

**CITY OF PALM BEACH GARDENS
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING
CITY HALL COUNCIL CHAMBERS
SEPTEMBER 24, 2019 @ 2:00P.M.**

Special Magistrate:	Kevin Wagner
Code Compliance Attorney:	Walter Porr
Neighborhood Services Director:	J.R. Evans
Code Compliance Operations Manager:	Ismael Vasquez
Recording Secretary:	Anbre Duval
Code Compliance Officers:	Doris Bainter Machelle St. Clair Kathryn Stiles
	Maddalena Bracone 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**
 - B. VIOLATION HEARING**
 - C. FINE ASSESSMENTS**
- V. FINE REDUCTIONS**
- VI. STIPULATION AGREEMENTS (NONE)**
- VII. FORECLOSURE AUTHORIZATION HEARINGS (NONE)**
- VIII. ADJOURNMENT**

**CITY OF PALM BEACH GARDENS
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CITY HALL COUNCIL CHAMBERS
SEPTEMBER 24, 2019 @ 2:00P.M.**

IV. CODE COMPLIANCE CASES

A. REPEAT VIOLATION

1. CASE NUMBER:
CODE-19-08-012096

OWNER/RESPONDENT:

SPEL, LLC
641 KINGFISH ROAD
NORTH PALM BEACH, FL 33408

VIOLATION LOCATION:

3902 BURNS ROAD
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-00-000-7290

LEGAL: 7-42-43, NLY 330 FT OF WLY 691.90 FT OF SW 1/4 (LESS WLY 437.28 FT, NLY 30 FT & RTN CRV AREA BURNS RD & ELY 30 FT RIVERSIDE DR R/W)

CODE SECTION VIOLATED:

78-378 – DUMPSTER

CODE OFFICER:

MACHELLE ST. CLAIR

- 2 -

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B. VIOLATION HEARING

1. CASE NUMBER:
CODE-18-11-011338

OWNER/RESPONDENT:

REACH ALL MARKETING, INC.
3345 BURNS ROAD, #101
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

3345 BURNS ROAD, #101
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-24-002-1010
LEGAL: GARDENS MEDICAL PARK PHASE II UNIT 101

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

CODE OFFICER:

MACHELLE ST. CLAIR

- 3 -

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2. CASE NUMBER:

CODE-18-11-011341

OWNER/RESPONDENT:

PBO PARTNERS, LLC
3345 BURNS ROAD, SUITE 105
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

3345 BURNS ROAD, #105
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-24-002-1050

LEGAL: GARDENS MEDICAL PARK PHASE II UNIT 105

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

MACHELLE ST. CLAIR

- 4 -

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3. CASE NUMBER:

CODE-18-11-011342

OWNER/RESPONDENT:

LPJ HOLDINGS, LLC
102 VILLAGE SQUARE XING
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

3345 BURNS ROAD, #201
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-24-002-2010

LEGAL: GARDENS MEDICAL PARK PHASE II UNIT 201

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

CODE OFFICER:

MACHELLE ST. CLAIR

- 5 -

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4. CASE NUMBER:

CODE-18-11-011343

OWNER/RESPONDENT:

RCORDEROR, LLC
6153 WOODLAKE ROAD
JUPITER, FL 33458

VIOLATION LOCATION:

3345 BURNS ROAD, #203
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-24-002-2030

LEGAL: GARDENS MEDICAL PARK PHASE II UNIT 203

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

CODE OFFICER:

MACHELLE ST. CLAIR

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5. CASE NUMBER:

CODE-18-11-011344

OWNER/RESPONDENT:

FAHMY OFFICE PROPERTIES, LLC
3345 BURNS ROAD, SUITE 204
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

3345 BURNS ROAD, #204
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-24-002-2040

LEGAL: GARDENS MEDICAL PARK PHASE II UNIT 204

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

MACHELLE ST. CLAIR

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6. CASE NUMBER:

CODE-18-11-011345

OWNER/RESPONDENT:

RIVERWALK OF JUPITER, INC.
3172 CASSEEKEY ISLAND ROAD
JUPITER, FL 33477

VIOLATION LOCATION:

3345 BURNS ROAD, #301
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-24-002-3010

LEGAL: GARDENS MEDICAL PARK PHASE II UNIT 301

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

CODE OFFICER:

MACHELLE ST. CLAIR

- 8 -

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7. CASE NUMBER:

CODE-18-11-011347

OWNER/RESPONDENT:

WOLFROM PROPERTIES, LLC
1920 PALM BEACH LAKES BLVD., SUITE 105
WEST PALM BEACH, FL 33409

VIOLATION LOCATION:

3355 BURNS ROAD, #101
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-24-000-1010

LEGAL: GARDENS MEDICAL PARK COND UNIT 101

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

MACHELLE ST. CLAIR

- 9 -

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8. CASE NUMBER:

CODE-18-11-011348

OWNER/RESPONDENT:

SSL HOLDINGS, LLC
2 SURREY ROAD
PALM BEACH GARDENS, FL 33418

VIOLATION LOCATION:

3355 BURNS ROAD, #102
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-24-000-1020

LEGAL: GARDENS MEDICAL PARK COND UNIT 102

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

CODE OFFICER:

MACHELLE ST. CLAIR

- 10 -

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9. CASE NUMBER:

CODE-18-11-011349

OWNER/RESPONDENT:

NAMO SAI, LLC
9605 CAPENDON AVENUE, APT# 103
PALM BEACH GARDENS, FL 33418

VIOLATION LOCATION:

3355 BURNS ROAD, #103
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-24-000-1030

LEGAL: GARDENS MEDICAL PARK COND UNIT 103

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

CODE OFFICER:

MACHELLE ST. CLAIR

- 11 -

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SEPTEMBER 24, 2019 @ 2:00P.M.**

10. CASE NUMBER:

CODE-18-11-011350

OWNER/RESPONDENT:

A & E REALTY INVESTORS
3355 BURNS ROAD, SUITE 104
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

3355 BURNS ROAD, #104
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-24-000-1040

LEGAL: GARDENS MEDICAL PARK COND UNIT 104

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

MACHELLE ST. CLAIR

- 12 -

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11. CASE NUMBER:

CODE-18-11-011351

OWNER/RESPONDENT:

STORE MASTER FUNDING VI, LLC
S. FLORIDA RADIOLOGY ONCOLOGY, LLC C/O
3343 STATE ROAD 7
WELLINGTON, FL 33449

VIOLATION LOCATION:

3355 BURNS ROAD, #105
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-24-000-1050

LEGAL: GARDENS MEDICAL PARK COND UNIT 105

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

MACHELLE ST. CLAIR

- 13 -

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12. CASE NUMBER:

CODE-18-11-011352

OWNER/RESPONDENT:

JEFFREY B. & NANCY R. BROWN
MICHAEL M. & CAROL S. TUCHMAN
53 DUNBAR ROAD
PALM BEACH GARDENS, FL 33418

VIOLATION LOCATION:

3355 BURNS ROAD, #201
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-24-000-2010

LEGAL: GARDENS MEDICAL PARK COND UNIT 201

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

MACHELLE ST. CLAIR

- 14 -

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SEPTEMBER 24, 2019 @ 2:00P.M.**

13. CASE NUMBER:

CODE-18-11-011353

OWNER/RESPONDENT:

GEORGE REALTY, LLC
3355 BURNS ROAD, SUITE 204
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

3355 BURNS ROAD, #204
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-24-000-2040

LEGAL: GARDENS MEDICAL PARK COND UNIT 204

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

MACHELLE ST. CLAIR

- 15 -

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14. CASE NUMBER:

CODE-18-11-011354

OWNER/RESPONDENT:

RICHARD P. MARGOLIES TRUST
5110 LAIRD LANE
JUPITER, FL 33458

VIOLATION LOCATION:

3355 BURNS ROAD, #205
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-24-000-2050

LEGAL: GARDENS MEDICAL PARK COND UNIT 205

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

MACHELLE ST. CLAIR

- 16 -

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15. CASE NUMBER:

CODE-18-11-011355

OWNER/RESPONDENT:

FRANK V. & STEPHANIE A. CUSTURERI LIVING TRUST,
FRANK V. CUSTURERI TRUST
STEPHANIE A. CUSTURERI
19410 PINETREE DRIVE
TEQUESTA, FL 33469

VIOLATION LOCATION:

3355 BURNS ROAD, #206
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-24-000-2060

LEGAL: GARDENS MEDICAL PARK COND UNIT 206

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

MACHELLE ST. CLAIR

- 17 -

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16. CASE NUMBER:

CODE-18-11-011356

OWNER/RESPONDENT:

BARBARA G. OZER
3355 BURNS ROAD, SUITE 207
PALM BEACH GARDENS, FL 3410

VIOLATION LOCATION:

3355 BURNS ROAD, #207
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-24-000-2070

LEGAL: GARDENS MEDICAL PARK COND UNIT 207

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

MACHELLE ST. CLAIR

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SEPTEMBER 24, 2019 @ 2:00P.M.**

17. CASE NUMBER:

CODE-18-11-011357

OWNER/RESPONDENT:

HILDRETH 301, LLC
2142 CARIB CIRCLE
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

3355 BURNS ROAD, #301
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-24-000-3010

LEGAL: GARDENS MEDICAL PARK COND UNIT 301

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

CODE OFFICER:

MACHELLE ST. CLAIR

- 19 -

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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
SEPTEMBER 24, 2019 @ 2:00P.M.**

18. CASE NUMBER:

CODE-18-11-011358

OWNER/RESPONDENT:

LHTPB, LLC
3355 BURNS ROAD, SUITE 304
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

3355 BURNS ROAD, #303
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-24-000-3030

LEGAL: GARDENS MEDICAL PARK COND UNIT 303

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

CODE OFFICER:

MACHELLE ST. CLAIR

- 20 -

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**CITY OF PALM BEACH GARDENS
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING
CITY HALL COUNCIL CHAMBERS
SEPTEMBER 24, 2019 @ 2:00P.M.**

19. CASE NUMBER:

CODE-18-11-011359

OWNER/RESPONDENT:

SINDHU, LLC
19214 LOXAHATCHEE RIVER ROAD
JUPITER, FL 33458

VIOLATION LOCATION:

3355 BURNS ROAD, #305
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-24-000-3050

LEGAL: GARDENS MEDICAL PARK COND UNIT 305

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

CODE OFFICER:

MACHELLE ST. CLAIR

- 21 -

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**CITY OF PALM BEACH GARDENS
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING
CITY HALL COUNCIL CHAMBERS
SEPTEMBER 24, 2019 @ 2:00P.M.**

C. FINE ASSESSMENTS

1. CASE NUMBER:
CODE-19-07-011983

OWNER/RESPONDENT:

4150 PGA BLVD., LLC
2223 AVENIDA DE LA PLAYA, SUITE 100
LA JOLLA, CA 92037

VIOLATION LOCATION:

4150 PGA BLVD.
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-42-01-00-000-5011

LEGAL: 1-42-42, PT OF SE 1/4 OF SE 1/4 LYG SLY OF INTERSECTION OF PGA
BLVD & RCA DR IN OR1681P673

CODE SECTION VIOLATED:

78-276 – PERMITS REQUIRED, FEES AND REVOCATION

78-284 – PROHIBITED SIGNS AND PROHIBITED SIGN LOCATIONS

78-378 – DUMPSTERS

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

CODE OFFICER:

MACHELLE ST. CLAIR

- 22 -

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**CITY OF PALM BEACH GARDENS
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING
CITY HALL COUNCIL CHAMBERS
SEPTEMBER 24, 2019 @ 2:00P.M.**

2. CASE NUMBER:

CODE-19-07-011969

OWNER/RESPONDENT:

DRURY AT 2019, LLC
721 EMERSON ROAD, SUITE 200
ST. LOUIS, MO 63141

VIOLATION LOCATION:

4076 PGA BLVD.
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-42-01-00-000-5010

LEGAL: 1-42-42, TH PT OF SE 1/4 LYG SELY OF PGA BLVD, ELY OF SR 9,
WLY OF RCA DR (LESS S 310 FT, SELY SWLY 145.04 FT OF NELY 310 FT &
PARS IN OR1681P673, OR3710P434 & OR3744P1117)

CODE SECTION VIOLATED:

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

CODE OFFICER:

MACHELLE ST. CLAIR

- 23 -

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**CITY OF PALM BEACH GARDENS
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING
CITY HALL COUNCIL CHAMBERS
SEPTEMBER 24, 2019 @ 2:00P.M.**

3. CASE NUMBER:

CODE-19-03-011616

OWNER/RESPONDENT:

ROBERTO AYALA & ZORAIDA MEDERO
561 IVY AVENUE
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

561 IVY AVENUE
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

- 24 -

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**CITY OF PALM BEACH GARDENS
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING
CITY HALL COUNCIL CHAMBERS
SEPTEMBER 24, 2019 @ 2:00P.M.**

V. FINE REDUCTION

1. CASE NUMBER:
CODE-11-07-004888

OWNER/RESPONDENT:

VARALUCK CHANDHASIN & MICHAEL COLIA
9910 DOGWOOD AVENUE
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

9910 DOGWOOD AVENUE
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-18-04-021-0200
LEGAL: PALM BEACH GARDENS CITY OF PL 3 LT 20 BLK 21

CODE SECTION VIOLATED:

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

CODE OPERATIONS MANAGER:

ISMAEL VASQUEZ

- 25 -

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**CITY OF PALM BEACH GARDENS
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING
CITY HALL COUNCIL CHAMBERS
SEPTEMBER 24, 2019 @ 2:00P.M.**

VIII. ADJOURNMENT

FUTURE HEARING DATES

OCTOBER 22, 2019 @ 2:00 P.M.

NOVEMBER 26, 2019 @ 2:00 P.M.

JANUARY 28, 2020 @ 2:00 P.M.

FEBRUARY 25, 2020 @ 2:00 P.M.

MARCH 24, 2020 @ 2:00 P.M.

APRIL 28, 2020 @ 2:00 P.M.

- 26 -

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