

**CITY OF PALM BEACH GARDENS  
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING  
CITY HALL COUNCIL CHAMBERS  
SEPTEMBER 28, 2021 @ 2:00 P.M.**

<b>Special Magistrate:</b>	<b>Kevin Wagner</b>
<b>Code Compliance Attorney:</b>	<b>Walt Porr</b>
<b>Neighborhood Services Director:</b>	<b>J.R. Evans</b>
<b>Code Compliance Operations Manager:</b>	<b>Ismael Vasquez</b>
<b>Recording Secretary:</b>	<b>Anbre Duval</b>
<b>Code Compliance Officers:</b>	<b>Doris Bainter Kathryn Hunter-Stiles Jorge Sanabria</b>
	<b>Maximillion Lewis Machelle St. Clair Mary Zarek</b>

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

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**IV. CODE COMPLIANCE CASES**

**A. REPEAT VIOLATION**

**1. CASE NUMBER:**  
**CODE-21-08-013879**

**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**

**78-378 – DUMPSTERS**

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

**CODE OFFICER:**

**MACHELLE ST. CLAIR**

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**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).

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**B. VIOLATION HEARING**

**1. CASE NUMBER:**  
**CODE-20-05-012675**

**OWNER/RESPONDENT:**

GARDENS PLAZA VENTURE, LLC  
2030 S. DOUGLAS ROAD, SUITE #209  
MIAMI, FL 33134

**VIOLATION LOCATION:**

7100 FAIRWAY DRIVE  
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:**

**78-378 – DUMPSTERS**

**78-344 – CONSTRUCTION AND MAINTENANCE**

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

**CODE OFFICER:**

MARY ZAREK

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**2. CASE NUMBER:**

**CODE-21-07-013785**

**OWNER/RESPONDENT:**

ALFRED & MARIE FRANCOIS  
424 E. ILEX DRIVE  
LAKE PARK, FL 33403

**VIOLATION LOCATION:**

4231 LILAC STREET  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-42-42-12-00-000-5022

**LEGAL:** 12-42-42, W 60 FT OF E 1260 FT OF N 110 FT OF S 1370 FT OF SE 1/4

**CODE SECTION VIOLATED:**

**34-181 – NUISANCE DECLARED**

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

**CODE OFFICER:**

MACHELLE ST. CLAIR

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**C. FINE ASSESSMENTS**

**1. CASE NUMBER:**  
**CODE-20-03-012597**

**OWNER/RESPONDENT:**

GARDEN VILLAS TOWNHOUSES HOMEOWNERS ASSOCIATION, INC.  
4320 LILAC STREET, #4A  
PALM BEACH GARDENS, FL 33410

**VIOLATION LOCATION:**

4320 LILAC STREET  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-42-42-12-11-001-0000  
**LEGAL:** GARDEN VILLAS TRACT A

**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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**2. CASE NUMBER:**

**CODE-21-07-013745**

**OWNER/RESPONDENT:**

GEJ PALM BEACH WEST, LLC  
120 WHITE PLAINS ROAD, SUITE 110  
TARRYTOWN, NY 10591

**VIOLATION LOCATION:**

5500 PGA BLVD.  
PALM BEACH GARDENS, FL 33418

**PCN#:** 52-42-42-11-32-005-0000

**LEGAL:** PGA COMMONS PL 1 TR E K/A COMMERCIAL

**CODE SECTION VIOLATED:**

**78-742 – REMEDIES**

**78-303 – APPROVAL REQUIRED**

**CODE OFFICER:**

MARY ZAREK

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**VIII. ADJOURNMENT**

**FUTURE HEARING DATE**

**OCTOBER 26, 2021 @ 2:00 P.M.**

**NOVEMBER 23, 2021 @ 2:00 P.M.**

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