



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 20, 2024 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.:** Complexity Level: - Status: Active  
**Respondent:** Lopez, Marie Vail; Perez, Ricky E CEO: Brian Burdett  
 15325 61st Pl N, Loxahatchee, FL 33470-3495  
**Situs Address:** 15325 61st Pl N, Loxahatchee, FL Case No: C-2023-06130011  
**PCN:** 00-41-42-31-00-000-5086  
**RE:** Request to amend the Special Magistrate Order dated February 7, 2024, due to: Scrivener's Error; Maria Vail Lopez should be Marie Vail Lopez.

**Agenda No.:** Complexity Level: 2 Status: Active  
**Respondent:** 4964 Gardner Lane LLC CEO: Dennis A Hamburger  
 1215 E Hillsboro Blvd, Deerfield Beach, FL 33441  
**Situs Address:** 4964 Gardner Ln, Lake Worth, FL Case No: C-2023-02020019  
**PCN:** 00-42-44-25-00-000-7176  
**RE:** Request to rescind Special Magistrate Order dated March 8, 2024, due to: Subject property annexed to City of Greenacres prior to compliance deadline.  
 cc: 4964 Gardner Lane Llc

**Agenda No.:** Complexity Level: - Status: Active  
**Respondent:** Mesalien, Cindy CEO: Dennis A Hamburger  
 6566 Sleepy Willow Way, Delray Beach, FL 33484-3515  
**Situs Address:** 6566 Sleepy Willow Way, Delray Beach, FL Case No: C-2024-08010001  
**PCN:** 00-42-46-15-09-000-0230 Zoned: RH  
**Violations:**

<b>1</b> <b>Details:</b> Every window, door and frame shall be kept in sound condition, good repair and weather tight. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (m) <b>Issued:</b> 08/01/2024 <b>Status:</b> CEH
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**Agenda No.:** Complexity Level: - Status: Active  
**Respondent:** Calbrese, Anthony CEO: Steve R Newell  
 11900 Flotilla Pl, Boca Raton, FL 33428-5652  
**Situs Address:** 11900 Flotilla Pl, Boca Raton, FL Case No: C-2024-02070017  
**PCN:** 00-41-47-36-03-000-4930  
**RE:** Request to rescind the Special Magistrate Order dated July 10, 2024, due to: Typo in the last name, new case C-2024-09250011.

**Agenda No.:** Complexity Level: 1 Status: Active  
**Respondent:** Wong, Chuck Yao; Wong, Sou Mui CEO: Debbie N Plaud  
 8447 Arima Ln, Wellington, FL 33414-6446  
**Situs Address:** 1028 Peak Rd, Lake Worth, FL 33462 Case No: C-2022-01210009  
**PCN:** 00-43-45-09-09-000-2200  
**RE:** Request to rescind Special Magistrate Order dated August 7, 2023, due to: Property being divided and readdressed.

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<b>Agenda No.:</b>	<b>Complexity Level: 2</b>	<b>Status:</b> Active
<b>Respondent:</b> Fina, Roger; Fina, Karen 10321 Atlantic Ave, Delray Beach, FL 33446-9753		<b>CEO:</b> Patrick L Prentice
<b>Situs Address:</b> 10321 Atlantic Ave, Delray Beach, FL 33446		<b>Case No:</b> C-2022-01280008
<b>PCN:</b> 00-41-46-13-00-000-7010		
<b>RE:</b> Request to contest Imposition of Fine/Lien.		

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<b>Agenda No.:</b>	<b>Complexity Level: 1</b>	<b>Status:</b> Active
<b>Respondent:</b> PHAM, HUE T 9290 Keating Dr, Palm Beach Gardens, FL 33410-5952		<b>CEO:</b> Ronald Ramos
<b>Situs Address:</b> 9290 Keating Dr, Palm Beach Gardens, FL		<b>Case No:</b> C-2023-11060005
<b>PCN:</b> 00-42-42-13-01-003-0130		
<b>RE:</b> Request to amend Special Magistrate Order dated May 1, 2024, due to: Correct a scrivener's error to change the execution date of the order from May 0, 2024 to May 1, 2024.		

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<b>Agenda No.:</b>	<b>Complexity Level: 1</b>	<b>Status:</b> Active
<b>Respondent:</b> The Breckenridge Condominium Association, Inc 4455 Military Trl, Ste 200, Jupiter, FL 33458 United States		<b>CEO:</b> Omar J Sheppard
<b>Situs Address:</b> 5149 Breckenridge Pl, West Palm Beach, FL		<b>Case No:</b> C-2024-02220019
<b>PCN:</b> 00-42-43-26-22-000-		
<b>RE:</b> Request to Contest Imposition of Fine/Lien		
<b>cc:</b> The Breckenridge Condominium Association, Inc		

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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. "**