

**CITY OF PALM BEACH GARDENS
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING
CITY HALL COUNCIL CHAMBERS
APRIL 27, 2021 @ 2:00 P.M.**

Special Magistrate:	Kevin Wagner
Code Compliance Attorney:	Max Lohman
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
	Maximillion Lewis 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 REDUCTION**
- VI. STIPULATION AGREEMENTS (NONE)**
- VII. FORECLOSURE AUTHORIZATION HEARINGS (NONE)**
- VIII. ADJOURNMENT**

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IV. CODE COMPLIANCE CASES

A. VIOLATION HEARING

1. CASE NUMBER:
CODE-20-12-013214

OWNER/RESPONDENT:

CERBERUS SFR HOLDINGS II, LP
1850 PARKWAY PLACE, S.E., SUITE 900
MARIETTA, GA 30067

VIOLATION LOCATION:

327 AZALEA STREET
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-18-03-008-0130

LEGAL: PL 1 PALM BEACH GARDEN ESTS LT 13 BLK 8

CODE SECTION VIOLATED:

86-27 – EXHIBIT A SECTION 105.1 REQUIRED

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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2. 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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3. CASE NUMBER:

CODE-21-01-013306

OWNER/RESPONDENT:

TOMAS VOJKOVSKY
23 SELBY LANE
PALM BEACH GARDENS, FL 33418

VIOLATION LOCATION:

23 SELBY LANE
PALM BEACH GARDENS, FL 33418

PCN#: 52-42-42-15-13-003-0100

LEGAL: BARCLAY CLUB AT PGA NATL REPL LT 10 BLK C

CODE SECTION VIOLATED:

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

CODE OFFICER:

MARY ZAREK

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B. FINE ASSESSMENTS

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

CODE OFFICER:

JORGE SANABRIA

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2. CASE NUMBER:
CODE-20-12-013251

OWNER/RESPONDENT:

DONALD E. CUNNINGHAM
3653 HOLLY DRIVE
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

3653 HOLLY DRIVE
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-01-058-0260

LEGAL: CITY OF PALM BEACH GARDENS 5 LOT 26 BLK 58

CODE SECTION VIOLATED:

78-290 – TEMPORARY SIGNS ALLOWED

CODE OFFICER:

MACHELLE ST. CLAIR

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V. FINE REDUCTION

1. CASE NUMBER:
CODE-16-06-008423

OWNER/RESPONDENT:

BRIAN & LAUREN SISSELBERGER
4479 HOLLY DRIVE
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

4479 HOLLY DRIVE
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-42-12-00-000-5044

LEGAL: 12-42-42, E 115.46 FT OF W 168FT OF N 125 FT OF S 175 FT OF SE 1/4

CODE SECTION VIOLATED:

62-3 – GENERAL MAINTENANCE REQUIREMENTS

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL
STRUCTURES AND LANDSCAPING**

CODE OFFICER:

MARY ZAREK

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VIII. ADJOURNMENT

FUTURE HEARING DATE

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.

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