

**CITY OF PALM BEACH GARDENS
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING
CITY HALL COUNCIL CHAMBERS
MAY 28, 2019 @ 2:00P.M.**

Special Magistrate:	Kevin Wagner
Code Compliance Attorney:	Walter Porr
Neighborhood Services Director:	Crystal Gibson
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**
 - 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**
- VI. STIPULATION AGREEMENTS (NONE)**
- VII. FORECLOSURE AUTHORIZATION HEARINGS (NONE)**
- VIII. ADJOURNMENT**

**CITY OF PALM BEACH GARDENS
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CITY HALL COUNCIL CHAMBERS
MAY 28, 2019 @ 2:00P.M.**

III. FIRE & POLICE DEPT. CODE COMPLIANCE CASES

A. VIOLATION HEARING

1. CASE NUMBER:
CODE-19-05-011764

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:

78-194 – LIVE ENTERTAINMENT PERMIT

78-661 – PERFORMANCE STANDARDS

CODE OFFICER:

KATHRYN STILES

- 2 -

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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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2. CASE NUMBER:

CODE-19-05-011755

OWNER/RESPONDENT:

NORTHLAKE VENTURE LC LESSOR
FIESTA RESTAURANT GROUP C/O
14800 LANDMARK BLVD., SUITE 500
ADDISON, TX 75254

VIOLATION LOCATION:

3061 NORTHLAKE BLVD.
PALM BEACH GARDENS, FL 33403

PCN#: 52-43-42-18-17-000-0020

LEGAL: NORTHLAKE CONGRESS COMMERCIAL CENTER S 235.67 FT OF E
158.80 FT OF PLAT K/A POLLO TROPICAL LEASE PAR

CODE SECTION VIOLATED:

78-362 – SIZE AND LOCATION OF LOADING SPACES

CODE OFFICER:

MADDALENA BRACONE

- 3 -

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IV. CODE COMPLIANCE CASES

B. VIOLATION HEARING

1. CASE NUMBER:
CODE-18-10-011280

OWNER/RESPONDENT:

MICHAEL N. & LAUREN A. GAFFNEY
528 IRIS CIRCLE
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

528 IRIS CIRCLE
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-18-03-002-0080

LEGAL: PL 1 PALM BEACH GARDEN ESTS LT 8 BLK 2

CODE SECTION VIOLATED:

86-27 – EXHIBIT A SECTION 105.1 REQUIRED

CODE OFFICER:

MACHELLE ST. CLAIR

- 4 -

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2. CASE NUMBER:
CODE-19-02-011540

OWNER/RESPONDENT:

TRACEY M. ST. JOHN
343 AZALEA STREET
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

343 AZALEA STREET
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-18-03-008-0060
LEGAL: PL 1 PALM BEACH GARDEN ESTS LT 6 BLK 8

CODE SECTION VIOLATED:

78-392 – PORTABLE STORAGE UNITS

CODE OFFICER:

MACHELLE ST. CLAIR

- 5 -

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3. CASE NUMBER:

CODE-19-02-011562

OWNER/RESPONDENT:

PGA RIVERHOUSE, LLC
804 HARBOUR ISLE PLACE
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

2373 PGA BLVD.
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-05-00-000-1420

LEGAL: 5-42-43, NLY 231.10 FT OF SLY 458.56 FT OF ELY 466.07 FT OF NE 1/4
LYG N OF & ADJ TO PGA BLVD & W OF & ADJ TO FIND CNL R/WS K/A PARS
1, 2 & 3 IN OR8462P106

CODE SECTION VIOLATED:

78-276 – PERMITS REQUIRED, FEES AND REVOCATION

CODE OFFICER:

JORGE SANABRIA

- 6 -

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4. CASE NUMBER:

CODE-19-02-011595

OWNER/RESPONDENT:

CODY ALFREY FLORIDA FAMILY LAND TRUST & CODY ALFREY TRUST
6842 TOUCHSTONE CIRCLE
PALM BEACH GARDENS, FL 33418

VIOLATION LOCATION:

4373 HAWTHORN AVENUE
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-42-01-02-046-0340

LEGAL: PL NO 4 CITY OF P B GARDENS LT 34 BLK 46

CODE SECTION VIOLATED:

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

CODE OFFICER:

JORGE SANABRIA

- 7 -

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5. CASE NUMBER:

CODE-19-02-011584

OWNER/RESPONDENT:

2018 3 IH BORROWER, LP
1717 MAIN STREET, SUITE 2000
DALLAS, TX 75201

VIOLATION LOCATION:

558 IVY AVENUE
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-18-03-003-0120

LEGAL: PL 1 PALM BEACH GARDEN ESTS LT 12 BLK 3

CODE SECTION VIOLATED:

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

CODE OFFICER:

MACHELLE ST. CLAIR

- 8 -

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C. FINE ASSESSMENTS

1. CASE NUMBER:
CODE-19-01-011473

OWNER/RESPONDENT:

PS FLORIDA ONE, INC.
701 WESTERN AVENUE
GLENDALE, CA 91201

VIOLATION LOCATION:

4085 BURNS ROAD
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-42-12-00-000-1040

LEGAL: 12-42-42, SLY 480 FT OF ELY 823.66 FT OF SE 1/4 OF NLY 1/4 LYG W
OF & ADJ TO I-95 & N OF & ADJ TO BURNS RD R/WS (LESS S 50 FT BURNS
RD R/W)

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

CODE OFFICER:

MACHELLE ST. CLAIR

- 9 -

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2. CASE NUMBER:

CODE-18-06-010886

OWNER/RESPONDENT:

INTERVEST NORTHMIL, LTD. PARTNERSHIP
1140 HOLLAND DRIVE, SUITE 1
BOCA RATON, FL 33487

VIOLATION LOCATION:

4367 NORTHLAKE BLVD.
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-42-13-25-000-0010

LEGAL: NORTHMIL PLAZA ALL OF PL (LESS PARS 2 & 5 K/A ALBERTSONS
& WENDYS & S 5 FT NORTHLAKE BLVD R/W)

CODE SECTION VIOLATED:

78-276 – PERMITS REQUIRED, FEES AND REVOCATION

78-285 – PERMITTED SIGNS

CODE OFFICER:

DORIS BANTER

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3. CASE NUMBER:

CODE-18-12-011427

OWNER/RESPONDENT:

GEORGE FRANGOS
8 MAPLE AVENUE
MONTVALE, NJ 07645

VIOLATION LOCATION:

1207 12TH TERRACE
PALM BEACH GARDENS, FL 33418

PCN#: 52-42-42-10-04-000-1207

LEGAL: GLENWOOD TWNHS UNIT 1207

CODE SECTION VIOLATED:

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

CODE OFFICER:

DORIS BANTER

- 11 -

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V. FINE REDUCTION

1. CASE NUMBER:
CODE-18-07-010974

OWNER/RESPONDENT:

GARDENS PLAZA VENTURE, LLC
FONDO ATLAS, LLC C/O
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:

78-344 – CONSTRUCTION AND MAINTENANCE

78-284 – PROHIBITED SIGNS AND PROHIBITED SIGN LOCATIONS

78-329 – MAINTENANCE

78-276 – PERMITS REQUIRED, FEES AND REVOCATION

CODE OFFICER:

KATHRYN STILES

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VIII. ADJOURNMENT

FUTURE HEARING DATES

JUNE 25, 2019 @ 2:00 P.M.

JULY 23, 2019 @ 2:00 P.M.

AUGUST 27, 2019 @ 2:00 P.M.

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

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

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

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