

# CODE COMPLIANCE SPECIAL MAGISTRATE HEARING AGENDA SEPTEMBER 17, 2025 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.:001Complexity Level: 1Status: ActiveRespondent:4555 Old Military LlcCEO: John Gannotti

1601 Forum Pl, Ste 1101, West Palm Beach, FL 33401

Situs Address: 2525 N Military Trl, West Palm Beach, FL Case No: C-2024-11200005

PCN: 00-42-43-24-00-000-3040

**RE:** Request to Rescind Special Magistrate Order dated March 5, 2025 due to: Violation stated incorrectly on the charging document (agreed order). Agreed order referenced kitchen renovation, the actual violation was a digging a trench.

cc: 4555 Old Military Llc

Agenda No.: 002 Complexity Level: - Status: Active

**Respondent:** McCafferty, Robin CEO: Nick N Navarro

10140 Marlin Cir, Boca Raton, FL 33428-5422

Situs Address: 10140 Marlin Cir, Boca Raton, FL 33428 Case No: C-2020-07240048

**PCN:** 00-41-47-25-02-000-0080

RE: Request to Rescind Special Magistrate Order dated July 14, 2021 due to: No service on the NOV dated 10/29/2020 Ca

was merged from the original July 30, 2020. New case created and entered in que. C-2025-06250014

Agenda No.:003Complexity Level: 1Status: ActiveRespondent:Gutierrez, KeniCEO: John Gannotti

2464 Avenida Barcelona Est, Lot 52, West Palm Beach, FL

33415

Situs Address: 2464 Avenida Barcelona Este, Lot 210, FL Case No: C-2023-08160025

PCN:

RE: Request to Rescind Special Magistrate Order dated February 7, 2024 due to: Wrong lease given to code officer.

Violation is on Lot 210, Respondent lives at Lot 52.

Agenda No.: 004 Complexity Level: 1 Status: Active

Respondent: Lucas, Bruce S; Lucas, Theresa A CEO: Omar J Sheppard

802 Sarazen Dr, West Palm Beach, FL 33413-1249

Situs Address: 802 Sarazen Dr, West Palm Beach, FL 33413 Case No: C-2022-08010016

**PCN:** 00-42-43-35-09-012-0270

RE: Case added to Sept 17, 2025, CCH to rescind SMO dated March 1, 2023, due to respondents are deceased

cc: Code Compliance

Agenda No.: 005 Complexity Level: - Status: Active

Respondent: Furini, Maria Nircelani Damiao CEO: Richard F Cataldo

8926 SW 8th St, Boca Raton, FL 33433-6212

Situs Address: 8926 SW 8th St, Boca Raton, FL Case No: C-2024-05200031

**PCN:** 00-42-47-29-03-034-0111

## CODE COMPLIANCE SPECIAL MAGISTRATE HEARING AGENDA **SEPTEMBER 17, 2025 9:00 AM**

RE: Request to Amend Special Magistrate Order dated January 8, 2025 due to: SMO needs to be changed adding 180 days to PART "B" violation. PART "A" has an AOC. PART "B" per the order was given only 30 days to come into compliance, which should have read "180 days".

Agenda No.: 006 **Complexity Level: -**Status: Active

Respondent: Countrypark at Boca Raton Homeowners' Association, INC CEO: Debbie N Plaud

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

Situs Address: 8175 Countrypark Dr, Boca Raton, FL Case No: C-2023-03240024

**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.

Agenda No.: 007 Complexity Level: -Status: Removed CEO: Christina G Stodd

Respondent: Mason, Dyonia; Mason, Annie

15505 88th Pl N, Loxahatchee, FL 33470-2877

Situs Address: 15505 88th Pl N, Loxahatchee, FL Case No: C-2024-10020008

**PCN:** 00-41-42-19-00-000-3220

RE: Case added to 9-17-25 CCH to Challenge the Imposition of Fine Lien

Agenda No.: 008 **Complexity Level: 1** Status: Active

Respondent: BRENTWOOD BFR LP CEO: Adam F Moulton

801 US Highway 1, North Palm Beach, FL 33408 United

States

Situs Address: Via De Sonrisa Del Norte, FL Case No: C-2025-03200012

PCN: 00-42-47-27-61-015-0000

RE: Request to Amend Special Magistrate Order dated August 6, 2025 due to: SMO has 180 days for compliance and it

should be 270 days as ordered by SM Gendler.

cc: Brentwood Bfr Lp

Complexity Level: 1 Agenda No.: 009 Status: Active

**Respondent:** SJAM CONSTRUCTION MANAGEMENT L.L.C. CEO: Joanna Mirodias

396 NW 159 St, Miami, FL 33169

Situs Address: 705 Belle Glade Rd, Pahokee, FL Case No: C-2024-11010001

**PCN:** 00-37-42-20-01-010-0010

RE: case added to the Sept 17, 2025, CCH to Challenge the Imposition of Fine Lien

cc: Sjam Construction Management L.L.C.

Agenda No.: 010 Complexity Level: 1 Status: Active

**Respondent:** SJAM CONSTRUCTION MANAGEMENT L.L.C. **CEO:** Joanna Mirodias

396 NW 159 St, Miami, FL 33169 United States

Situs Address: 721 Belle Glade Rd, Pahokee, FL Case No: C-2024-11010002

PCN: 00-37-42-20-01-009-0090

RE: Case added to the Sept 17, 2025, To Challenge the Imposition of Fine Lien

cc: Sjam Construction Management L.L.C.

Status: Active Agenda No.: 011 **Complexity Level: -Respondent:** Anita L. CROUSE, or the Then Acting Trustee\*\* Anita L. CEO: Ozmer Kosal

CROUSE, or the Then Acting Trustee\*\* of the Anita L.

CROUSE Trust dated April 8th, 2008.

14489 Peace River Way, Palm Beach Gardens, FL 33418-86

Situs Address: 14489 Peace River Way, Palm Beach Gardens, FL 33418 Case No: C-2021-07200001

PCN: 00-41-41-20-01-005-0220

RE: Request to Rescind Special Magistrate Order dated April 8, 2022 due to: New ownership as of 6/3/2022.

Agenda No.: 012 Complexity Level: 2 Status: Active

Print Date: 9/16/2025 05:07 PM

## CODE COMPLIANCE SPECIAL MAGISTRATE HEARING AGENDA SEPTEMBER 17, 2025 9:00 AM

Respondent: Unknown Personal Representative, Spouse, Heirs, CEO: Joanna Mirodias

Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of William E. Teeters, II and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 8262 35TH ST S and PCN: 00-42-43-27-05-024-0353.

35TH ST S and PCN: 00-42-43-27-05-024-0353. 16280 E Cornwall Dr, Loxahatchee, FL 33470-4008

Situs Address: 8262 35th St S, Lake Worth, FL Case No: C-2024-03070003

**PCN:** 00-42-43-27-05-024-0352

RE: Request to Rescind Special Magistrate Order dated August 7, 2024 due to: Incorrect PCN # listed in Finding of Fact

(0352 to 0353).

cc: Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees And

All Other Parties Claiming By,

Agenda No.: 013 Complexity Level: - Status: Active

**Respondent:** DEL AMO, CARLOS CEO: Ronald Ramos

15526 69th Dr N, Palm Beach Gardens, FL 33418-7421

Situs Address: 15526 69th Dr N, Palm Beach Gardens, FL Case No: C-2024-04080014

**PCN:** 00-42-41-15-00-000-3540

RE: Request to Rescind Special Magistrate Order dated August 7, 2024 due to: Ownership change to 15526 69th Drive LL

New case entered C-2025-08180026.

#### 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. "

Print Date: 9/16/2025 05:07 PM