

**CITY OF PALM BEACH GARDENS
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING
CITY HALL COUNCIL CHAMBERS
OCTOBER 24, 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
	Maximillion Lewis
	Machelle St. Clair
	Mary Zarek
	Kathryn Hunter-Stiles
	Michael Orlosky
	Samuel Wilson

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. STATUS HEARING	
D. FINE ASSESSMENTS	

V. FINE REDUCTIONS

VI. STIPULATION AGREEMENTS	(NONE)
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VII. FORECLOSURE AUTHORIZATION HEARINGS	(NONE)
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VIII. ADJOURNMENT

- 1 -

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.

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IV. CODE COMPLIANCE CASES

B. VIOLATION HEARING

1. CASE NUMBER:
CODE-23-09-015976

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**

CODE OFFICER:

MAXIMILLION LEWIS

- 2 -

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2. CASE NUMBER:
CODE-23-06-015651

OWNER/RESPONDENT:

CRAIG HALLONQUIST EST
4409 EMPRESS ST
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

4409 EMPRESS ST
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-42-13-06-037-0250
LEGAL: PALM BEACH SQUARE UNIT 6 LOT 25 BLK 37

CODE SECTION VIOLATED:

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

CODE OFFICER:

MAXIMILLION LEWIS

- 3 -

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3. CASE NUMBER:
CODE-23-08-015842

OWNER/RESPONDENT:

MORRIS CHRISSY
13 PORTA VISTA CIR
PALM BEACH GARDENS, FL 33418

VIOLATION LOCATION:

13 PORTA VISTA CIR
PALM BEACH GARDENS, FL 33418

PCN#: 52-42-42-15-30-000-0130

LEGAL: PGA RESORT COMMUNITY PL OF MONTEREY POINTE LT 13

CODE SECTION VIOLATED:

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

CODE OFFICER:

MARY ZAREK

- 4 -

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4. CASE NUMBER:
CODE-23-08-015843

OWNER/RESPONDENT:

RANA ABRAMS
34 DORCHESTER CIR
PALM BEACH GARDENS, FL 33418

VIOLATION LOCATION:

34 DORCHESTER CIR
PALM BEACH GARDENS, FL 33418

PCN#: 52-42-42-15-13-006-0120

LEGAL: BARCLAY CLUB AT PGA NATL REPL LT 12 BLK F

CODE SECTION VIOLATED:

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

CODE OFFICER:

MARY ZAREK

- 5 -

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5. CASE NUMBER:
CODE-23-09-015919

OWNER/RESPONDENT:

ASHLEY VAN ARSDALE
10017 DAPHNE AVE
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

10017 DAPHNE AVE
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-01-056-0140

LEGAL: CITY OF PALM BEACH GARDENS 5 LOT 14 BLK 56

CODE SECTION VIOLATED:

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

CODE OFFICER:

MACHELLE ST. CLAIR

- 6 -

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

6. CASE NUMBER:
CODE-23-04-015438

OWNER/RESPONDENT:

BETTY L SCOGLIO
1141 RAINWOOD CIR
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

1141 RAINWOOD CIR
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-08-09-000-0210
LEGAL: RAINWOOD WEST LT 21

CODE SECTION VIOLATED:

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

CODE OFFICER:

MACHELLE ST. CLAIR

- 7 -

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7. CASE NUMBER:
CODE-23-04-015458

OWNER/RESPONDENT:

JOHN W KNOP & MARY A KNOP
1128 RAINWOOD CIR
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

1128 RAINWOOD CIR
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-08-09-000-0470
LEGAL: RAINWOOD WEST LT 47

CODE SECTION VIOLATED:

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

MACHELLE ST. CLAIR

- 8 -

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8. CASE NUMBER:
CODE-23-05-015550

OWNER/RESPONDENT:

JOSE RUEDA III & IRENE RUEDA
9648 ILEX CIR S
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

9648 ILEX CIR S
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-42-12-01-067-0080
LEGAL: CITY OF P B GARDENS NO 6 LOT 8 BLK 67

CODE SECTION VIOLATED:

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

MACHELLE ST. CLAIR

- 9 -

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9. CASE NUMBER:
CODE-23-06-015663

OWNER/RESPONDENT:

GLORIA M KOLAR TRUST
3884 HOLLY DR
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

3884 HOLLY DR
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-18-04-025-0130
LEGAL: PALM BEACH GARDENS CITY OF PL 3 LT 13 BLK 25

CODE SECTION VIOLATED:

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

CODE OFFICER:

MACHELLE ST. CLAIR

- 10 -

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

10. CASE NUMBER:
CODE-23-09-015985

OWNER/RESPONDENT:

AMY MOREY
523 RIVERSIDE DR
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

523 RIVERSIDE DR
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-18-03-005-0050
LEGAL: PLAT 1 PALM BEACH GARDEN ESTS LT 5 BLK 5

CODE SECTION VIOLATED:

78-395 – RECREATIONAL VEHICLES AND WATERCRAFT

CODE OFFICER:

MACHELLE ST. CLAIR

- 11 -

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11. CASE NUMBER:
CODE-23-07-015772

OWNER/RESPONDENT:

JOSHUA STROUT & KATHERINE H STROUT
3912 CARNATION CIR N
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

3912 CARNATION CIR N
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-18-04-026-0090

LEGAL: PALM BEACH GARDENS CITY OF PL 3 LT 9 BLK 26

CODE SECTION VIOLATED:

78-395 – RECREATIONAL VEHICLES AND WATERCRAFT

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

CODE OFFICER:

MACHELLE ST. CLAIR

- 12 -

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**CITY OF PALM BEACH GARDENS
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OCTOBER 24, 2023 @ 2:00 P.M.**

C. STATUS HEARING

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:

78-328 – 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

- 13 -

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

D. FINE ASSESSMENT

1. CASE NUMBER:
CODE-22-06-014693

OWNER/RESPONDENT:

JASON C ZELINSKI
401 MIRAMAR LN
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

401 MIRAMAR LN
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-42-01-06-000-0041
LEGAL: MIRAMAR TOWNHOMES UNIT D-1

CODE SECTION VIOLATED:

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

KATHRYN HUNTER-STILES

- 14 -

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2. CASE NUMBER:
CODE-22-08-014809

OWNER/RESPONDENT:

ADVENIR@PGA LLC
17501 BISCAYNE BLVD
STE 300
MIAMI, FL 33160

VIOLATION LOCATION:

4120 UNION SQUARE BLVD
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-42-12-00-000-1060

LEGAL: 12-42-42, S 825 FT OF N 1/2 OF NE 1/4 LYG BET MILITARY TR & I-95
R/WS (LESS N 375 FT OF W 292 FT, PARS 12A & 12B IN OR25413P1553, PALM
BEACH HOTEL & OFFICE CONDO, SLY 30 FT, RANDOLPH WAY, UNION
SQUARE, PINELLA CIR & JOHNSON DAIRY RD R/WS)

CODE SECTION VIOLATED:

78-378 – DUMPSTERS

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

MACHELLE ST. CLAIR

- 15 -

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

V. FINE REDUCTIONS

1. CASE NUMBER:
CODE-18-06-010850

OWNER/RESPONDENT:

JEFFREY F. PRINCE & LINDA R. PRINCE
17 CARRICK RD
PALM BEACH GARDENS, FL 33418

VIOLATION LOCATION:

17 CARRICK RD
PALM BEACH GARDENS, FL 33418

PCN#: 52-42-42-09-01-000-0040
LEGAL: PGA RESORT COMMUNITY PL 3 LT 4

CODE SECTION VIOLATED:

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

MARY ZAREK

- 16 -

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VIII. ADJOURNMENT

FUTURE HEARING DATES

NOVEMBER 28, 2023

DECEMBER – TBD

JANUARY 23, 2024

FEBRUARY 27, 2024

MARCH 26, 2024

APRIL 23, 2024

MAY 21, 2024

JUNE 25, 2024

JULY 23, 2024

AUGUST 27, 2024

SEPTEMBER 24, 2024

OCTOBER 22, 2024

NOVEMBER 19, 2024

DECEMBER – TBD

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