

**CITY OF PALM BEACH GARDENS
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING
CITY HALL COUNCIL CHAMBERS
MAY 23, 2023 @ 2:00 P.M.**

Special Magistrate:	Kevin Wagner
Code Compliance Attorney:	Jeffrey Jones
Neighborhood Services Director:	J.R. Evans
Code Compliance Operations Manager:	Ismael Vasquez
Recording Secretary:	Marie Anselm
Code Compliance Officers:	Doris Bainter Machelle St. Clair Kathryn Hunter-Stiles
	Maximillion Lewis Jorge Sanabria Mary Zarek

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. FIRE & POLICE DEPARTMENT CODE COMPLIANCE CASES**
 - A. VIOLATION HEARING (NONE)**
 - B. FINE ASSESSMENTS (NONE)**
 - C. REPEAT VIOLATIONS (NONE)**
- IV. CODE COMPLIANCE CASES**
 - A. REPEAT VIOLATIONS (NONE)**
 - B. VIOLATION HEARING**
 - C. FINE ASSESSMENTS**
- V. FINE REDUCTIONS (NONE)**
- VI. STIPULATION AGREEMENTS (NONE)**
- VII. FORECLOSURE AUTHORIZATION HEARINGS (NONE)**
- VIII. ADJOURNMENT**

- 1 -

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CODE COMPLIANCE SPECIAL MAGISTRATE HEARING
CITY HALL COUNCIL CHAMBERS
MAY 23, 2023 @ 2:00 P.M.**

IV. CODE COMPLIANCE CASES

B. VIOLATION HEARING

1. CASE NUMBER:
CODE-23-05-015519

OWNER/RESPONDENT:

VICTORIA O BERARDESCO
9558 N MILITARY TRAIL
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

9558 N MILITARY TRAIL
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-42-13-06-037-0460
LEGAL: PALM BEACH SQUARE UNIT 6 LOT 46 BLK 37

CODE SECTION VIOLATED:

IPMC 303.2 – ENCLOSURES

SENIOR CODE OFFICER:

DORIS BAINTER

- 2 -

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CITY HALL COUNCIL CHAMBERS
MAY 23, 2023 @ 2:00 P.M.**

2. CASE NUMBER:
CODE-23-01-015133

OWNER/RESPONDENT:

JOHN T DORSEY
561 IVY AVE
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

561 IVY AVE
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-18-03-004-0130

LEGAL: PL 1 PALM BEACH GARDEN ESTS LT 13 BLK 4

CODE SECTION VIOLATED:

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL
PROPERTY**

CODE OFFICER:

MACHELLE ST. CLAIR

- 3 -

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CITY HALL COUNCIL CHAMBERS
MAY 23, 2023 @ 2:00 P.M.**

3. CASE NUMBER:
CODE-22-10-014968

OWNER/RESPONDENT:

ROBERT A WARSHAW
11215 THYME DR
PALM BEACH GARDENS, FL 33418

VIOLATION LOCATION:

11215 THYME DR
PALM BEACH GARDENS, FL 33418

PCN#: 52-42-42-02-02-000-2170
LEGAL: CINNAMON PL 2 LT 217

CODE SECTION VIOLATED:

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL
PROPERTY**

CODE OFFICER:

JORGE SANABRIA

- 4 -

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CITY HALL COUNCIL CHAMBERS
MAY 23, 2023 @ 2:00 P.M.**

4. CASE NUMBER:
CODE-23-02-015241

OWNER/RESPONDENT:

RON SILVESTRI
9148 BAMBOO DR
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

9148 BAMBOO DR
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-42-13-04-046-0120
LEGAL: UNIT NO 4 PALM BEACH SQUARE LT 12 BLK 46

CODE SECTION VIOLATED:

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL
PROPERTY**

SENIOR CODE OFFICER:

DORIS BANTER

- 5 -

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MAY 23, 2023 @ 2:00 P.M.**

5. CASE NUMBER:
CODE-23-05-015517

OWNER/RESPONDENT:

LINDA J ORR
4549 HOLLY DR
PALM BEACH GARDENS, FL 33418

VIOLATION LOCATION:

4549 HOLLY DR
PALM BEACH GARDENS, FL 33418

PCN#: 52-42-42-12-04-054-0010
LEGAL: PGA NATIONAL GOLF CLUB ESTS 2 LT 1 BLK 54

CODE SECTION VIOLATED:

78-395 – RECREATIONAL VEHICLES AND WATERCRAFT

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL
PROPERTY**

CODE OFFICER:

MARY ZAREK

- 6 -

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6. CASE NUMBER:
CODE-22-03-014419

OWNER/RESPONDENT:

ELMARC TOWNHOUSE HOMEOWNERS ASSOCIATION, INC.
4350 LILAC ST
UNIT C
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

LILAC ST
PALM BEACH GARDENS FL 33410

PCN#: 52-42-42-12-14-001-0000

LEGAL: ELMARC TWH A/K/A LILAC ST TWH ALL OF SUB (LESS UNITS)
A/K/A COMMON AREA

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL
PROPERTY**

CODE OFFICER:

MACHELLE ST. CLAIR

- 7 -

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MAY 23, 2023 @ 2:00 P.M.**

7. CASE NUMBER:
CODE-21-05-013562

OWNER/RESPONDENT:

TRAILS END VILLAS, INC.
C/O SEA BREEZE COMMUNITY MANAGEMENT SERVICES, INC.
4227 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

10757 N MILITARY TRL
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-42-12-08-000-0010
LEGAL: TRAILS END VILLAS INC COND REC AREA

CODE SECTION VIOLATED:

78-329 – MAINTENANCE

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL
PROPERTY**

CODE OFFICER:

MARY ZAREK

- 8 -

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8. CASE NUMBER:
CODE-23-03-015415

OWNER/RESPONDENT:

GARDENS PLAZA VENTURE LLC
C/O FONDO ATLAS LLC
2030 S DOUGLAS RD
STE 209
MIAMI, FL 33134

VIOLATION LOCATION:

7100 FAIRWAY DR
PALM BEACH GARDENS, FL 33418

PCN#: 52-42-42-10-19-001-0010

LEGAL: PGA NATIONAL SHOPS ON THE GREEN PT OF PAR 1 K/A PAR 1-A IN
OR25566P153

CODE SECTION VIOLATED:

34-181 – NUISANCE DECLARED

78-378 – DUMPSTERS

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL
PROPERTY**

CODE OFFICER:

MARY ZAREK

- 9 -

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CITY HALL COUNCIL CHAMBERS
MAY 23, 2023 @ 2:00 P.M.**

9. CASE NUMBER:
CODE-23-01-015143

OWNER/RESPONDENT:

ZACHARY L SWANSON
1513 15TH CT
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

1513 15TH CT
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-18-099-1513
LEGAL: SANDALWOOD ESTATES LOT 1513

CODE SECTION VIOLATED:

86-27 – EXHIBIT A SECTION 105.1 REQUIRED

CODE OFFICER:

MACHELLE ST. CLAIR

- 10 -

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MAY 23, 2023 @ 2:00 P.M.**

10. CASE NUMBER:
CODE-22-12-015068

OWNER/RESPONDENT:

VALENTI FAMILY TRUST
VALENTI FRANCESCO TR
VALENTI GASPARE TR
7550 155TH PL N
PALM BEACH GARDENS, FL 33418

VIOLATION LOCATION:

3300 MERIDIAN WAY S
UNIT A
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-02-207-0121

LEGAL: MERIDIAN PARK PT OF LT 7 BLK 2 IN OR2544P394 A/K/A UNIT A
BLDG 12 OF SANDALWOOD

CODE SECTION VIOLATED:

86-27 – EXHIBIT A SECTION 105.1 REQUIRED

CODE OFFICER:

MACHELLE ST. CLAIR

- 11 -

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CITY HALL COUNCIL CHAMBERS
MAY 23, 2023 @ 2:00 P.M.**

11. CASE NUMBER:
CODE-22-06-014640

OWNER/RESPONDENT:

PALM BEACH FLORIDA HOTEL & OFFICE BUILDING LIMITED PARTNERSHIP
14185 DALLAS PKWY
STE 1150
DALLAS, TX 75254

VIOLATION LOCATION:

4340 PGA BLVD
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-42-01-20-000-0030

LEGAL: PALM BEACH HOTEL AND OFFICE CONDOMINIUM BLDG SITE
PROPOSED PH 2 UNIT C

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

78-742 – REMEDIES

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL
PROPERTY**

86-27 – EXHIBIT A SECTION 105.1 REQUIRED

CODE OFFICER:

MACHELLE ST. CLAIR

- 12 -

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**CITY OF PALM BEACH GARDENS
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CITY HALL COUNCIL CHAMBERS
MAY 23, 2023 @ 2:00 P.M.**

12. CASE NUMBER:
CODE-22-06-014659

OWNER/RESPONDENT:

PALM BEACH FLORIDA HOTEL & OFFICE BUILDING LIMITED PARTNERSHIP
14185 DALLAS PKWY
STE 1150
DALLAS, TX 75254

VIOLATION LOCATION:

4350 PGA BLVD
1000
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-42-01-20-000-0080

LEGAL: PALM BEACH HOTEL AND OFFICE CONDOMINIUM HOTEL UNIT

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

78-742 – REMEDIES

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL
PROPERTY**

86-27 – EXHIBIT A SECTION 105.1 REQUIRED

CODE OFFICER:

MACHELLE ST. CLAIR

- 13 -

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**CITY OF PALM BEACH GARDENS
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CITY HALL COUNCIL CHAMBERS
MAY 23, 2023 @ 2:00 P.M.**

13. CASE NUMBER:
CODE-22-06-014660

OWNER/RESPONDENT:

EMCD 2 LLC & MCR2 LLC & NMBC 2LLC
5112 W TAFT RD
STE M
LIVERPOOL, NY 13088

VIOLATION LOCATION:

4400 PGA BLVD
100
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-42-01-20-000-0150

LEGAL: PALM BEACH HOTEL AND OFFICE CONDOMINIUM OFFICE UNIT

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

78-742 – REMEDIES

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL
PROPERTY**

86-27 – EXHIBIT A SECTION 105.1 REQUIRED

CODE OFFICER:

MACHELLE ST. CLAIR

- 14 -

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CITY HALL COUNCIL CHAMBERS
MAY 23, 2023 @ 2:00 P.M.**

14. CASE NUMBER:
CODE-23-03-015349

OWNER/RESPONDENT:

OAKS EAST HOMEOWNERS ASSOCIATION, INC.
C/O ASSOCIATED PROPERTY MANAGEMENT
1928 LAKE WORTH RD
LAKE WORTH BEACH, FL 33461

VIOLATION LOCATION:

150 E TALL OAKS DR
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-30-002-0000

LEGAL: OAKS CORE RD TRS B, H, O-2, O-3, O-7, O-14 THRU O-17 & W-2

CODE SECTION VIOLATED:

78-303 – APPROVAL REQUIRED

78-742 – REMEDIES

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL
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CODE OFFICER:

MACHELLE ST. CLAIR

- 15 -

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15. CASE NUMBER:
CODE-23-03-015350

OWNER/RESPONDENT:

OAKS EAST HOMEOWNERS ASSOCIATION, INC.
C/O ASSOCIATED PROPERTY MANAGEMENT
1928 LAKE WORTH RD
LAKE WORTH BEACH, FL 33461

VIOLATION LOCATION:

100 E TALL OAKS CT
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-34-000-0000

LEGAL: OAKS - OAKS EAST PL 1 PRIVATE STS K/A E TALL OAKS CIR, E TALL OAKS DR, E TALL OAKS CT & WINTER CLUB CT, TRS O-1, O-2 & O-3 K/A OPEN SPACE, TR W K/A WATER MGMT TR, & TR R K/A REC AREA

CODE SECTION VIOLATED:

78-303 – APPROVAL REQUIRED

78-742 – REMEDIES

79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL PROPERTY

CODE OFFICER:

MACHELLE ST. CLAIR

- 16 -

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MAY 23, 2023 @ 2:00 P.M.**

16. CASE NUMBER:
CODE-22-12-015042

OWNER/RESPONDENT:

CITY CENTRE ASSOCIATES LLC
C/O AW PROPERTY COMPANY
11780 US HIGHWAY 1, SUITE 305
PALM BEACH GARDENS, FL 33408

VIOLATION LOCATION:

2000 PGA BLVD
5500
NORTH PALM BEACH, FL 33408

PCN#: 52-43-42-04-30-005-0000
LEGAL: OAKBROOK CORPORATE CENTRE TR E

CODE SECTION VIOLATED:

78-303 – APPROVAL REQUIRED

78-742 – REMEDIES

CODE OFFICER:

JORGE SANABRIA

- 17 -

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MAY 23, 2023 @ 2:00 P.M.**

17. CASE NUMBER:
CODE-22-08-014824

OWNER/RESPONDENT:

EVERGRENE MASTER ASSOCIATION INC
650 EVERGRENE PKWY
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

650 EVERGRENE PKWY
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-41-25-03-001-0000
LEGAL: EVERGRENE PL 2 TR A K/A RESIDENTIAL HOUSING

CODE SECTION VIOLATED:

78-742 – REMEDIES

SENIOR CODE OFFICER:

DORIS BANTER

- 18 -

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decision made by the Code Compliance Special Magistrate with respect to any matter considered at this hearing, such interested person may need a verbatim record of the proceedings, including the testimony and evidence presented at this hearing. The City does not provide such a record.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodations in order to participate in this proceeding are entitled to the provision of certain assistance at no cost. Please call the City Clerk's Office at 561-799-4122 no later than five (5) days prior to the hearing if this assistance is required. For hearing impaired assistance, please call the Florida Relay Service Numbers: 800-955-8771 (TDD) or 800-955-8770 (VOICE).

**CITY OF PALM BEACH GARDENS
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING
CITY HALL COUNCIL CHAMBERS
MAY 23, 2023 @ 2:00 P.M.**

C. FINE ASSESSMENT

1. CASE NUMBER:
CODE-21-08-013886

OWNER/RESPONDENT:

WORTH RIVER LLC
2300 PGA BLVD
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

2300 PGA BLVD
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-05-00-000-5130

LEGAL: 5-42-43, TH PT OF N 1/4 OF NE 1/4 OF SE 1/4 LYG W OF & ADJ
THERETO W R/W LI OF INTRACOASTAL WATERWAY (LESS N 30 FT R/W PGA
BLVD & ADDL R/W SR 74)

CODE SECTION VIOLATED:

78-303 – APPROVAL REQUIRED

78-328 – PRUNING

78-329 – MAINTENANCE

78-344 – CONSTRUCTION AND MAINTENANCE

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL
PROPERTY**

SENIOR CODE OFFICER:

KATHRYN HUNTER-STILES

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CITY HALL COUNCIL CHAMBERS
MAY 23, 2023 @ 2:00 P.M.**

VIII. ADJOURNMENT

FUTURE HEARING DATES

JUNE 27, 2023 @ 2:00 P.M.

JULY 25, 2023 @ 2:00 P.M.

AUGUST 22, 2023 @ 2:00 P.M.

SEPTEMBER 26, 2023 @ 2:00 P.M.

OCTOBER 24, 2023 @ 2:00 P.M.

NOVEMBER – TBD

DECEMBER – TBD

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