



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

**Special Magistrate: Renee Clark
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: Garcon, Jean L; PNG Margrow MF LLC **CEO:** RI Thomas
7901 4th St N, Ste 300, Saint Petersburg, FL 33702-4399
Situs Address: 4676 Hairland Dr, West Palm Beach, FL **Case No:** C-2023-11030006
PCN: 00-42-44-12-00-000-7100
RE: Case added to rescind Special Magistrate order dated December 11, 2024, due to violation of shed without permit was unfounded as shed was permitted under a different address. Case closed.

Agenda No.: 002 **Complexity Level:** 1 **Status:** Active
Respondent: Shekhat, Nanji Denil **CEO:** Caroline Foulke
11289 Alligator Trl, Wellington, FL 33449-5849
Situs Address: 11289 Alligator Trl, Lake Worth, FL 33449 **Case No:** C-2022-01140032
PCN: 00-41-44-35-01-000-2320
RE: Cases added to rescind Special Magistrate Order dated July 12, 2023, due to respondent's name in incorrect order case closed. **New case generated C2025-01220001.
cc: Shekhat, Denil Nanji

Agenda No.: 003 **Complexity Level:** 1 **Status:** Active
Respondent: Austin M Doherty, as Trustee of the Austin M Doherty **CEO:** Jose Feliciano
Living Trust , U/A dated October 11th, 2021.
4532 Davis Rd, Lake Worth Beach, FL 33461-5202
Situs Address: 4532 Davis Rd, Lake Worth, FL **Case No:** C-2023-03100016
PCN: 00-43-44-30-01-072-0022
RE: cases added to Contest the Imposition of Fine Lien

Agenda No.: 004 **Complexity Level:** 1 **Status:** Active
Respondent: PINO, BARBARA **CEO:** Frank A Davis
3870 Home St, West Palm Beach, FL 33406-4914
Situs Address: 3870 Home St, West Palm Beach, FL **Case No:** C-2024-03190015
PCN: 00-43-44-07-08-000-0101
RE: Case added to agenda to Contest Imposition of Fine Lien

Agenda No.: 005 **Complexity Level:** 1 **Status:** Active
Respondent: The Breckenridge Condominium Association, Inc **CEO:** Omar J Sheppard
4455 Military Trl, Ste 200, Jupiter, FL 33458 United States
Situs Address: 5149 Breckenridge Pl, West Palm Beach, FL **Case No:** C-2024-02220019
PCN:
RE: Request to amend Special Magistrate Order dated September 9, 2024 due to: Removal of PCN from the order.
cc: The Breckenridge Condominium Association, Inc

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Agenda No.: 006 **Complexity Level:** - **Status:** Active
Respondent: Crichlow, Rita; Rowe, David **CEO:** Jen L Batchelor
13573 Orange Grove Blvd, Royal Palm Beach, FL 33411
Situs Address: 13573 Orange Grove Blvd, West Palm Beach, FL **Case No:** C-2023-04120002
PCN: 00-41-43-09-00-000-3490
RE: Request to rescind Special Magistrate Order dated August 7, 2024 due to: Respondent cited incorrectly & Rita Crichlow is deceased. New case 2025-01060006

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: William McManus, Trustee of the Quisenberry 2022 **CEO:** Christina G Stodd
Revocable Trust
170 Chilean Ave, Apt 2C, Palm Beach, FL 33480-4401
Situs Address: 6633 Rigger Rd, Lake Worth, FL **Case No:** C-2024-02210017
PCN: 00-43-45-06-02-043-0070
RE: Request to rescind Special Magistrate Order dated August 7, 2024 due to: Incorrect address was cited-No new case due to correct address already in lien.

cc: Quisenberry 2022 Revocable Trust

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: REYES, JORGE; REYES, ISHA **CEO:** Caroline Foulke
9687 Sun Pointe Dr, Boynton Beach, FL 33437-3331
Situs Address: 4820 Banquet Way, Lake Worth, FL **Case No:** C-2024-05200025
PCN: 00-42-44-30-01-008-0120
RE: Request for hearing to challenge imposition of fine/lien.

Agenda No.: 009 **Complexity Level:** 1 **Status:** Active
Respondent: FHP TILE INSTALLATION INC **CEO:** Darrin L Emmons
16971 W Aquaduct Dr, Loxahatchee Groves, FL 33470
Situs Address: 16971 W Aquaduct Dr, Loxahatchee, FL **Case No:** C-2023-09260023
PCN: 00-40-43-13-00-000-7330
RE: Request to rescind the Special Magistrate Order dated 2/7/2024 due to: Change of Ownership. New Case C-2025-01170009

cc: Fhp Tile Installation Inc

Agenda No.: 010 **Complexity Level:** 1 **Status:** Active
Respondent: KENCO LTD **CEO:** Nedssa Miranda
3676 Collin Dr, Ste 10, West Palm Beach, FL 33406-4727
Situs Address: 8682 Pluto Ter, West Palm Beach, FL **Case No:** C-2023-09050029
PCN: 00-43-42-19-04-000-0311
RE: Request to amend Special Magistrate Order dated January 10, 2024 due to: KENCO LTD merged with KENCO LLLP 2005. Same registered agent.

Agenda No.: 011 **Complexity Level:** 1 **Status:** Active
Respondent: IZA Services INC **CEO:** Jen L Batchelor
12850 W State Road 84, Lot 18-8, Davie, FL 33325
Situs Address: 59th St N, West Palm Beach, FL **Case No:** C-2023-03290032
PCN: 00-41-43-03-00-000-4230
RE: Request to rescind Special Magistrate Order dated February 7, 2024 due to: New ownership. New case 2025-0210001:

cc: Iza Services Inc

Agenda No.: 012 **Complexity Level:** 1 **Status:** Active
Respondent: Juanita South LLC **CEO:** Steve G Bisch
8412 Stagecoach Ln, Boca Raton, FL 33496-1220
Situs Address: 8412 Stage Coach Ln, Boca Raton, FL **Case No:** C-2023-03280007
PCN: 00-42-43-27-05-071-0961
RE: Request for hearing to challenge imposition of fine/lien.

Agenda No.: 013 **Complexity Level:** 1 **Status:** Active
Respondent: HRC INVESTMENT GROUP LLC **CEO:** Jose Feliciano
348 Davis Rd, Lake Worth Beach, FL 33461-1905

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Situs Address: Congress Ave, Lantana, FL
PCN: 00-43-45-05-21-001-0000
RE: Request for hearing to challenge imposition of fine/lien.
cc: Commissioners

Case No: C-2023-10040024

Agenda No.: 014 **Complexity Level:** - **Status:** Active
Respondent: LY, NANCY; LY, DAVID; Ly, Denny **CEO:** Steve R Newell
10925 Winding Creek Ln, Boca Raton, FL 33428-5664
Situs Address: 10925 Winding Creek Ln, Boca Raton, FL **Case No:** C-2023-09220004
PCN: 00-41-47-25-09-000-2380
RE: Request to amend Special Magistrate Order dated February 7, 2024 due to: Denny Ly (Deceased) needs to be removed from the order.

Agenda No.: 015 **Complexity Level:** - **Status:** Active
Respondent: COOK, THOMAS D AS TRUSTEE **CEO:** Rick E Torrance
P.O. BOX 29046, Phoenix, AZ 85038-9046
Situs Address: 4371 Okeechobee Blvd, West Palm Beach, FL 33409 **Case No:** C-2002-09090014
PCN: 00-42-43-24-00-000-5110 **Zoned:** CG

Violations: **1** **Details:** 1) PREMISES ADDRESS SHALL BE POSTED ON THE MARQUIS SIGN IN A FASHION READILY VISIBLE FROM ALL ROAD WAYS. LETTERING SHALL BE A MINIMUM OF EIGHT (8) INCHES IN HEIGHT, IN A COLOR CONTRASTING TO ITS BACKGROUND. 2) IT IS NOT PERMITTED TO PARK OR ALLOW VEHICLES TO BE PARKED IN THE ROAD RIGHTS OF WAY. 3) VEHICULAR USE AREAS AND SIGNAGE (INCLUDING PARKING LOT STRIPING) SHALL BE MAINTAINED IN A FASHION PREVENTING HAZARD OR NUISANCE, FREE FROM CRACKS AND POT HOLES. 4) SITE SHALL BE MAINTAINED IN ACCORDANCE WITH DEVELOPMENT ORDERS. SAID ORDERS BEING BUILDING PERMIT B94003541, ASSOCIATED COMPLETION AGREEMENTS, AND LANDSCAPE APPROVALS. 5) IT IS NOT PERMITTED TO EXPAND A VALID, NON-CONFORMING USE WITHOUT FIRST OBTAINING REQUIRED ZONING DIVISION APPROVALS. 6) LANDSCAPING SHALL BE MAINTAINED TO PRESENT A NEAT, ORDERLY APPEARANCE. IT SHALL BE KEPT FREE OF WEEDS, PESTS, DEBRIS, AND PROHIBITED SPECIES. MISSING, DEAD AND NON-THRIVING PLANT MATERIALS SHALL BE REPLACED. 7) DIRT, DUST, AND PARTICULATE MATTER SHALL BE PROHIBITED FROM EXITING THE PREMISES' PROPERTY LINES BY MAINTAINING SUFFICIENT GROUND COVER AND A MINIMUM THREE (3) INCH DEPTH OF MULCH IN ALL PLANTING BEDS. 8) OUTDOOR STORAGE OF PRODUCTS, DEBRIS, AND OTHER MATERIALS (OTHER THAN THE VESTED U-HAUL VEHICLES) IS NOT PERMITTED IN THE COMMERCIAL GENERAL (CG) ZONING DISTRICT. ** ALL MATERIAL REFERENCED HERIN WILL BE SUPPLIED TO THE RESPONDENT UPON THEIR CONTACTING THE CODE ENFORCEMENT OFFICER. **

Code: PBC local amendment to FL Fire Prevention Code - 3-7.1.3
Unified Land Development Code - 7.2 C.13.B.(6); 7.3 E.9.
Unified Land Development Code - 7.2 C.2.B.; 7.2 C.13.B.(4)
Unified Land Development Code - 7.3 E.9.B.; 7.3 H.2.A.
Unified Land Development Code - 7.3 H.2.C.; 7.3 H.2.D.
Unified Land Development Code - 7.3 H.2.E.;7.3 H.2.G.;7.8 A.6.C.
Unified Land Development Code - TABLE 1.7-1; 1.7; 5.1 L.; 6.4 C.6.
Unified Land Development Code - TABLE 6.4-1; 6.4 D.97.A.(1) (A)

Issued: 10/18/2002 **Status:** CEH

cc: Rental, U-Haul
U-Haul Jaichon, Norman

Agenda No.: 016 **Complexity Level:** - **Status:** Active
Respondent: James R. Cook as Trustee of the James R. Cook Trust dated **CEO:** Rick E Torrance
December 1, 1988, 1020 Golden Oak Court, Orlando, Floric
Cook, James Randel; Cook, Thomas Dakin
PO BOX 29046, Phoenix, AZ 85038-9046
Situs Address: Spafford Ave, West Palm Beach, FL **Case No:** C-2016-03280022
PCN: 00-42-43-24-00-000-5080 **Zoned:** CG

Violations: **1** **Details:** Erecting or installing an aluminum awning, propane tank, shipping containers, concrete walls and lot paving without first obtaining required building permits is prohibited.

Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 03/30/2016 **Status:** CEH

cc: Conner, Cal

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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. "