

**CITY OF PALM BEACH GARDENS
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING
CITY HALL COUNCIL CHAMBERS
SEPTEMBER 22, 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**
 - 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
SEPTEMBER 22, 2020 @ 2:00P.M.**

**III. FIRE & POLICE DEPT. CODE COMPLIANCE CASE
A. VIOLATION HEARING**

1. CASE NUMBER:
CODE-19-10-012249

OWNER/RESPONDENT:

IVT PGA PLAZA PALM BEACH GARDENS 1031, LLC
C/O INVENTRUST PROPERTIES CORPORATION
3025 HIGHLAND PARKWAY, SUITE 350
DOWNERS GROVE, IL 60515

VIOLATION LOCATION:

2658 PGA BLVD.
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-05-39-001-0010

LEGAL: PGA PLAZA PAR A (LESS NLY 170 FT OF ELY 205 FT OF WLY 508.61 FT & NLY 200 FT OF ELY 200 FT)

CODE SECTION VIOLATED:

NFPA 1:10.1.1 – EVERY NEW BUILDING OR STRUCTURE SHALL BE CONSTRUCTED, ARRANGED, EQUIPPED, MAINTAINED AND OPERATED IN ACCORDANCE WITH CODE

NFPA 1:10.18.1 – GENERAL

NFPA 1:19.1.2 – PERSONS OWNING OR HAVING CONTROL OF ANY PROPERTY SHALL NOT ALLOW ANY COMBUSTIBLE WASTE MATERIAL TO ACCUMULATE

NFPA 1:19.1.3 – COMBUSTIBLE WASTE OR REFUSE SHALL BE PROPERLY STORED OR DISPOSED OF TO PREVENT UNSAFE CONDITIONS

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

78-344 – CONSTRUCTION AND MAINTENANCE

78-329 – MAINTENANCE

78-378 – DUMPSTERS

78-147 CG – 1 – GENERAL COMMERCIAL DISTRICT

78-276 – PERMITS REQUIRED, FEES AND REVOCATION

78-384 – PROHIBITED SIGNS AND PROHIBITED SIGN LOCATIONS

78-285 – PERMITTED SIGNS

CODE OFFICER:
JORGE SANABRIA

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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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IV. CODE COMPLIANCE CASES

B. VIOLATION HEARING

1. CASE NUMBER:
CODE-19-10-012248

OWNER/RESPONDENT:

IVT PGA PLAZA PALM BEACH GARDENS 1031, LLC
C/O INVENTRUST PROPERTIES CORPORATION
3025 HIGHLAND PARKWAY, SUITE 350
DOWNERS GROVE, IL 60515

VIOLATION LOCATION:

2570 PGA BLVD.
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-05-39-001-0020

LEGAL: PGA PLAZA NLY 170 FT OF ELY 205 FT OF WLY 508.61 FT OF PAR A

CODE SECTION VIOLATED:

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

78-344 – CONSTRUCTION AND MAINTENANCE

78-329 – MAINTENANCE

78-276 – PERMITS REQUIRED, FEES AND REVOCATION

78-285 – PERMITTED SIGNS

CODE OFFICER:

JORGE SANABRIA

- 3 -

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2. CASE NUMBER:

CODE-20-08-012949

OWNER/RESPONDENT:

GARDEN LAKES HOMEOWNER ASSOCIATION
11511 GARDEN ALKES CIRCLE
PALM BEACH GARDENS, FL 33418

VIOLATION LOCATION:

11361 N. MILITARY TRAIL
PALM BEACH GARDENS, FL 33418

PCN#: 52-42-42-01-04-004-0000

LEGAL: GARDEN LAKES & GARDEN SQUARE SHOPS COMMON AREA

CODE SECTION VIOLATED:

78-303 – APPROVAL REQUIRED

CODE OFFICER:

MARY ZAREK

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3. CASE NUMBER:

CODE-20-08-012950

OWNER/RESPONDENT:

GARDEN LAKES HOMEOWNER ASSOCIATION
11511 GARDEN ALKES CIRCLE
PALM BEACH GARDENS, FL 33418

VIOLATION LOCATION:

11511 GARDEN LAKES CIRCLE
PALM BEACH GARDENS, FL 33418

PCN#: 52-42-42-01-04-003-0000

LEGAL: GARDEN LAKES & GARDEN SQUARE SHOPS TRACT C

CODE SECTION VIOLATED:

78-303 – APPROVAL REQUIRED

CODE OFFICER:

MARY ZAREK

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4. CASE NUMBER:

CODE-19-07-011981

OWNER/RESPONDENT:

GARDENS POINTE DEVELOPMENT, LLC
701 S. OLIVE AVENUE, SUITE 104
WEST PALM BEACH, FL 33401

VIOLATION LOCATION:

3505 KYOTO GARDENS DRIVE
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-06-23-003-0000

LEGAL: GARDENS POINTE REPL PAR C

CODE SECTION VIOLATED:

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

78-329 - MAINTENANCE

SENIOR CODE OFFICER:

KATHRYN HUNTER-STILES

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5. CASE NUMBER:

CODE-19-07-011982

OWNER/RESPONDENT:

DDJ GARDENS POINTE, LLC
156 BEACH 144 STREET
FAR ROCKAWAY, NY 11694

VIOLATION LOCATION:

3501 KYOTO GARDENS DRIVE
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-06-23-001-0000

LEGAL: GARDENS POINTE REPL PAR A

CODE SECTION VIOLATED:

78-329 - MAINTENANCE

SENIOR CODE OFFICER:

KATHRYN HUNTER-STILES

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C. FINE ASSESSMENT

1. CASE NUMBER:
CODE-19-06-011885

OWNER/RESPONDENT:

C/O GLL REAL ESTATE PARTNERS
200 S. ORANGE AVENUE, SUITE 1375
ORLANDO, FL 32801

VIOLATION LOCATION:

11315 LEGACY AVENUE
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-06-20-001-0000

LEGAL: LEGACY PLACE COMMERCIAL REPL TR A K/A DEVELOPMENT

CODE SECTION VIOLATED:

78-276 – PERMITS REQUIRED, FEES, AND RECOVATION

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

78-344 – MAINTENANCE AND CONSTRUCTION

SENIOR CODE OFFICER:

KATHRYN HUNTER-STILES

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V. FINE REDUCTION

1. CASE NUMBER:
CODE-17-08-009859

OWNER/RESPONDENT:

GEORGE & PATRICIA VETTER
250 S. AUSTRALIAN AVENUE, SUITE 602
WEST PALM BEACH, FL 33401

VIOLATION LOCATION:

397 KELSEY PARK DRIVE
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-37-000-3180
LEGAL: OAKS EAST PL 2 LT 318

CODE SECTION VIOLATED:

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

CODE OFFICER:

MACHELLE ST. CLAIR

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VIII. ADJOURNMENT

FUTURE HEARING DATES

OCTOBER 27, 2020 @ 2:00 P.M.

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

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