CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 16, 2025 9:00 AM

Special Magistrate: Natalie Green-Moore
Contested

Special Magistrate:
Non-Contested

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

Agenda No.: 001 **Complexity Level:** 3 **Status:** Active
Respondent: Bridgewood Mid-Rise Condominium I Association, INC. **CEO:** Patrick L Prentice
980 N Federal Hwy, Ste 440, Boca Raton, FL 33432
Situs Address: 1700 Bridgewood Dr, Boca Raton, FL **Case No:** C-2023-09180013
PCN: **Zoned:**
Violations:
1 **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, water is leaking into 1766 Bridgewood Dr from the exterior of the residence.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 09/26/2023 **Status:** CEH

cc: Bridgewood Mid-Rise Condominium I Association, Inc.
Bridgewood Mid-Rise Condominium I Association, Inc.

Agenda No.: 002 **Complexity Level:** 3 **Status:** Active
Respondent: Flinkman, Dolores **CEO:** Patrick L Prentice
1771 Bridgewood Dr, Boca Raton, FL 33434-4141
Situs Address: 1771 Bridgewood Dr, Boca Raton, FL **Case No:** C-2024-02070015
PCN: 00-42-47-16-03-000-1771 **Zoned:** AR
Violations:
1 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 02/07/2024 **Status:** CEH

cc: Bloom & Freeling Attorneys At Law

Agenda No.: 003 **Complexity Level:** 1 **Status:** Active
Respondent: GSG RESIDENTIAL BELLA VISTA PB LLC **CEO:** Adam F Moulton
1200 S Pine Island Rd, Plantation, FL 33324 **Type:** **Life Safety**
Situs Address: 6809 Town Harbour Blvd, Unit 1916, Boca Raton, FL **Case No:** C-2024-08190022
PCN: 00-42-47-27-37-000-0010
RE: Request to Rescind Special Magistrate Order dated October 2, 2024 due to: Change to the LLC from GSG Residential Bella Vista PB LLC to PR Bella Vista Owner LLC. Property is now in compliance.

cc: Gsg Residential Bella Vista Pb Llc

Agenda No.: 004 **Complexity Level:** 1 **Status:** Active
Respondent: Palacio, Martha Eugenia **CEO:** 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.

CODE COMPLIANCE
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JULY 16, 2025 9:00 AM

Agenda No.: 005 **Complexity Level: -** **Status:** Active
Respondent: PURSELL, JAMES **CEO:** Ronald Ramos
600 Xanadu Pl, Jupiter, FL 33477-6449
Situs Address: 15824 70th Trl N, Palm Beach Gardens, FL **Case No:** C-2024-03150025
PCN: 00-42-41-16-00-000-1040
RE: Request to Rescind Special Magistrate Order dated December 11, 2024 due to: No service on the SMO. A new case was initiated, C-2025-04180008.

Agenda No.: 006 **Complexity Level: -** **Status:** Active
Respondent: Mango Holdings LLC **CEO:** Teresa G Rouse
1801 N Highland Ave, Tampa, FL 33602
Situs Address: 11644 Venetian Ave, Boca Raton, FL **Case No:** C-2024-09300014
PCN: 00-41-47-36-03-000-5830
RE: Request to Rescind Special Magistrate Order dated April 3, 2025 due to: New ownership. New case C-2025-04240006
cc: Mango Holdings Llc
Mango Holdings Llc
Mango Holdings Llc

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: SANTANA, RICHARD **CEO:** Rl 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.: 008 **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.: 009 **Complexity Level: -** **Status:** Active
Respondent: SAXONY CONDOMINIUM ASSOCIATION, INC **CEO:** Steve G Bisch
1200 Park Central Blvd, Pompano Beach, FL 33064
Situs Address: 55 Saxony B, Delray Beach, FL **Case No:** C-2023-06150005
PCN: 00-42-46-22-09-002-0550
RE: Request to amend Special Magistrate Order dated January 10, 2024 due to: The PCN being added to the case, and needs to be removed.
cc: Saxony Condominium Association, Inc

Agenda No.: 010 **Complexity Level:** 1 **Status:** Active
Respondent: RCS VI LLC **CEO:** 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.: 011 **Complexity Level:** 1 **Status:** Active
Respondent: LTG BOYNTON BEACH LLC **CEO:** Dennis A Hamburger
6111 Broken Sound Pkwy NW, 350, Boca Raton, FL 33487
Situs Address: 10207 100th St S, Boynton Beach, FL 33472 **Case No:** C-2021-12210002
PCN: 00-42-43-27-05-052-0472
RE: Request to Amend Special Magistrate Order dated May 12, 2021 due to: Correct respondent's name. Change LGT Boynton Beach LLC. To LTG Boynton Beach LLC. & extend compliance deadline 60 days from hearing.
cc: Ltg Boynton Beach Llc

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Agenda No.: 012 **Complexity Level:** 3 **Status:** Active
Respondent: VILLAFUERTE, MELVIN M; ORDONEZ, YECENI MARROQUIN **CEO:** Nedssa Miranda
2750 SW 145TH Ave, Ste 509, MIRAMAR, FL 33027
Situs Address: 5765 N Haverhill Rd, West Palm Beach, FL **Case No:** C-2024-05160006
PCN: 00-42-43-02-04-007-0140
RE: Request to Amend Special Magistrate Order dated March 5, 2025 due to: Correct the compliance days from 270 to 36
cc: Ordonez, Yeceni Marroquin
Villafuerte, Melvin M

Agenda No.: 013 **Complexity Level:** 1 **Status:** Active
Respondent: BISHOP LAKE WORTH OWNER LLC **CEO:** 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
RE: Case added to the hearing May 21, 2025, to amend previous SMO dated March 6, 2024, to amend the fine amount imposed against the respondent from $76.77 to $100.00 per day the violation exists after the compliance date.
cc: Bishop Lake Worth Owner Llc

Agenda No.: 014 **Complexity Level:** - **Status:** Active
Respondent: LOUIS, LOBSON; ESPERANCE LOUIS, MARIE VILLE **CEO:** Debbie N Plaud
5750 Ithaca Cir E, Lake Worth, FL 33463-6751
Situs Address: 5750 Ithaca Cir E, Lake Worth, FL **Case No:** C-2023-06290022
PCN: 00-42-44-35-03-000-5750
RE: Request to Amend Special Magistrate Order dated August 7, 2024 due to: One owner-Louis Lobson no longer on PAPA or deed-need to have him removed from case/SMO/AONC.

Agenda No.: 015 **Complexity Level:** 1 **Status:** Active
Respondent: Linscott, Robert J; Brady, Claudia **CEO:** Christina G Stodd
9181 Heathridge Dr, West Palm Beach, FL 33411-1872
Situs Address: 9181 Heathridge Dr, West Palm Beach, FL **Case No:** C-2024-05010029
PCN: 00-42-43-30-13-000-0230
RE: Request to Amend Special Magistrate Order dated January 8, 2025 due to: remove Robert J. Linscott from order due t being deceased and PAPA has been updated.

Agenda No.: 016 **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.

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

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

"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. "