

**CITY OF PALM BEACH GARDENS  
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING  
CITY HALL COUNCIL CHAMBERS  
FEBRUARY 28, 2023 @ 2:00 P.M.**

<b>Special Magistrate:</b>	<b>Kevin Wagner</b>
<b>Code Compliance Attorney:</b>	<b>Jeffrey Jones</b>
<b>Neighborhood Services Director:</b>	<b>J.R. Evans</b>
<b>Code Compliance Operations Manager:</b>	<b>Ismael Vasquez</b>
<b>Recording Secretary:</b>	<b>Marie Anselm</b>
<b>Code Compliance Officers:</b>	<b>Doris Bainter Machelle St. Clair Kathryn Hunter-Stiles</b>
	<b>Maximillion Lewis Jorge Sanabria Mary Zarek</b>

- 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 (NONE)**
- VI. STIPULATION AGREEMENTS (NONE)**
- VII. FORECLOSURE AUTHORIZATION HEARINGS (NONE)**
- VIII. ADJOURNMENT**

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**IV. CODE COMPLIANCE CASES**

**B. VIOLATION HEARING**

**1. CASE NUMBER:**  
**CODE-22-05-014559**

**OWNER/RESPONDENT:**

TRPF PROMENADE PLAZA LLC  
730 3RD AVE STE 2A  
NEW YORK, NY 10017

**VIOLATION LOCATION:**

9810 ALTERNATE A1A  
102  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-43-42-07-26-000-0010

**LEGAL:** GARDENS EAST PLAZA TRS A & B K/A INGRESS EGRESS & TR 9

**CODE SECTION VIOLATED:**

**78-742 – REMEDIES**

**CODE OFFICER:**

**MACHELLE ST. CLAIR**

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**2. CASE NUMBER:**  
**CODE-22-09-014880**

**OWNER/RESPONDENT:**

10400 RIVERSIDE DRIVE LLC  
C/O CUBESMART  
5 OLD LANCASTER RD  
MALVERN, PA 19355

**VIOLATION LOCATION:**

10400 RIVERSIDE DR  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-43-42-07-47-001-0000

**LEGAL:** NUVO BUSINESS CENTER AT THE GARDENS PAR A

**CODE SECTION VIOLATED:**

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

**CODE OFFICER:**

MACHELLE ST. CLAIR

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**3. CASE NUMBER:**  
**CODE-22-10-014960**

**OWNER/RESPONDENT:**

SOUTHAMPTON PROPERTY OWNERS ASSOCIATION, INC.  
C/O FIRSTSERVICE RESIDENTIAL  
1930 COMMERCE LN  
STE 1  
JUPITER, FL 33458

**VIOLATION LOCATION:**

11124 CENTRAL BLVD  
PALM BACH GARDENS, FL 33418

**PCN#:** 52-42-42-02-09-002-0000

**LEGAL:** SOUTHAMPTON 2 REPL TRS B-1 THRU B-17 K/A LANDSCAPE,  
DRAINAGE & OPEN SPACE

**CODE SECTION VIOLATED:**

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

**CODE OFFICER:**

MARY ZAREK

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**4. CASE NUMBER:**  
**CODE-22-08-014839**

**OWNER/RESPONDENT:**

GAMBLE EMMETTE T JR  
3639 LIGHTHOUSE DR  
PALM BEACH GARDENS, FL 33410

**VIOLATION LOCATION:**

3639 LIGHTHOUSE DR  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-43-42-18-04-019-0070

**LEGAL:** PALM BEACH GARDENS CITY OF PL 3 LT 7 BLK 19

**CODE SECTION VIOLATED:**

**IPMC 303.1 – SWIMMING POOLS**

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

**SENIOR CODE OFFICER:**

**KATHRYN HUNTER-STILES**

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**5. CASE NUMBER:**  
**CODE-22-09-014895**

**OWNER/RESPONDENT:**

JAPEN PROPERTIES LP  
440 RIVERSIDE DR  
PALM BEACH GARDENS, FL 33410

**VIOLATION LOCATION:**

440 RIVERSIDE DR  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-43-42-18-03-012-0110

**LEGAL:** PL 1 PALM BEACH GARDEN ESTS LT 11 BLK 12

**CODE SECTION VIOLATED:**

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

**CODE OFFICER:**

MACHELLE ST. CLAIR

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**C. FINE ASSESSMENT**

**1. CASE NUMBER:  
CODE-22-11-015023**

**OWNER/RESPONDENT:**

PS FLORIDA ONE INC  
701 WESTERN AVE  
GLENDALE, CA 91201

**VIOLATION LOCATION:**

4801 E PARK DR  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-42-42-12-18-000-0130  
**LEGAL:** SOUTH PARK CENTER LT 13

**CODE SECTION VIOLATED:**

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL  
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**CODE OFFICER:**

MACHELLE ST. CLAIR

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**2. CASE NUMBER:**  
**CODE-22-10-014982**

**OWNER/RESPONDENT:**

HARBOUR PROPERTIES OF FLORIDA INC  
4060 PGA BLVD STE 120  
PALM BEACH GARDENS, FL 33410

**VIOLATION LOCATION:**

4060 PGA BLVD STE 100  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-42-42-01-00-000-5014

**LEGAL:** 1-42-42, PAR IN SE 1/4 OF SE 1/4 LYG W OF & ADJ TO RCA DR AS IN  
OR3744P1117

**CODE SECTION VIOLATED:**

**78-328 – PRUNING**

**SENIOR CODE OFFICER:**

DORIS BANTER

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**3. CASE NUMBER:**  
**CODE-20-03-012597**

**OWNER/RESPONDENT:**

GARDEN VILLAS TOWNHOUSES HOMEOWNER'S ASSOCIATION, INC  
4320 LILAC ST.  
#4A  
PALM BEACH GARDENS, FL 33410

**VIOLATION LOCATION:**

LILAC ST  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-42-42-12-11-001-0000  
**LEGAL:** GARDEN VILLAS TRACT A

**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**

**MARCH 28, 2023 @ 2:00 P.M.**

**APRIL 25, 2023 @ 2:00 P.M.**

**MAY 23, 2023 @ 2:00 P.M.**

**JUNE 27, 2023 @ 2:00 P.M.**

**JULY 25, 2023 @ 2:00 P.M.**

**AUGUST 22, 2023 @ 2:00 P.M.**

**SEPTEMBER 26, 2023 @ 2:00 P.M.**

**OCTOBER 24, 2023 @ 2:00 P.M.**

**NOVEMBER – TBD**

**DECEMBER – TBD**

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