

**CITY OF PALM BEACH GARDENS  
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING  
CITY HALL COUNCIL CHAMBERS  
JUNE 27, 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 Maximillion Lewis Mary Zarek</b>
	<b>Kathryn Hunter-Stiles Machelle St. Clair</b>

- 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 (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-22-08-014854**

**OWNER/RESPONDENT:**

LYEC THREE INC  
C/O THOMAS ZAGAMI  
10500 LITTLE PATUXENT PKWY  
STE 650  
COLUMBIA, MD 21044

**VIOLATION LOCATION:**

BAYHILL ESTATES – SE CANAL

**PCN#:** 52-41-42-26-00-000-1060

**LEGAL:** 26-42-41, E 60 FT & S 60 FT OF W 1290 FT OF E 1350 FT

**CODE SECTION VIOLATED:**

**62-7 – RIGHT-OF-WAY BLOCKAGE**

**SENIOR CODE OFFICER:**

KATHRYN HUNTER-STILES

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**2. CASE NUMBER:**  
**CODE-23-03-015311**

**OWNER/RESPONDENT:**

FRANKLIN W POLICY  
4296 EMPRESS ST  
PALM BEACH GARDENS, FL 33410

**VIOLATION LOCATION:**

4296 EMPRESS ST  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-42-42-13-06-038-0140  
**LEGAL:** PALM BEACH SQUARE UNIT 6 LOT 14 BLK 38

**CODE SECTION VIOLATED:**

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

**CODE OFFICER:**

MAXIMILLION LEWIS

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**3. CASE NUMBER:**  
**CODE-23-03-015346**

**OWNER/RESPONDENT:**

JASON BURT  
3638 COSMOS ST  
PALM BEACH GARDENS, FL 33410

**VIOLATION LOCATION:**

3638 COSMOS ST  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-43-42-18-04-019-0180  
**LEGAL:** PALM BEACH GARDENS CITY OF PL 3 LT 18 BLK 19

**CODE SECTIONS VIOLATED:**

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

**86-29 – HURRICANE SHUTTERS**

**CODE OFFICER:**

MACHELLE ST. CLAIR

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**4. CASE NUMBER:**  
**CODE-23-05-015482**

**OWNER/RESPONDENT:**

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

**VIOLATION LOCATION:**

444 RIVERSIDE DR  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-43-42-18-03-012-0100  
**LEGAL:** PL 1 PALM BEACH GARDEN ESTS LT 10 BLK 12

**CODE SECTIONS VIOLATED:**

**34-181 – NUISANCE DECLARED**

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

**CODE OFFICER:**

**MACHELLE ST. CLAIR**

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**5. CASE NUMBER:**  
**CODE-23-05-015591**

**OWNER/RESPONDENT:**

RCA BOULEVARD JV LLC  
300 JORDAN RD  
TROY, NY 12180

**VIOLATION LOCATION:**

3660 RCA BLVD  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-43-42-07-48-001-0000  
**LEGAL:** ARCADIA GARDENS TR A K/A DEVELOPMENT

**IRREPARABLE OR IRREVERSIBLE CODE SECTIONS  
VIOLATED:**

**30-41 – SECTION A, NOTICE AND APPEAL**

**30-39 – EXCESSIVE FALSE ALARM SIGNALS LIMITED**

**30-40 – CHARGES FOR EXCESSIVE FALSE ALARMS IN RESIDENTIAL AND  
COMMERCIAL STRUCTURES**

**30-52 – MISUSE OF THE 911 SYSTEM—DESIGNATED**

**30-53 – MISUSE OF THE 911 SYSTEM—FEES**

**CODE OFFICER:**

**MACHELLE ST. CLAIR**

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**C. FINE ASSESSMENT**

**1. CASE NUMBER:**  
**CODE-22-10-014968**

**OWNER/RESPONDENT:**

ROBERT A WARSHAW  
11215 THYME DR  
PALM BEACH GARDENS, FL 33418

**VIOLATION LOCATION:**

11215 THYME DR  
PALM BEACH GARDENS, FL 33418

**PCN#:** 52-42-42-02-02-000-2170  
**LEGAL:** CINNAMON PL 2 LT 217

**CODE SECTION VIOLATED:**

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

**SENIOR CODE OFFICER:**

DORIS BAINTER

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**2. CASE NUMBER:**  
**CODE-23-02-015241**

**OWNER/RESPONDENT:**

RON SILVESTRI  
9148 BAMBOO DR  
PALM BEACH GARDENS, FL 33410

**VIOLATION LOCATION:**

9148 BAMBOO DR  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-42-42-13-04-046-0120  
**LEGAL:** UNIT NO 4 PALM BEACH SQUARE LT 12 BLK 46

**CODE SECTION VIOLATED:**

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

MAXIMILLION LEWIS

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**3. CASE NUMBER:**  
**CODE-23-03-015415**

**OWNER/RESPONDENT:**

GARDENS PLAZA VENTURE LLC  
C/O FONDO ATLAS LLC  
2030 S DOUGLAS RD  
STE 209  
MIAMI, FL 33134

**VIOLATION LOCATION:**

7100 FAIRWAY DR  
PALM BEACH GARDENS, FL 33418

**PCN#:** 52-42-42-10-19-001-0010

**LEGAL:** PGA NATIONAL SHOPS ON THE GREEN PT OF PAR 1 K/A PAR 1-A IN  
OR25566P153

**CODE SECTIONS VIOLATED:**

**78-378 – DUMPSTERS**

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

**CODE OFFICER:**

**MARY ZAREK**

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**4. CASE NUMBER:**  
**CODE-23-01-015136**

**OWNER/RESPONDENT:**

EXCEL GARDENS LLC  
10920 VIA FRONTERA  
STE 220  
SAN DIEGO, CA 92127

**VIOLATION LOCATION:**

11701 LAKE VICTORIA GARDENS AVE  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-43-42-06-30-001-0000

**LEGAL:** DOWNTOWN PALM BEACH GARDENS TR A

**CODE SECTIONS VIOLATED:**

**78-262 – STANDARDS FOR ARTWORK**

**78-742 – REMEDIES**

**SENIOR CODE OFFICER:**

DORIS BANTER

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**VIII. ADJOURNMENT**

**FUTURE HEARING DATES**

**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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