

Special Magistrate: Christy L Goddeau

Contested

Special Magistrate: Non-Contested

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

Agenda No.:001Complexity Level: 1Status: ActiveRespondent:Palacio, Martha EugeniaCEO: Paul Pickett

6248 17th Dr, West Palm Beach, FL 33415

Situs Address: 6248 17th Dr S, Lot 905, West Palm Beach, FL Case No: C-2024-05080002

PCN:

RE: Request to rescind Special Magistrate Order dated February 5, 2025 due to: Property was sold on February 2, 2025.

Agenda No.: 002 Complexity Level: 1 Status: Active

Respondent: Alvarez, Felix A; Alvarez, Noami C CEO: Maggie Bernal

4358 Marilyn Dr, Lake Worth Beach, FL 33461-2333

Situs Address: 4358 Marilyn Dr, Lake Worth, FL Case No: C-2023-09140007

PCN: 00-42-44-24-05-000-0410

RE: Request to amend Special Magistrate Order dated May 1, 2024 due to: ALVAREZ, FELIX A.AND ALVAREZ, NOEM

Agenda No.: 003 Complexity Level: 1 Status: Active

Respondent: KNIGHT, JULIAN C CEO: Nedssa Miranda

8743 Satalite Ter, Lake Park, FL 33403-1680

Situs Address: 8743 Satalite Ter, West Palm Beach, FL Case No: C-2023-08030021

PCN: 00-43-42-19-04-000-0461

RE: Request for hearing to challenge imposition of fine/lien.

Agenda No.:004Complexity Level: 1Status: ActiveRespondent:RCS VI LLCCEO: Frank A Davis

1547 Prosperity Farms Rd, Lake Park, FL 33403-2025

Situs Address: 2207 Summit Blvd, West Palm Beach, FL Case No: C-2023-07310006

PCN: 00-43-44-05-15-000-0180

RE: Request to amend Special Magistrate Order dated February 7, 2024, due to: Agreed order and case has the owner's

name as RSC VI LLC. It should be RCS VI LLC.

cc: Rcs Vi Llc

Agenda No.:005Complexity Level: 1Status: ActiveRespondent:Austin M Doherty, as Trustee of the Austin M DohertyCEO: Jose Feliciano

Living Trust , U/A dated October 11th, 2021. 4532 Davis Rd, Lake Worth Beach, FL 33461-5202

Situs Address: 4532 Davis Rd, Lake Worth, FL Case No: C-2023-03100016

PCN: 00-43-44-30-01-072-0022

RE: Case added to May 21, 2025, to Challenge the Imposition of Fine Lien

Agenda No.: 006 Complexity Level: 1 Status: Active

Respondent: Watson, Robbie CEO: Jen L Batchelor

6464 Dennis St, Loxahatchee, FL 33470-2161

Situs Address: 6464 Dennis St, Loxahatchee,, FL Case No: C-2024-01110017

PCN: 00-40-42-32-00-000-7410

RE: Request to contest Imposition of Fine/Lien

cc: Watson, Robbie

Agenda No.:007Complexity Level: -Status: PostponedRespondent:JAZZ VENTURES LLCCEO: Ronald Ramos

601 N FARNSWORTH Ave, AURORA, FL 60505

Situs Address: 16590 79th Ter N, Palm Beach Gardens, FL Case No: C-2024-12110012

PCN: 00-42-41-09-00-000-3150 **Zoned:** AR

Violations:

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

>>>More specifically, THE WIDENED PORTION OF THE CONCRETE TURNOUT (LOCATED AT SOUTH DRIVEWAY-TURNOUT) has been erected or installed without a valid building permit. Obtain required building permits for the WIDENED CONCRETE TURNOUT (LOCATED AT SOUTH DRIVEWAY-TURNOUT) or remove the WIDENED CONCRETE TURNOUT (LOCATED AT SOUTH DRIVWAY-TURNOUT). Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 12/19/2024 **Status:** CEH

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

>>>More specifically, THE NORTH CONCRETE TURNOUT has been erected or installed without a valid building permit. Obtain required building permits for the NORTH CONCRETE TURNOUT or remove the NORTH CONCRETE TURNOUT. Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZBZoningCompliance@pbc.gov or (561)233-5200.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 12/19/2024 **Status:** CEH

Agenda No.: 008 Complexity Level: - Status: Active

Respondent: Walter, Brendan CEO: Jamie G Illicete

Situs Address: 5499 Center St, Jupiter, FL Case No: C-2024-04080008

PCN: 00-42-40-35-00-005-0061

RE: Request for hearing to challenge imposition of fine.

5499 Center St, Jupiter, FL 33458-4067

Agenda No.: 009 Complexity Level: - Status: Active

Respondent: Countrypark at Boca Raton Homeowners' Association, INC CEO: Patrick L Prentice

400 S Dixie Hwy, Ste 420, Boca Raton, FL 33432

Situs Address: 8175 Countrypark Dr, Boca Raton, FL Case No: C-2023-03240024

PCN: 00-42-47-32-05-001-0000

RE: Request for hearing to challenge imposition of fine.

cc: Countrypark At Boca Raton Homeowners' Association, Inc. Countrypark At Boca Raton Homeowners' Association, Inc.

Agenda No.:010Complexity Level: 1Status: ActiveRespondent:BISHOP LAKE WORTH OWNER LLCCEO: Paul Pickett

1201 Hays St, Tallahassee, FL 32301-2525

Situs Address: 3927 Hadjes Dr, Lake Worth, FL Case No: C-2023-10110004

PCN: 00-42-44-20-04-001-0000 **Zoned:** RM

Print Date: 4/18/2025 04:16 PM

Violations:

Details: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary so as not to pose a threat to the public health, safety, or welfare.

Specifically: The access doors to the outside utility rooms are in disrepair and need to be replaced which is a violation of this Section and Code.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (a) **Issued:** 10/11/2023 **Status:** CEH

Details: All sidewalks, walkways, stairs, driveways, parking lots, parking spaces, and similar areas shall be properly repaired and maintained free from hazardous conditions.

Specifically: The walkways of the courtyard are uneven and are a safety hazard to the residents of this assisted living facility including staff and visitors.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) Issued: 10/11/2023 Status: CEH

Details: All sidewalks, walkways, stairs, driveways, parking lots, parking spaces, and similar areas shall be properly repaired and maintained free from hazardous conditions.

Specifically: The parking is in disrepair and needs to be resurfaced, and tree roots are causing the stalls to crumble and causing a safety hhazard for residents and visitors is a violation of this Section and Code.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) **Issued:** 10/11/2023 **Status:** CEH

Details: All sidewalks, walkways, stairs, driveways, parking lots, parking spaces, and similar areas shall be properly repaired and maintained free from hazardous conditions.

Specifically: The walkways around and within the courtyard are in disrepair with uneven walkways and large spaces of grouting missing between the sections which are potential hazards for residents using aids to assist them in walking.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) **Issued:** 10/11/2023 **Status:** CEH

Details: Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Specifically: An electrical cover is missing from the light(s) in the courtyard leaving the wires exposed to people and the elements which is a violation of this Section and Code

Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3) **Issued:** 10/11/2023 **Status:** CEH

cc: Bishop Lake Worth Owner Llc

Agenda No.: 011 Complexity Level: 1 Status: Active Respondent: SANTANA, RICHARD CEO: RI Thomas

7485 NW 177th Ter, Hialeah, FL 33015-7161

Situs Address: 804 Mathis St, Lake Worth, FL Case No: C-2023-03210019

PCN: 00-43-44-30-01-078-0051

RE: Request to rescind the Special Magistrate Order dated September 6, 2023 due to: new ownership prior to AONC on

9/14/2024 - (property is complied so no new case created.)

Agenda No.:012Complexity Level: -Status: ActiveRespondent:MOORE, ROBERT E Jr; MOORE, EVECEO: Ronald Ramos

14725 Boxwood Dr, Palm Beach Gardens, FL 33418-7950

Situs Address: 14725 Boxwood Dr, Palm Beach Gardens, FL Case No: C-2023-04060059

PCN: 00-41-41-20-01-004-0110

RE: Request for hearing to challenge imposition of fine.

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

- 1. SPECIAL MAGISTRATE
- 2. COUNTY ATTORNEY
- 3. STAFF

Print Date: 4/18/2025 04:16 PM

"IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. "

Print Date: 4/18/2025 04:16 PM