

**CITY OF PALM BEACH GARDENS
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING
CITY HALL COUNCIL CHAMBERS
JANUARY 28, 2020 @ 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 Kathryn Hunter-Stiles Jorge Sanabria
	Maddalena Bracone Machelle St. Clair 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**
- VI. STIPULATION AGREEMENTS (NONE)**
- VII. FORECLOSURE AUTHORIZATION HEARINGS (NONE)**
- VIII. ADJOURNMENT**

**CITY OF PALM BEACH GARDENS
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING
CITY HALL COUNCIL CHAMBERS
JANUARY 28, 2020 @ 2:00P.M.**

IV. CODE COMPLIANCE CASES

B. VIOLATION HEARING

1. CASE NUMBER:
CODE-19-09-012114

OWNER/RESPONDENT:

ROYAL MASTER SERVICES, INC.
5894 WHIRLAWAY ROAD
PALM BEACH GARDENS, FL 33418

VIOLATION LOCATION:

5894 WHIRLAWAY ROAD
PALM BEACH GARDENS, FL 33418

PCN#: 52-42-42-23-04-001-0140

LEGAL: HORSESHOE ACRES WEST REPL LT 14 BLK 1

CODE SECTION VIOLATED:

86-27 – EXHIBIT A SECTION 105.1 REQUIRED

CODE OFFICER:

MARY ZAREK

- 2 -

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

2. CASE NUMBER:

CODE-19-05-011761

OWNER/RESPONDENT:

BWPGA, LLC
2028 HARRISON STREET, SUITE 202
HOLLYWOOD, FL 33020

VIOLATION LOCATION:

11360 U.S. HIGHWAY 1, 101
PALM BEACH GARDENS, FL 33408

PCN#: 52-43-42-04-27-001-0000

LEGAL: COMFORT INN TR A K/A ALL OF PLAT

CODE SECTION VIOLATED:

78-742 – REMEDIES

CODE OFFICER:

KATHRYN HUNTER-STILES

- 3 -

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

3. CASE NUMBER:

CODE-19-12-012379

OWNER/RESPONDENT:

DDRM NORTHLAKE COMMONS, LLC
3300 ENTERPRISE PARKWAY
CLEVELAND, OH 44122

VIOLATION LOCATION:

3880 NORTHLAKE BLVD.
PALM BEACH GARDENS, FL 33403

PCN#: 52-43-42-19-16-001-0000

LEGAL: CROSSROADS AT NORTHLAKE PAR A K/A COMMERCIAL

CODE SECTION VIOLATED:

78-290 – TEMPORARY SIGNS ALLOWED

CODE OFFICER:

MARY ZAREK

- 4 -

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

4. CASE NUMBER:

CODE-19-05-011796

OWNER/RESPONDENT:

ADVENIR@PGA, LLC
17501 BISCAYNE BLVD., SUITE 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:

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

CODE OFFICER:

KATHRYN HUNTER-STILES

- 5 -

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

5. CASE NUMBER:

CODE-19-07-011929

OWNER/RESPONDENT:

SERINA CAPPUCCI TRUST
371 RIVERSIDE DRIVE
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

371 RIVERSIDE DRIVE
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-18-03-014-0080

LEGAL: PLAT 1 PALM BEACH GARDEN ESTS LT 8 BLK 14

CODE SECTION VIOLATED:

303.1 IPMC – SWIMMING POOLS

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

CODE OFFICER:

KATHRYN HUNTER-STILES

- 6 -

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

6. CASE NUMBER:

CODE-19-08-012050

OWNER/RESPONDENT:

MARC & GLADYS M. SAMIT
5023 WHISPERING HOLLOW
PALM BEACH GARDENS, FL 33418

VIOLATION LOCATION:

5023 WHISPERING HOLLOW
PALM BEACH GARDENS, FL 33418

PCN#: 52-42-42-02-03-000-0310
LEGAL: SHADY LAKES PL LT 31

CODE SECTION VIOLATED:

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

CODE OFFICER:

MARY ZAREK

- 7 -

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

C. FINE ASSESSMENTS

1. CASE NUMBER:
CODE-19-06-011837

OWNER/RESPONDENT:

STACEY D. SUNSER
3812 BUTTERCUP CIRCLE S.
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

3812 BUTTERCUP CIRCLE S.
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-18-04-029-0330

LEGAL: PALM BEACH GARDENS CITY OF PL 3 LT 33 BLK 29

CODE SECTION VIOLATED:

86-27 – EXHIBIT A SECTION 105.1 REQUIRED

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

CODE OFFICER:

DORIS BANTER

- 8 -

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
JANUARY 28, 2020 @ 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:

KATHYRN HUNTER-STILES

- 9 -

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

V. FINE REDUCTIONS

1. CASE NUMBER:
CODE-18-03-010546

OWNER/RESPONDENT:

DOLORES C. KENNEY
9411 BELLEWOOD STREET
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

9411 BELLEWOOD STREET
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-42-13-05-042-0250
LEGAL: UNIT NO 5 PALM BEACH SQUARE LT 25 BLK 42

CODE SECTION VIOLATED:

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

CODE OFFICER:

DORIS Bainter

- 10 -

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

2. 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 MANAGER:

ISMAEL VASQUEZ

- 11 -

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

VIII. ADJOURNMENT

FUTURE HEARING DATES

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

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

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

MAY 26, 2020 @ 2:00 P.M.

JUNE 23, 2020 @ 2:00 P.M.

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

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

- 12 -

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).