code Section: 9-4(2)

Description: Fence in disrepair.

Legal: COUNTERPOINT ESTATES PL NO 7 LT 15

PCN: 72-41-43-25-09-000-0150

CASE # 19-1389, 131 SUNFLOWER CIRCLE; INDIRA & RAVI PERSAUD

Code Section: 14-2, 15-57, 15-132 & 06-190(a)(1)(3)(5)

Description: Miscellaneous items. High grass & weeds. Grass & landscape debris on sidewalk. Sidewalk & driveway are stained.

Legal: HAWTHORN SUBDIVISION LOT 6 BLK B

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

CASE # 19-1400, 115 JAY COURT; KESNER & PAULA CHRYSOSTOME

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

Description: Structure is stained.

Legal: THE WILLOWS FIRST ADDITION LOT 9 BLK G

PCN: 72-41-43-25-01-007-0090

CASE # 19-1401, 133 JAY COURT; DOUGLAS & LISA D HASER

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

Description: Miscellaneous items. Garbage can in public view.

Legal: THE WILLOWS FIRST ADDITION LT 18 BLK G

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

CASE # 19-1405, 10501 SOUTHERN BLVD; CARMAX AUTO SUPERSTORES INC

Code Section: 15-57 & 15-132

Description: Vacant land – Grass & weeds are overgrown on the lot and the swale area adjacent to Southern Boulevard. The grass & weeds are growing out and onto the sidewalk adjacent to Southern Boulevard.

Legal: PALM BEACH FARMS CO PL NO 3 TR 8 LYG N OF & ADJ TO SR 80 R/W (LESS NLY 559.09 FT & WLY 51.88 FT 105<sup>TH</sup> AVE R/W)

PCN: 72-41-43-27-05-009-0082

CASE # 19-1543, 1100 ROYAL PALM BEACH BLVD; 7 ELEVEN INC

Code Section: 12-54, 23-49(a)(6), 6-135, 6-195 & 11-16

Description: Garbage & trash on the property. Disabled vehicle parked on the property.

Address numbers not to code. Means of egress is blocked.

Legal: 23-43-41, N 210.50 FT OF S 579.87 FT O W 190 FT OF TH PT OF SW ¼ LYG E OF & ADJ TO ROYAL PALM BCH BLVD A/K/A MOBIL OIL PAR B OF PROPOSED CROSSROADS SHPG CNTR

PCN: 72-41-43-23-00-000-7030



**FINE MITIGATION HEARING:**

**CASE#15-0494, 148 CORDOBA CIRCLE; WILSONDO ALTEUS & NICOLE CELIAN EST**

Code Section: 6-190(a) & 15-8

Description: Driveway, sidewalk & structure are stained. Prohibited vegetation (Florida Holly).

Legal: LA MANCHA LT 16 BLK H

PCN: 72-41-43-14-01-008-0160

**CASE # 17-1186, 148 CORDBOA CIRCLE; WILSONDO ALTEUS & NICOLE CELIAN EST**

Code Section: 06-135

Description: House numbers not posted on structure

Legal: LA MANCHA LT 16 BLK H

PCN: 72-41-43-14-01-008-0160

**CASE # 18-0507, 297 PONCE DE LEON STREET; FRANK C SCHILLO (DAVID BEGSTEIN)**

Code Section: 9-4

Description: Fence in disrepair.

Legal: LA MANCHA TWO LT 1 BLK Q

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

**CASE # 08-2050, 10215 MIKADO LANE; JOEL B & EVA C WINGATE**

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

Description: Structure in disrepair.

Legal: COUNTERPOINT ESTATES PL NO 6 LOT 530

PCN: 72-41-43-25-08-000-5300

**CASE # 09-1178, 10215 MIKADO LANE; JOEL B & EVA C WINGATE**

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

Description: Grass exceeds height. Fence in disrepair.

Legal: COUNTERPOINT ESTATES PL NO 6 LT 530

PCN: 72-41-43-25-08-000-5300

**CASE # 18-0812, 154 QUEENS LANE; 2017 1 IH BORROWER LP**

Code Section: 06-190(a)(1)(3)

Description: Roof & driveway are stained.

Legal: CRESTWOOD UNIT 1 PL 2 LT 55 BLK A

PCN: 72-41-43-27-10-001-0550

**CASE # 19-0567, 778 CARISSA DRIVE; JOSE A MARTINEZ**

Code Section: 6-22 108.4

Description: Work done without a permit – drywall, etc.

Legal: PALM BEACH COLONY SECS 1 & 2 LT 7 BLK 8

PCN: 72-41-43-26-02-008-0070

**CASE # 19-0059, 171 BOBWHITE ROAD; RAFAEL M TORIBIO & JANNELLY M VILLAR**

Code Section: 14-4 & 06-190(a)(1)(3)(h)

Description: Disabled/unused vehicle. Driveway is stained. Shutter closed.

Legal: THE WILLOWS FIRST ADDITION LOT 6 BLK B

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

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 # 16-1374, 11452 OKEECHOBEE BLVD; HOT PIE REAL ESTATE INVESTMENTS LLC  
Code Section: 15-57, 20-41, 6-22 105.5 & 23-49(a)(14)  
Description: Grass & weeds are overgrown along Sparrow Drive. Pot hole in drive isle. Banner permit for (1) banner is expired.  
Legal: THE WILLOWS LT 6 (LESS N 7 FT ADDL RD R/W) BLK L  
PCN: 72-41-43-26-07-012-0180

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

CASE # 19-1514, 254 PONCE DE LEON STREET; PROGRESS RESIDENTIAL BORROWER 1 LLC  
Code Section: 15-57 & 26-62(f)  
Description: HEALTH & SAFETY: High grass & weeds. Fence in disrepair making pool unsecured.  
Legal: LA MANCHA TWO LT 1 BLK AA  
PCN: 72-41-43-14-02-027-0010

**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.**