

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

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

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

VI. STIPULATION AGREEMENTS (NONE)

VII. FORECLOSURE AUTHORIZATION HEARINGS (NONE)

VIII. ADJOURNMENT

- 1 -

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IV. CODE COMPLIANCE CASES

B. VIOLATION HEARING

1. CASE NUMBER:
CODE-23-03-015323

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

CODE SECTION VIOLATED:

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

- 2 -

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2. CASE NUMBER:
CODE-23-01-015150

OWNER/RESPONDENT:

ROBERT E RHODES & PATRICIA A RHODES
331 AZALEA ST
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

331 AZALEA ST
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-18-03-008-0110
LEGAL: PL 1 PALM BEACH GARDEN ESTS LT 11 BLK 8

CODE SECTION VIOLATED:

IPMC 303.2 – ENCLOSURES

34-181 – NUISANCE DECLARED

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

CODE OFFICER:

MACHELLE ST. CLAIR

- 3 -

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3. CASE NUMBER:
CODE-21-05-013562

OWNER/RESPONDENT:

TRAILS END VILLAS, INC.
C/O SEA BREEZE COMMUNITY MANAGEMENT SERVICES, INC.
4227 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

10757 N MILITARY TRL
PALM BEACH GARDENS, FL 33410

PCN#: 52-42-42-12-08-000-0010
LEGAL: TRAILS END VILLAS INC COND REC AREA

CODE SECTION VIOLATED:

78-329 – MAINTENANCE

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

CODE OFFICER:

MARY ZAREK

- 4 -

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4. CASE NUMBER:
CODE-23-01-015153

OWNER/RESPONDENT:

NADG BROCK ALTON PBG LP
360 S ROSEMARY AVE
STE 400
WEST PALM BEACH, FL 33401

VIOLATION LOCATION:

5370 DONALD ROSS RD
PALM BEACH GARDENS, FL 33418

PCN#: 52-42-41-26-12-000-0011

LEGAL: ALTON TOWN CENTER TR 1 LESS SLY 208.02 FT OF NLY 263.03 FT
OF WLY 184.50 FT OF ELY 844.37 FT

CODE SECTION VIOLATED:

78-378 – DUMPSTERS

78-279 – RECYCLING CONTAINERS

SENIOR CODE OFFICER:

KATHRYN HUNTER-STILES

- 5 -

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5. 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 SECTION VIOLATED:

78-262 – STANDARDS FOR ARTWORK

78-742 – REMEDIES

CODE OFFICER:

JORGE SANABRIA

- 6 -

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C. FINE ASSESSMENT

**1. 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

SENIOR CODE OFFICER:

KATHRYN HUNTER-STILES

- 7 -

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2. 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

- 8 -

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V. FINE REDUCTION

1. CASE NUMBER:
CODE-22-01-014247

OWNER/RESPONDENT:

FRANK ROBERT L TR & SHAMBARGER MARGARET TR
C/O COHEN COMMERCIAL MANAGEMENT LLC
PO BOX 14127
NORTH PALM BEACH, FL 33408

VIOLATION LOCATION:

3385 BURNS RD
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-00-000-1050

LEGAL: 7-42-43, SLY 452.75 FT OF WLY 195.51 FT OF ELY 1960 FT OF NE 1/4
LYG N OF & ADJ TO BURNS RD (LESS SLY 12 FT ADDNL BURNS RD R/W)

CODE SECTION VIOLATED:

78-344 – CONSTRUCTION AND MAINTENANCE

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

CODE OFFICER:

MACHELLE ST. CLAIR

- 9 -

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2. CASE NUMBER:
CODE-22-01-014248

OWNER/RESPONDENT:

FUENDELING GRACE R TESTAMENTARY TRUST
FRANK ROBERT L TR & SHAMBARGER MARGARET TR
C/O COHEN COMMERCIAL MANAGEMENT LLC
PO BOX 14127
NORTH PALM BEACH, FL 33408

VIOLATION LOCATION:

3375 BURNS RD 101
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-25-000-1010
LEGAL: GARDENS COND UNIT 101

CODE SECTION VIOLATED:

78-276 – PERMITS REQUIRED, FEES, AND REVOCATION

78-344 – CONSTRUCTION AND MAINTENANCE

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

MACHELLE ST. CLAIR

- 10 -

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VIII. ADJOURNMENT

FUTURE HEARING DATES

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

- 11 -

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