



**Special Magistrate:
Non-Contested**

D. SCHEDULED CASES

Agenda No.: 001	Complexity Level: 1	Status: Active
Respondent: Oliveira, Fabiano C; Oliveira, Felipe G		CEO: Dwayne E Johnson
5041 Woodland Dr, Delray Beach, FL 33484-1121		
Situs Address: 5041 Woodland Dr, Delray Beach, FL	Case No: C-2024-05280028	
PCN: 00-42-46-11-02-000-1370		
RE: Request to Extend Compliance Date of Special Magistrate Order dated October 2, 2024, due to: Service for the SMO was not obtained. Extend 365 days from today's hearing date.		

Agenda No.: 002	Complexity Level: 1	Status: Active
Respondent: Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Janet C. Ferlisi and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 2400 Bimini Dr. West Palm Beach, FL. 33406. PCN # 00-43-44-17-01-006-0100 6110 Garden Ave, West Palm Bch, FL 33405-3910		CEO: Jose Feliciano
Situs Address: 2400 Bimini Dr, West Palm Beach, FL 33406		Case No: C-2022-04040003
PCN: 00-43-44-17-01-006-0100		
RE: Request to Rescind Special Magistrate Order dated May 23, 2023, due to: The property being discharged from the fine based on the foreclosure. Property is in compliance, no new case generated.		
cc: Cymbidium Restoration Trust Guardian Asset Management		

Agenda No.: 003	Complexity Level: 1	Status: Active
Respondent: Meklir, Katie		CEO: Joanna Mirodias
1188 Marine Dr, West Palm Beach, FL 33409-6240		
Situs Address: 5555 Gun Club Rd, West Palm Beach, FL	Case No: C-2025-05070024	
PCN: 00-42-44-02-01-000-0186		
RE: Request to Rescind Special Magistrate Order dated September 3, 2025 due to: Change of Ownership.		

Agenda No.: 004	Complexity Level: -	Status: Active
Respondent: Unknown Personal Representative, Spouse, Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Chester Robert Saburn, Jr., and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (3600 BURMA CT. PALM BEACH GARDENS, FL. 33403 (PCN# 00434219000003070) PO BOX 530214, Lake Park, FL 33403-8902		CEO: Ronald Ramos

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 19, 2025 9:00 AM

Situs Address: 3600 Burma Ct, West Palm Beach, FL
PCN: 00-43-42-19-00-000-3070
RE: Request to Request to Rescind Special Magistrate Order dated March 5, 2025 due to: New Ownership before compliance date.

Case No: C-2024-06280003

Agenda No.: 005
Respondent: BUSS, SANDRA C; PAZMINO, PAULINA
5956 Golden Eagle Cir, Palm Beach Gardens, FL 33418-15'
Complexity Level: 1
Status: Active
CEO: Nedssa Miranda
Situs Address: 5983 Lime Rd, West Palm Beach, FL
PCN: 00-42-43-35-13-026-0011
Case No: C-2025-03170027
RE: Request to Amend Special Magistrate Order dated October 8, 2025, due to: The verbiage stating the correction to include maintenance of the easement was not correct. PBCPMC Section 14-32 (c) (1) Table 14-32 (c) Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height and including the overgrowth on the easement. CORRECTION NOW TO READ: Cut the grass, weeds, and low growing vegetation and maintain at or below 7 inches in height.

Agenda No.: 006
Respondent: Fournier, Daniel
5292 Lake Blvd, Delray Beach, FL 33484-4270
Complexity Level: 1
Status: Active
CEO: Dennis A Hamburger
Situs Address: 5292 Lake Blvd, Delray Beach, FL
PCN: 00-42-46-23-02-000-4370
Case No: C-2025-04240001
RE: Request to Rescind Special Magistrate Order dated September 3, 2025, due to: FS 553.79 these violations never should've been cited or scheduled for CCH.

Agenda No.: 007
Respondent: Unknown Personal Representative Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Nemorio Lopez Galindo and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 8582 JARED WAY BOC RATON FL 33433 and PCN 00-42-47-32-10-000-0950 8582 Jared Way, Boca Raton, FL 33433-7643
Complexity Level: -
Status: Active
CEO: Adam F Moulton
Situs Address: 8582 Jared Way, Boca Raton, FL
PCN: 00-42-47-32-10-000-0950
Case No: C-2025-06020009
RE: Request to Rescind Special Magistrate Order dated July 3, 2025, due to: Change of ownership.

Agenda No.: 008
Respondent: Velasquez, Juan Perez
1531 Drexel Rd, Lot 387, West Palm Beach, FL 33417
Complexity Level: 1
Status: Active
CEO: Charles Zahn
Situs Address: 1531 Drexel Rd, Lot 387, West Palm Beach, FL
PCN:
Case No: C-2024-05160017
RE: Request to Rescind Special Magistrate Order dated April 2, 2025, due to: MHP info provided was not on a signed lease. Respondent has furnished the title showing someone else is the owner.

Agenda No.: 009
Respondent: Ferry, Corina
5119 Oak Hill Rd, Delray Beach, FL 33484-1340
Complexity Level: -
Status: Active
CEO: Dennis A Hamburger
Situs Address: 5119 Oak Hill Rd, Delray Beach, FL
PCN: 00-42-46-11-03-000-2090
Case No: C-2024-12310007
RE: Request to Rescind Special Magistrate order dated July 3, 2025, due to change of ownership prior to the date of the hearing.

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

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

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 19, 2025 9:00 AM**

"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. "