

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.:001Complexity Level: 3Status: ActiveRespondent:MANCAVE HOLDINGS LLCCEO: Paul Pickett

8691 Man O War Rd, Palm Beach Gardens, FL 33418

Situs Address: 4344 Mars Ave, West Palm Beach, FL Case No: C-2023-07110017

PCN: 00-42-44-01-05-000-0160 **Zoned:** RM

Violations:

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Specifically: A garage/storage unit is now a four (4) bedroom two (2) bath habitable space that has been installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 07/19/2023 Status: CEH

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair,

remove, converted, or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Specifically: A second habitable living space on the premises Unit 4344 C has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 07/19/2023 **Status:** CEH

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: The exterior of a structure of Unit 4344 C is not 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:** 07/19/2023 **Status:** CEH

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Specifically: A carport has been enclosed or without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 07/19/2023 **Status:** CEH

cc: Cn Attorneys At Law Mancave Holdings Llc

Print Date: 5/13/2024 03:59 PM

Agenda No.:002Complexity Level: 3Status: ActiveRespondent:MANCAVE HOLDINGS LLCCEO: Paul Pickett

8691 Man O War Rd, Palm Beach Gardens, FL 33418

Type: Life Safety
Situs Address: 4344 Mars Ave, West Palm Beach, FL

Case No: C-2024-03190002

PCN: 00-42-44-01-05-000-0160 Zoned: RM

Violations: 1 Details: Any owner or authorized agent who intends to construct of

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, INTERIOR CONVERSION OF GARAGE WORKSHOP TO LIVING SPACE

has been erected or installed without a valid building permit. **Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 03/19/2024 **Status:** CEH

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

More specifically, ELECTRICAL WORK IN GARAGE WORKSHOP has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 03/19/2024 **Status:** CEH

cc: Cn Attorneys At Law
Code Enforcement
Mancave Holdings Llc

Agenda No.:003Complexity Level: -Status: ActiveRespondent:Cook, Cendell C; Groner, Louis E SrCEO: Maggie Bernal

4268 Winchester Ln, West Palm Beach, FL 33406-2981

Situs Address: 4268 Winchester Ln, West Palm Beach, FL 33406 Case No: C-2022-06140033

PCN: 00-42-44-01-04-000-0940

RE: Request to rescind the Special Magistrate Order dated November 2, 2022 due to: Error in citing respondents.

Agenda No.:004Complexity Level: 1Status: ActiveRespondent:Quevedo, Miguel; Vanega, Grisel QCEO: Jose Feliciano

4646 Penny Ln, Lake Worth Beach, FL 33461-5122

PCN: 00-43-44-30-01-086-0014

RE: Request to rescind the Special Magistrate Order dated May 3, 2023 due to: Both respondents did not sign the agreed

order.

Agenda No.: 005 Complexity Level: 1 Status: Active

Respondent: Phadael, Emile P; Claude, Yvonne CEO: Caroline Foulke

1317 Sandpiper Ln, Lantana, FL 33462-4215

Situs Address: 511 Wilkinson Rd, Lake Worth, FL 33462 Case No: C-2021-06110005

PCN: 00-43-45-09-10-009-0010

RE: Request to rescind Special Magistrate Order dated May 5, 2023 due to: Change in ownership.

cc: Pbso

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

Respondent: Skowronek, Stephanie CEO: Caroline Foulke

PO BOX 2454, West Palm Beach, FL 33402-2454

PCN: 00-43-45-09-09-000-3110

RE: Request to rescind the Special Magistrate Order dated 11-7-2018 and Release of Lien Recorded August 6, 2019, in

Official Record Book 30803, Page 1725, due to: Error in citing respondent.

Agenda No.: 007 Complexity Level: 1 Status: Active

Respondent: Arias, Rosa; Arias, Norma Y

CEO: Timothy M Madu

291 Ficus Tree Dr, Lake Worth, FL 33462-5103

Situs Address: 291 Ficus Tree Dr, Lake Worth, FL 33462 Case No: C-2020-11060035

PCN: 00-43-45-09-10-002-0130

RE: Request to rescind the Special Magistrate Order dated May 3, 2023 due to: Both respondents did not sign the agreed

order.

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

Respondent: Senkowicz, Milylo R CEO: Timothy M Madu

6810 19th Dr S, Lake Worth, FL 33462-4004

Situs Address: 6810 19th Dr S, Lake Worth, FL Case No: C-2023-05230021

PCN: 00-43-45-04-00-000-7617

RE: Request to rescind the Special Magistrate Order dated October 4, 2023 due to: Respondent's name contains a

typographical error

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

Respondent: Frame, Ronald E Sr; Frame, Ronald E Jr CEO: Adam F Moulton

4833 Nash Trl, Lake Worth, FL 33463-6987

Situs Address: 4833 Nash Trl, Lake Worth, FL Case No: C-2023-03060003

PCN: 00-42-44-36-09-005-0030

RE: Request to rescind the Special Magistrate Order dated June 9, 2023, due to: Incorrect Respondent, and close the case.

cc: Code Enforcement Romano Law Group

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

Respondent: Benach, Wayne J; Benach, Michele CEO: Steve R Newell

17750 Lake Estates Dr, Boca Raton, FL 33496-1426

Situs Address: 17750 Lake Estates Dr, Boca Raton, FL Case No: C-2023-02130018

PCN: 00-42-46-34-16-000-9020

RE: Request to rescind Special Magistrate Order dated October 4, 2023 due to: CIted in error.

Agenda No.:011Complexity Level: -Status:ActiveRespondent:JMVD SOUTH MILITARY TRAIL LLCCEO:Paul Pickett912 W UNIVERSITY Ave, GAINESVILLE, FL 32601Type:Irreparable

Situs Address: 2270 S Military Trl, West Palm Beach, FL 33415 Case No: C-2021-02040041

PCN: 00-42-44-13-02-001-0232

RE: Request to rescind the Special Magistrate Order dated June 9, 2021, and Release of Lien Recorded May 4, 2022, in Official Record Book 34280, Page 00435, due to: The trees on the property growing back healthy. A companion case

that also addressed the trees being cut was settled by Agreed Order.

cc: Jmvd Realty Partners 2 Llc

Agenda No.: 012 Complexity Level: 1 Status: Active

Respondent: MEZUZA,LLC CEO: Debbie N Plaud

7808 Sonoma Springs Cir, Unit 101, Lake Worth, FL 33467

Situs Address: 3662 Melaleuca Ln, A, Lake Worth, FL Case No: C-2023-01090007

PCN: 00-43-44-30-01-107-0011

RE: Request to rescind the Special Magistrate Order dated June 9, 2023, due to: Change of Ownership, and close the case.

cc: Mezuza, Llc

Agenda No.:013Complexity Level: 1Status: ActiveRespondent:Rico Martinez, Joanna K; Lam Abel, BorrellCEO: David T Snell

5092 Purdy Ln, West Palm Beach, FL 33415-7357

Situs Address: 5092 Purdy Ln, West Palm Beach, FL 33415 Case No: C-2022-09140019

PCN: 00-42-44-14-04-000-0180

RE: Request to rescind the Special Magistrate Order dated July 6, 2022 due to: Scrivener's error-Names were transposed.

Joanna K. Rico Martinez and Abel Borrell Lam are the correct names.

Agenda No.: 014 Complexity Level: - Status: Active

Respondent: Sandoval, Fredy CEO: Michael L Jordan

6271 17th Dr S, Trlr 718, West Palm Beach, FL 33415 **Type: Life Safety**Situs Address: 6271 17th Dr S, West Palm Beach, FL
Case No: C-2024-05020001

PCN: 00-42-44-10-00-000-5030 **Zoned:** AR

Violations:

Details: Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. More specifically the main electrical pedestal has components that are open and accessible causing a Life Safety Hazard

Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3) Issued: 05/08/2024 Status: CEH

cc: Casa Del Monte Mhp Llc

Pbso

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. "

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