

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING AGENDA SEPTEMBER 17, 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.:001Complexity Level: 1Status: ActiveRespondent:4555 Old Military LlcCEO: John Gannotti

1601 Forum Pl, Ste 1101, West Palm Beach, FL 33401

Situs Address: 2525 N Military Trl, West Palm Beach, FL Case No: C-2024-11200005

PCN: 00-42-43-24-00-000-3040

RE: Request to Rescind Special Magistrate Order dated March 5, 2025 due to: Violation stated incorrectly on the charging document (agreed order). Agreed order referenced kitchen renovation, the actual violation was a digging a trench.

cc: 4555 Old Military Llc

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

Respondent: McCafferty, Robin CEO: Nick N Navarro

10140 Marlin Cir, Boca Raton, FL 33428-5422

Situs Address: 10140 Marlin Cir, Boca Raton, FL 33428 Case No: C-2020-07240048

PCN: 00-41-47-25-02-000-0080

RE: Request to Rescind Special Magistrate Order dated July 14, 2021 due to: No service on the NOV dated 10/29/2020 Ca

was merged from the original July 30, 2020. New case created and entered in que. C-2025-06250014

Agenda No.:003Complexity Level: 1Status: ActiveRespondent:Gutierrez, KeniCEO: Paul Pickett

2464 Avenida Barcelona Est, Lot 52, West Palm Beach, FL

33415

Situs Address: 2464 Avenida Barcelona Este, Lot 210, FL Case No: C-2023-08160025

PCN:

RE: Request to Rescind Special Magistrate Order dated February 7, 2024 due to: Wrong lease given to code officer.

Violation is on Lot 210, Respondent lives at Lot 52.

Agenda No.: 004 Complexity Level: 1 Status: Active

Respondent: Lucas, Bruce S; Lucas, Theresa A CEO: Omar J Sheppard

802 Sarazen Dr, West Palm Beach, FL 33413-1249

Situs Address: 802 Sarazen Dr, West Palm Beach, FL 33413 Case No: C-2022-08010016

PCN: 00-42-43-35-09-012-0270

RE: Case added to Sept 17, 2025, CCH to rescind SMO dated March 1, 2023, due to respondents are deceased

cc: Code Compliance

Agenda No.: 005 Complexity Level: - Status: Active

Respondent: Furini, Maria Nircelani Damiao CEO: Richard F Cataldo

 $8926~\mathrm{SW}$ 8th St, Boca Raton, FL 33433-6212

Situs Address: 8926 SW 8th St, Boca Raton, FL Case No: C-2024-05200031

PCN: 00-42-47-29-03-034-0111

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING AGENDA **SEPTEMBER 17, 2025 9:00 AM**

RE: Request to Amend Special Magistrate Order dated January 8, 2025 due to: SMO needs to be changed adding 180 days to PART "B" violation. PART "A" has an AOC. PART "B" per the order was given only 30 days to come into compliance, which should have read "180 days".

Agenda No.: 006 **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.: 007 **Complexity Level: -**Status: Active CEO: Christina G Stodd

Respondent: Mason, Dyonia; Mason, Annie

15505 88th Pl N, Loxahatchee, FL 33470-2877

Situs Address: 15505 88th Pl N, Loxahatchee, FL Case No: C-2024-10020008

PCN: 00-41-42-19-00-000-3220

RE: Case added to 9-17-25 CCH to Challenge the Imposition of Fine Lien

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. "

Print Date: 8/20/2025 03:26 PM