



CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM

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.: 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: REO

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: REO
cc: Bloom & Freeling Attorneys At Law

Agenda No.: 003 Complexity Level: - Status: Active
Respondent: Borghardt, Helton; Pereira, Caroline S CEO: Richard F Cataldo
9112 SW 4th St, Boca Raton, FL 33433-4608
Situs Address: 9112 SW 4th St, Boca Raton, FL 33433 Case No: C-2022-11300022
PCN: 00-42-47-29-03-030-0150
RE: Case added to Sept 18, 2024, CEH to request to rescind the SMO dated July 12, 2023, due to per Building Department Director, close the case.

Agenda No.: 004 Complexity Level: 1 Status: Active
Respondent: Gene Leofanti, Jr. and Marguerite D. Leofanti as Trustees of the Gene Leofanti, Jr. and Marguerite D. Leofanti Revocable Living Trust U/A Dated the 16th Day of August 1995 CEO: Richard F Cataldo
9106 SW 4th St, Boca Raton, FL 33433-4608
Situs Address: 9106 SW 4th St, Boca Raton, FL 33433 Case No: C-2022-12090036
PCN: 00-42-47-29-03-030-0160
RE: Case added to Sept 18, 2024, CEH to request to rescind SMO dated July 12, 2023, per the Building Department Director, close the case.

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM

Agenda No.: 005 **Complexity Level:** 1 **Status:** Active
Respondent: Cal, Julio C; Bobadilla-Rodriguez, Patricia P **CEO:** Timothy M Madu
9219 Bracelet Dr, Lake Worth, FL 33467-4723
Situs Address: 9219 Bracelet Dr, Lake Worth, FL 33467 **Case No:** C-2022-10310017
PCN: 00-42-44-30-01-020-0110
RE: Case added to Sept 18, 2024, request to rescind the SMO dated July 12, 2024 due to change in owner, case closed.
cc: Code Enforcement

Agenda No.: 006 **Complexity Level:** - **Status:** Active
Respondent: F Allison Boyle, Trustee Of the F Allison Boyle Living Trus **CEO:** Maggie Bernal
Dated July 2, 2003
8696 E Rowel Cir, Prescott Valley, AZ 86314-4400
Situs Address: 2664 Dudley Dr E, F, West Palm Beach, FL **Case No:** C-2023-08240010
PCN: 00-42-44-14-32-003-0060
RE: Request to rescind Special Magistrate Order dated June 5, 2024, due to: Wrong compliance date recorded on the SMO
The respondent was given 30 days to comply on the order but should have been given 90 days from the date of the
hearing.
cc: The Brokers Lady Realty Llc

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: Bailykson, Kenneth **CEO:** Debbie N Plaud
677 Cresta Cir, West Palm Beach, FL 33413-1047
Situs Address: 4863 Coconut Rd, Lake Worth, FL 33461 **Case No:** C-2022-06280020
PCN: 00-43-44-30-01-107-0050
RE: Request to rescind the Special Magistrate Order dated January 18, 2023 due to: Change in Ownership. New case
number C-2024-06280013

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: Mathis Lots LLC **CEO:** Debbie N Plaud
718 Valencia Ave, 303, Coral Gables, FL 33134
Situs Address: 1219 Mathis St, Lake Worth, FL **Case No:** C-2023-08280002
PCN: 00-43-44-30-01-114-0031
RE: April 3, 2024 due to: Change in Ownership. New case number C-2024-07110008
cc: Frogner Consulting, Llc
Mathis Lots Llc
Mathis Lots Llc

Agenda No.: 009 **Complexity Level:** 1 **Status:** Active
Respondent: MATHIS LOTS LLC **CEO:** Debbie N Plaud
718 Valencia Ave, Unit 303, Coral Gables, FL 33134-5651
Situs Address: 1211 Mathis St, FL **Case No:** C-2023-08280011
PCN: 00-43-44-30-01-114-0033
RE: April 3, 2024 due to: Change in Ownership. New case number C-2024-07110009
cc: Frogner Consulting, Llc
Mathis Lots Llc
Mathis Lots Llc

Agenda No.: 010 **Complexity Level:** - **Status:** Active
Respondent: ; MITCHELL, MARK; MITCHELL, EMILY ROSE **CEO:** Richard F Cataldo
CHARETTE
21659 Abington Ct, Boca Raton, FL 33428-4831 **Type:** Life Safety
Situs Address: 21659 Abington Ct, Boca Raton, FL **Case No:** C-2024-05100024
PCN: 00-41-47-22-11-000-0380
RE: Request to modify Special Magistrate Order dated June 5, 2024, due to: Property was in compliance as of the hearing
date and case was heard as a "To Have Been". Remove the \$500.00 fine from the order.

Agenda No.: 011 **Complexity Level:** - **Status:** Active
Respondent: Kern, Michael J **CEO:** Joanna Mirodias
11858 179th Ct N, Jupiter, FL 33478-4739
Situs Address: 11858 179th Ct N, Jupiter, FL 33478 **Case No:** C-2022-02030031
PCN: 00-41-41-02-00-000-3460

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM**

RE: Case added to September 18, 2024 CCH

Agenda No.: 012	Complexity Level: -	Status: Active		
Respondent: Urrutia, Gustavo Graciela Andalia 6381 Willoughby Cir, Lake Worth, FL 33463-9304		CEO: Joanna Mirodias Type: Life Safety		
Situs Address: 6381 Willoughby Cir, Lake Worth, FL		Case No: C-2024-09060015		
PCN: 00-42-44-37-03-002-1370		Zoned: PUD		
Violations:	<table border="1"><tr><td>1</td><td>Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements: a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide direct access from the home to the swimming pool. d. The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail person who may have managed to penetrate the barrier from immediately falling into the water. Sufficiently away from the water's edge shall mean no less than twenty (20) inches from the barrier to the water's edge. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 09/06/2024</td></tr></table>		1	Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements: a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide direct access from the home to the swimming pool. d. The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail person who may have managed to penetrate the barrier from immediately falling into the water. Sufficiently away from the water's edge shall mean no less than twenty (20) inches from the barrier to the water's edge. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 09/06/2024
1	Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements: a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide direct access from the home to the swimming pool. d. The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail person who may have managed to penetrate the barrier from immediately falling into the water. Sufficiently away from the water's edge shall mean no less than twenty (20) inches from the barrier to the water's edge. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 09/06/2024			

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. "