

**CITY OF PALM BEACH GARDENS
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING
CITY HALL COUNCIL CHAMBERS
NOVEMBER 24, 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**
 - C. REPEAT VIOLATIONS (NONE)**
- IV. CODE COMPLIANCE CASES**
 - A. REPEAT VIOLATIONS (NONE)**
 - B. VIOLATION HEARING**
 - C. FINE ASSESSMENTS**
- V. FINE REDUCTIONS (NONE)**
- 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
NOVEMBER 24, 2020 @ 2:00P.M.**

IV. CODE COMPLIANCE CASES

A. VIOLATION HEARING

1. CASE NUMBER:
CODE-20-03-012539

OWNER/RESPONDENT:

CITY CENTRE ASSOCIATES, LLC
AW PROPERTY COMPANY C/O
11780 US HIGHWAY 1, SUITE 305
NORTH PALM BEACH, FL 33408

VIOLATION LOCATION:

2000 PGA BLVD., 3100
PALM BEACH GARDENS, FL 33408

PCN#: 52-43-42-04-30-001-0000

LEGAL: OAKBROOK CORPORATE CENTRE TR A

CODE SECTION VIOLATED:

78-329 – MAINTENANCE

78-344 – CONSTRUCTION AND MAINTENANCE

78-378 - DUMPSTERS

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

CODE OFFICER:

MACHELLE ST. CLAIR

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

2. CASE NUMBER:

CODE-20-03-012540

OWNER/RESPONDENT:

CITY CENTRE ASSOCIATES, LLC
AW PROPERTY COMPANY C/O
11780 US HIGHWAY 1, SUITE 305
NORTH PALM BEACH, FL 33408

VIOLATION LOCATION:

2000 PGA BLVD., 2100
PALM BEACH GARDENS, FL 33408

PCN#: 52-43-42-04-41-001-0000

LEGAL: CITY CENTRE 2 PAR 1

CODE SECTION VIOLATED:

78-329 – MAINTENANCE

78-344 – CONSTRUCTION AND MAINTENANCE

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

CODE OFFICER:

MACHELLE ST. CLAIR

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

3. CASE NUMBER:

CODE-20-03-012541

OWNER/RESPONDENT:

CITY CENTRE ASSOCIATES, LLC
AW PROPERTY COMPANY C/O
11780 US HIGHWAY 1, SUITE 305
NORTH PALM BEACH, FL 33408

VIOLATION LOCATION:

2000 PGA BLVD., 5001
PALM BEACH GARDENS, FL 33408

PCN#: 52-43-42-04-30-005-0000

LEGAL: OAKBROOK CORPORATE CENTRE TR E

CODE SECTION VIOLATED:

78-284 – PROHIBITED SIGNS AND PROHIBITED SIGN LOCATIONS

78-329 – MAINTENANCE

78-344 – CONSTRUCTION AND MAINTENANCE

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

CODE OFFICER:

MACHELLE ST. CLAIR

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

4. CASE NUMBER:

CODE-20-03-012542

OWNER/RESPONDENT:

OAKBROOK CORPORATE CENTRE POA, INC.
LIONSTONE GROUP C/O
100 WAUGH DRIVE, SUITE 600
HOUSTON, TX 77007

VIOLATION LOCATION:

2000 PGA BLVD
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-04-30-007-0000

LEGAL: OAKBROOK CORPORATE CENTRE TR G K/A PRIVATE ST

CODE SECTION VIOLATED:

78-329 – MAINTENANCE

78-344 – CONSTRUCTION AND MAINTENANCE

78-742 - REMEDIES

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

CODE OFFICER:

MACHELLE ST. CLAIR

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

5. CASE NUMBER:

CODE-20-06-012736

OWNER/RESPONDENT:

DYLAN BERES & PAMELA HOWELL
4250 HONEYSUCKLE AVENUE
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

4250 HONEYSUCKLE AVENUE
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-42-12-01-061-0030

LEGAL: CITY OF P B GARDENS NO 6 LT 3 BLK 61

CODE SECTION VIOLATED:

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

CODE OFFICER:

MACHELLE ST. CLAIR

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

B. FINE ASSESSMENTS

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 – MAINTENANCE 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

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

2. 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

78-284 – PROHIBITED SIGNS AND PROHIBITED SIGN LOCATIONS

78-285 – PERMITTED SIGNS

CODE OFFICER:

JORGE SANABRIA

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

3. CASE NUMBER:

CODE-20-09-012963

OWNER/RESPONDENT:

AZURE MOORE INVESTMENTS, LLC
15687 S.W. 53RD STREET
HOLLYWOOD, FL 33027

VIOLATION LOCATION:

5840 SEA BISCUIT ROAD
PALM BEACH GARDENS, FL 33418

PCN#: 52-42-42-23-04-013-0040

LEGAL: HORSESHOE ACRES WEST REPL LT 4 BLK 13

CODE SECTION VIOLATED:

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

CODE OFFICER:

MARY ZAREK

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

VIII. ADJOURNMENT

FUTURE HEARING DATE

JANUARY 26, 2021 @ 2:00 P.M.

FEBRUARY 23, 2021 @ 2:00 P.M.

MARCH 23, 2021 @ 2:00 P.M.

APRIL 27, 2021 @ 2:00 P.M.

MAY 25, 2021 @ 2:00 P.M.

JUNE 22, 2021 @ 2:00 P.M.

JULY 27, 2021 @ 2:00 P.M.

AUGUST 24, 2021 @ 2:00 P.M.

SEPTEMBER 28, 2021 @ 2:00 P.M.

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

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

- 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).