



CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 16, 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.: 001

Respondent: Bridgewood Mid-Rise Condominium I Association, INC.
980 N Federal Hwy, Ste 440, Boca Raton, FL 33432

Situs Address: 1700 Bridgewood Dr, Boca Raton, FL

PCN:

Violations:

Complexity Level: 3

Case No: C-2023-09180013

Zoned:

Status: Removed

CEO: Patrick L Prentice

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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: CEH

cc: Bridgewood Mid-Rise Condominium I Association, Inc.
Bridgewood Mid-Rise Condominium I Association, Inc.

Agenda No.: 002

Respondent: Flinkman, Dolores
1771 Bridgewood Dr, Boca Raton, FL 33434-4141

Situs Address: 1771 Bridgewood Dr, Boca Raton, FL

PCN: 00-42-47-16-03-000-1771

Violations:

Complexity Level: 3

Case No: C-2024-02070015

Zoned: AR

Status: Removed

CEO: Patrick L Prentice

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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: CEH

cc: Bloom & Freeling Attorneys At Law

Agenda No.: 003

Respondent: GSG RESIDENTIAL BELLA VISTA PB LLC
1200 S Pine Island Rd, Plantation, FL 33324

Situs Address: 6809 Town Harbour Blvd, Unit 1916, Boca Raton, FL

PCN: 00-42-47-27-37-000-0010

RE: Request to Rescind Special Magistrate Order dated October 2, 2024 due to: Change to the LLC from GSG Residential Bella Vista PB LLC to PR Bella Vista Owner LLC. Property is now in compliance.

cc: Gsg Residential Bella Vista Pb Llc

Complexity Level: 1

Case No: C-2024-08190022

Status: Active

CEO: Adam F Moulton

Type: Life Safety

Agenda No.: 004

Respondent: Palacio, Martha Eugenia
6248 17th Dr, West Palm Beach, FL 33415

Situs Address: 6248 17th Dr S, Lot 905, West Palm Beach, FL

PCN:

RE: Request to rescind Special Magistrate Order dated February 5, 2025 due to: Property was sold on February 2, 2025.

Complexity Level: 1

Case No: C-2024-05080002

Status: Active

CEO: Paul Pickett

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Agenda No.: 005	Complexity Level: -	Status: Active
Respondent: PURSELL, JAMES		CEO: Ronald Ramos
600 Xanadu Pl, Jupiter, FL 33477-6449		
Situs Address: 15824 70th Trl N, Palm Beach Gardens, FL	Case No: C-2024-03150025	
PCN: 00-42-41-16-00-000-1040		
RE: Request to Rescind Special Magistrate Order dated December 11, 2024 due to: No service on the SMO. A new case was initiated, C-2025-04180008.		

Agenda No.: 006	Complexity Level: -	Status: Active
Respondent: Mango Holdings LLC		CEO: Teresa G Rouse
1801 N Highland Ave, Tampa, FL 33602		
Situs Address: 11644 Venetian Ave, Boca Raton, FL		Case No: C-2024-09300014
PCN: 00-41-47-36-03-000-5830		
RE: Request to Rescind Special Magistrate Order dated April 3, 2025 due to: New ownership. New case C-2025-04240006		
cc: Mango Holdings Llc		
Mango Holdings Llc		
Mango Holdings Llc		

Agenda No.: 007	Complexity Level: 1	Status: Active
Respondent: SANTANA, RICHARD		CEO: Rl Thomas
	7485 NW 177th Ter, Hialeah, FL 33015-7161	
Situs Address: 804 Mathis St, Lake Worth, FL		Case No: C-2023-03210019
PCN: 00-43-44-30-01-078-0051		
RE: Request to rescind the Special Magistrate Order dated September 6, 2023 due to: new ownership prior to AONC on 9/14/2024 - (property is complied so no new case created.)		

Agenda No.:	008	Complexity Level:	1	Status:	Active
Respondent:	Alvarez, Felix A; Alvarez, Naomi C 4358 Marilyn Dr, Lake Worth Beach, FL 33461-2333			CEO:	Maggie Bernal
Situs Address:	4358 Marilyn Dr, Lake Worth, FL			Case No:	C-2023-09140007
PCN:	00-42-44-24-05-000-0410				
RE:	Request to amend Special Magistrate Order dated May 1, 2024 due to: ALVAREZ, FELIX A.AND ALVAREZ, NOEM				

Agenda No.:	009	Complexity Level:	-	Status:	Active
Respondent:	SAXONY CONDOMINIUM ASSOCIATION, INC 1200 Park Central Blvd, Pompano Beach, FL 33064			CEO:	Steve G Bisch
Situs Address:	55 Saxony B, Delray Beach, FL			Case No:	C-2023-06150005
PCN:	00-42-46-22-09-002-0550				
RE:	Request to amend Special Magistrate Order dated January 10, 2024 due to: The PCN being added to the case, and needs to be removed.				
cc:	Saxony Condominium Association, Inc				

Agenda No.:	010	Complexity Level:	1	Status:	Active
Respondent:	RCS VI LLC			CEO:	Frank A Davis
	1547 Prosperity Farms Rd, Lake Park, FL 33403-2025				
Situs Address:	2207 Summit Blvd, West Palm Beach, FL			Case No:	C-2023-07310006
PCN:	00-43-44-05-15-000-0180				
RE:	Request to amend Special Magistrate Order dated February 7, 2024, due to: Agreed order and case has the owner's name as RSC VI LLC. It should be RCS VI LLC.				
cc:	Rcs Vi Llc				

Agenda No.: 011 **Complexity Level:** 1 **Status:** Active
Respondent: LTG BOYNTON BEACH LLC **CEO:** Dennis A Hamburger
 6111 Broken Sound Pkwy NW, 350, Boca Raton, FL 33487
Situs Address: 10207 100th St S, Boynton Beach, FL 33472 **Case No:** C-2021-12210002
PCN: 00-42-43-27-05-052-0472
RE: Request to Amend Special Magistrate Order dated May 12, 2021 due to: Correct respondent's name. Change LGT Boynton Beach LLC. To LTG Boynton Beach LLC. & extend compliance deadline 60 days from hearing.
cc: Ltg Boynton Beach Llc

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Agenda No.: 012

Respondent: VILLAFUERTE, MELVIN M; ORDONEZ, YECENI MARROQUIN

Situs Address: 5765 N Haverhill Rd, West Palm Beach, FL

PCN: 00-42-43-02-04-007-0140

RE: Request to Amend Special Magistrate Order dated March 5, 2025 due to: Correct the compliance days from 270 to 364

cc: Ordonez, Yeceni Marroquin
Villafuerte, Melvin M

Complexity Level: 3

2750 SW 145TH Ave, Ste 509, MIRAMAR, FL 33027

Case No: C-2024-05160006

Status: Active

CEO: Nedssa Miranda

Agenda No.: 013

Respondent: BISHOP LAKE WORTH OWNER LLC

Situs Address: 3927 Hades Dr, Lake Worth, FL

PCN: 00-42-44-20-04-001-0000

RE: Case added to the hearing May 21, 2025, to amend previous SMO dated March 6, 2024, to amend the fine amount imposed against the respondent from \$76.77 to \$100.00 per day the violation exists after the compliance date.

cc: Bishop Lake Worth Owner Llc

Complexity Level: 1

1201 Hays St, Tallahassee, FL 32301-2525

Case No: C-2023-10110004

Status: Active

CEO: Paul Pickett

Agenda No.: 014

Respondent: LOUIS, LOBSON; ESPERANCE LOUIS, MARIE VILLE

Situs Address: 5750 Ithaca Cir E, Lake Worth, FL

PCN: 00-42-44-35-03-000-5750

RE: Request to Amend Special Magistrate Order dated August 7, 2024 due to: One owner-Louis Lobson no longer on PAPA or deed-need to have him removed from case/SMO/AONC.

Complexity Level: -

5750 Ithaca Cir E, Lake Worth, FL 33463-6751

Case No: C-2023-06290022

Status: Active

CEO: Debbie N Plaud

Agenda No.: 015

Respondent: Linscott, Robert J; Brady, Claudia

Situs Address: 9181 Heathridge Dr, West Palm Beach, FL

PCN: 00-42-43-30-13-000-0230

RE: Request to Amend Special Magistrate Order dated January 8, 2025 due to: remove Robert J. Linscott from order due to being deceased and PAPA has been updated.

Complexity Level: 1

9181 Heathridge Dr, West Palm Beach, FL 33411-1872

Case No: C-2024-05010029

Status: Active

CEO: Christina G Stodd

Agenda No.: 016

Respondent: Countrypark at Boca Raton Homeowners' Association, INC

Situs Address: 8175 Countrypark Dr, Boca Raton, FL

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.

Complexity Level: -

400 S Dixie Hwy, Ste 420, Boca Raton, FL 33432

Case No: C-2023-03240024

Status: Postponed

CEO: Patrick L Prentice

Agenda No.: 017

Respondent: TORRES, John

Situs Address: 18911 Mellen Ln, Jupiter, FL

PCN: 00-41-40-34-00-000-3220

RE: Request to AMEND Special Magistrate Order dated August 4, 2021, due to daily fine amount entered incorrectly should be \$50 per day not \$63.43.

Complexity Level: -

18911 Mellen Ln N, Jupiter, FL 33478-3792

Case No: C-2021-02010061

Status: Active

CEO: Ozmer Kosal

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

1. SPECIAL MAGISTRATE
2. COUNTY ATTORNEY
3. STAFF

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"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. "