



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
MARCH 20, 2024 9:00 AM**

**Special Magistrate:** Thomas H Dougherty  
**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:** 1 **Status:** Active  
**Respondent:** Fundora, Yoander Rodriguez **CEO:** Jen L Batchelor  
13176 40th Ln N, Royal Palm Beach, FL 33411-8401  
**Situs Address:** 13176 40th Ln N, West Palm Beach, FL **Case No:** C-2023-04130007  
**PCN:** 00-41-43-09-00-000-5420  
**RE:** Request to rescind SMO dated Oct. 4, 2023, due to ownership change new case has been issued, C-2023-11060001.

---

**Agenda No.:** 002 **Complexity Level:** - **Status:** Active  
**Respondent:** COUNTRY LAKE HOMEOWNERS ASSOCIATION **CEO:** Steve G Bisch  
1215 E Hillsboro Blvd, Deerfield Beach, FL 33441  
**Situs Address:** 16251 Country Lake Cir, Delray Beach, FL 33484 **Case No:** C-2022-09230006  
**PCN:** 00-42-46-26-06-024-0000  
**RE:** Request to rescind SMO dated March 1, 2023, due to cited wrong parcel.  
**cc:** Code Enforcement  
Hegna, Robert  
United Community Management Corp

---

**Agenda No.:** 003 **Complexity Level:** - **Status:** Active  
**Respondent:** MCPHERSON, NICHOLE S; SHEPHERD, RUHON **CEO:** Brian Burdett  
12567 Tangerine Blvd, West Palm Beach, FL 33412-2039  
**Situs Address:** 12567 Tangerine Blvd, West Palm Beach, FL 33412 **Case No:** C-2022-02170016  
**PCN:** 00-41-42-34-00-000-3490  
**RE:** Case added to Mar CEH to Rescind SMO dated Aug 3, 2022, due to change in ownership prior to violation action, Qu  
Claim deed recorded Feb 1, 2018.

---

**Agenda No.:** 004 **Complexity Level:** 1 **Status:** Active  
**Respondent:** TEETERS, WILLIAM E II **CEO:** Joanna Mirodias  
16280 E Cornwall Dr, Loxahatchee, FL 33470-4008  
**Situs Address:** 8328 35th St S, Lake Worth, FL 33467 **Case No:** C-2022-03310005  
**PCN:** 00-42-43-27-05-024-0351  
**RE:** Request to rescind SMO dated April 5, 2023, due to respondent is not correct.  
**cc:** Commissioners  
Teeters, William E II

---

**Agenda No.:** 005 **Complexity Level:** 1 **Status:** Active  
**Respondent:** TEETERS, WILLIAM E II **CEO:** Joanna Mirodias  
16280 E Cornwall Dr, Loxahatchee, FL 33470-4008  
**Situs Address:** 35th St S, FL 33467 **Case No:** C-2022-06030006  
**PCN:** 00-42-43-27-05-024-0353  
**RE:** Request to rescind SMO dated April 5, 2023, due to respondent is not correct.

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
MARCH 20, 2024 9:00 AM**

cc: Teeters, William E li

---

**Agenda No.:** 006                                      **Complexity Level:** 2                                      **Status:** Active  
**Respondent:** TEETERS, WILLIAM E II                                      **CEO:** Joanna Mirodias  
16280 E Cornwall Dr, Loxahatchee, FL 33470-4008  
**Situs Address:** 35th St S, FL 33467                                      **Case No:** C-2022-06030007  
**PCN:** 00-42-43-27-05-024-0354  
**RE:** Request to rescind SMO dated April 5, 2023, due to respondent is not correct.  
  
**cc:** Commissioners  
Teeters, William E li

---

**Agenda No.:** 007                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** Guerra-Lopez, Aeyda A; Nunez, Wilson Jovany                                      **CEO:** Omar J Sheppard  
5653 Balfrey Dr, West Palm Beach, FL 33413-1271  
**Situs Address:** 5653 Balfrey Dr, West Palm Beach, FL 33413                                      **Case No:** C-2022-10200003  
**PCN:** 00-42-43-35-06-001-0030  
**RE:** Request to rescind SMO dated March 1, 2023, due to scrivener's error missing a letter from respondents first name.

---

**Agenda No.:** 008                                      **Complexity Level:** -                                      **Status:** Active  
**Respondent:** Moore, Candace; KIMMEL, HARRY                                      **CEO:** Omar J Sheppard  
1715 N D St, Lake Worth Beach, FL 33460-6411  
**Situs Address:** 134 Marie Dr, West Palm Beach, FL 33415                                      **Case No:** C-2021-11300015  
**PCN:** 00-42-43-35-14-002-0010  
**RE:** Request to Omit the name of Candace Moore on the Order Imposing Fine Lien and proceed with an Order Imposing Fine/Lien in the name of Harry Kimmel only, who still remains ownership of the violation premises and accrued fine/lien,  
  
**cc:** Kimmel, Harry  
Pbso

---

**Agenda No.:** 009                                      **Complexity Level:** -                                      **Status:** Active  
**Respondent:** Gonzalez, Alfonso Limonta; Gonzalez, Ailen Suarez                                      **CEO:** Christina G Stodd  
1681 Barbarie Ln, West Palm Beach, FL 33417-4461  
**Situs Address:** 1681 Barbarie Ln, West Palm Beach, FL 33417                                      **Case No:** C-2022-08090021  
**PCN:** 00-42-43-26-04-005-0050  
**RE:** Request to rescind Special magistrate order dated February 1, 2023, due to incorrect respondent's name, and close the case.

---

**Agenda No.:** 010                                      **Complexity Level:** -                                      **Status:** Active  
**Respondent:** CHEN, YINGYN                                      **CEO:** Nedssa Miranda  
252 San Remo Dr, Jupiter, FL 33458-8730  
**Situs Address:** 3148 Florida Blvd, Palm Beach Gardens, FL                                      **Case No:** C-2023-01250004  
**PCN:** 00-43-41-31-02-024-0290  
**RE:** Request to rescind Special Magistrate Order dated August 2, 2023, due to: Error in name spelling. New case C-2023-08210021 and close this case.

---

**Agenda No.:** 011                                      **Complexity Level:** -                                      **Status:** Active  
**Respondent:** MCPHERSON, NICHOLE S; SHEPHERD, RUHON                                      **CEO:** Ronald Ramos  
12567 Tangerine Blvd, West Palm Beach, FL 33412-2039  
**Situs Address:** 12567 Tangerine Blvd, West Palm Beach, FL 33412                                      **Case No:** C-2018-11160005  
**PCN:** 00-41-42-34-00-000-3490  
**RE:** Request to rescind SMO dated July 10, 2019, and Release of Lien Recorded January 14, 2021, in Official Record Book 32100 Page 1182, due to Change of Ownership prior to the Code Enforcement hearing and close the case.

---

**Agenda No.:** 012                                      **Complexity Level:** -                                      **Status:** Active  
**Respondent:** Marc, Deriles; Estenor, Cilizia; Estenor, Danous; Deliere,                                      **CEO:** Christina G Stodd  
Marc; Delson, Marc  
1251 Westchester Dr E, West Palm Beach, FL 33417-5716  
**Situs Address:** 1251 Westchester Dr E, West Palm Beach, FL 33417                                      **Case No:** C-2022-10190032  
**PCN:** 00-42-43-26-18-003-0070  
**RE:** Request to rescind SMO dated 3/1/2023, due to Error in the respondent's name and close the case.

---

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
MARCH 20, 2024 9:00 AM**

**Agenda No.:** 013 **Complexity Level:** - **Status:** Active  
**Respondent:** Morales, Jose R; Morales, Felicita **CEO:** Steve R Newell  
 9427 SW 3rd St, Boca Raton, FL 33428-4419  
**Situs Address:** 9427 SW 3rd St, Boca Raton, FL 33428 **Case No:** C-2022-01050041  
**PCN:** 00-42-47-30-07-023-0170  
**RE:** Request to rescind SMO November 2, 2022, due to: NOV not properly served and close this case. New case opened C-2023-12130009

---

**Agenda No.:** 014 **Complexity Level:** - **Status:** Active  
**Respondent:** King, Stewart **CEO:** Ozmer M Kosal  
 11094 167th Pl N, Jupiter, FL 33478-6151  
**Situs Address:** 11094 167th Pl N, Jupiter, FL 33478 **Case No:** C-2022-03240001  
**PCN:** 00-41-41-11-00-000-1590  
**RE:** Request to rescind the SMO dated September 7, 2022, due to New Ownership and close this case. New case C-2023-12110001  
**cc:** King, Stewart

---

**Agenda No.:** 015 **Complexity Level:** - **Status:** Active  
**Respondent:** King, Stewart **CEO:** Ozmer M Kosal  
 11094 167th Pl N, Jupiter, FL 33478-6151  
**Situs Address:** 167th Pl N, FL **Case No:** C-2022-03240002  
**PCN:** 00-41-41-11-00-000-1030  
**RE:** Request to rescind the SMO dated September 7, 2022, due to New Ownership and close this case. New case C-2023-12110002.  
**cc:** King, Stewart

---

**Agenda No.:** 016 **Complexity Level:** 1 **Status:** Active  
**Respondent:** DOVER CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti  
 125 Dover B, West Palm Beach, FL 33417  
**Situs Address:** Dover A, West Palm Beach, FL **Case No:** C-2022-09210008  
**PCN:**  
**RE:** Request to challenge imposition of fine/lien.  
**cc:** Dover Condominium Association, Inc.

---

**Agenda No.:** 017 **Complexity Level:** 1 **Status:** Active  
**Respondent:** DOVER CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti  
 125 Dover B, West Palm Beach, FL 33417  
**Situs Address:** Dover B, West Palm Beach, FL 33417 **Case No:** C-2022-09220019  
**PCN:**  
**RE:** Request to challenge imposition of fine/lien.  
**cc:** Dover Condominium Association, Inc.

---

**Agenda No.:** 018 **Complexity Level:** 1 **Status:** Active  
**Respondent:** DOVER CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti  
 125 Dover B, West Palm Beach, FL 33417  
**Situs Address:** Dover C, West Palm Beach, FL **Case No:** C-2022-09220020  
**PCN:**  
**RE:** Request to challenge imposition of fine/lien.  
**cc:** Dover Condominium Association, Inc.

---

**Agenda No.:** 019 **Complexity Level:** 2 **Status:** Removed  
**Respondent:** TMT ABLE STORAGE LLC **CEO:** Timothy M Madu  
 8020 Wiles Rd, Coral Springs, FL 33067  
**Situs Address:** 5081 Lantana Rd, Lake Worth, FL 33463 **Case No:** C-2022-02030005  
**PCN:** 00-42-44-35-00-000-5050  
**RE:** Request to extend the compliance date  
**cc:** Coker And Feiner  
 Tmt Able Storage Llc  
 Tmt Able Storage Llc

---

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
MARCH 20, 2024 9:00 AM**

**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. "**