

**CITY OF PALM BEACH GARDENS
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING
CITY HALL COUNCIL CHAMBERS
AUGUST 25, 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 (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**

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IV. CODE COMPLIANCE CASES

B. VIOLATION HEARING

1. CASE NUMBER:
CODE-20-07-012875

OWNER/RESPONDENT:

TROPICAL SANDS CHRISTIAN CHURCH, INC.
2726 BURNS ROAD
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

2726 BURNS ROAD
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-08-00-000-3110

LEGAL: 8-42-43, NLY 356.53 FT OF WLY 400 FT OF TH PT OF S 1/2 OF NW 1/4
LYG S OF BURNS RD & E OF ALAMANDA RD IN OR2804P1228

CODE SECTION VIOLATED:

78-328 – PRUNING

CODE OFFICER:

KATHRYN HUNTER-STILES

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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-19-06-011885

OWNER/RESPONDENT:

GLL REAL ESTATE PARTNERS
C/O 200 S. ORANGE AVENUE, SUITE 1375
ORLANDO, FL 32801

VIOLATION LOCATION:

11315 LEGACY AVENUE
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-06-20-001-0000

LEGAL: LEGACY PLACE COMMERCIAL REPL TR A K/A DEVELOPMENT

CODE SECTION VIOLATED:

78-276 – PERMITS REQUIRED, FEES, AND RECOVATION

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

78-344 – MAINTENANCE AND CONSTRUCTION

CODE OFFICER:

KATHRYN HUNTER-STILES

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3. CASE NUMBER:
CODE-19-07-011993

OWNER/RESPONDENT:

REAL SUB, LLC
PUBLIX SUPERMARKETS, INC.
C/O P.O. BOX 32018
LAKELAND, FL 33802

VIOLATION LOCATION:

6261 PGA BLVD.
PALM BEACH GARDENS, FL 33418

PCN#: 52-42-42-03-11-001-0060

LEGAL: MIRASOL WALK PT OF TR 1 K/A OUTPARCEL 4 A/K/A BANK OF
AMERICA LEASE PAR

CODE SECTION VIOLATED:

78-329 – MAINTENANCE

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

78-344 – MAINTENANCE AND CONSTRUCTION

CODE OFFICER:

KATHRYN HUNTER-STILES

- 4 -

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4. CASE NUMBER:

CODE-19-07-011994

OWNER/RESPONDENT:

REAL SUB, LLC
PUBLIX SUPERMARKETS, INC.
C/O P.O. BOX 32018
LAKELAND, FL 33802

VIOLATION LOCATION:

6289 PGA BLVD.
PALM BEACH GARDENS, FL 33418

PCN#: 52-42-42-03-11-001-0050

LEGAL: MIRASOL WALK PT OF TR 1 K/A OUTPARCEL 3 A/K/A SUNTRUST
BANK LEASE PAR

CODE SECTION VIOLATED:

78-276 – PERMITS REQUIRED, FEES AND REVOCATION

CODE OFFICER:

KATHRYN HUNTER-STILES

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C. FINE ASSESSMENT

1. CASE NUMBER:
CODE-19-07-011963

OWNER/RESPONDENT:

CHRISTOPHER L. MODERWELL & ANASTASIA DORSEY
10093 DAHLIA AVENUE
PALM BEACH GARDENS, FL 33410

VIOLATION LOCATION:

10093 DAHLIA AVENUE
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-07-01-054-0070

LEGAL: CITY OF PALM BEACH GARDENS 5 LOT 7 BLK 54

CODE SECTION VIOLATED:

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

CODE OFFICER:

MACHELLE ST. CLAIR

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V. FINE REDUCTION

1. CASE NUMBER:
CODE-17-03-009281

OWNER/RESPONDENT:

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

VIOLATION LOCATION:

11701 LAKE VICTORIA GARDENS AVENUE
PALM BEACH GARDENS, FL 33410

PCN#: 52-43-42-06-26-001-0000

LEGAL: DOWNTOWN AT THE GARDENS TR A K/A ALL OF PLAT

CODE SECTION VIOLATED:

78-329 – MAINTENANCE

78-742 – REMEDIES

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

CODE OFFICER:

JORGE SANABRIA

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VIII. ADJOURNMENT

FUTURE HEARING DATES

SEPTEMBER 22, 2020 @ 2:00 P.M.

OCTOBER 27, 2020 @ 2:00 P.M.

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

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