



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JULY 20, 2022 9:00 am**

**Special Magistrate:** Richard Gendler  
**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 **Status:** Active  
**Respondent:** Serpa Investments LLC **CEO:** John Gannotti  
 7020 W Sunnyview Ave, Visalia, CA 93291-9639  
**Situs Address:** 4918 Okeechobee Blvd, West Palm Beach, FL **Case No:** C-2022-04200005  
**PCN:** 00-42-43-25-37-001-0020 **Zoned:** MUPD

**Violations:**

<b>1</b>	<p><b>Details:</b> The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. More specifically, removal of existing trees required to remain per Site Plan.</p> <p><b>Code:</b> Unified Land Development Code - 2.A.6.B.4  <b>Issued:</b> 04/21/2022 <b>Status:</b> CEH</p>
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cc: Serpa Investments Llc

**Agenda No.:** 002 **Status:** Active  
**Respondent:** Roman, Pasquale Jr **CEO:** Jeff P Shickles  
 5073 Ferndale Dr, Delray Beach, FL 33484-1711  
**Situs Address:** 5073 Ferndale Dr, Delray Beach, FL **Case No:** C-2020-04280025  
**PCN:** 00-42-46-11-05-000-0080  
**RE:** Request to rescind Special Magistrate order dated November 13, 2020 and release lien recorded in error Book 33357 and page 0870-0877,. Due to wrong PCN property cited. Owner owns adjacent vacant lot where structures were located - SFD lot was cited.

**Agenda No.:** 003 **Status:** Active  
**Respondent:** LUHEN ENTERPRISES GROUP INC DBA KANELA'S **CEO:** Jose Feliciano  
 LOUNGE-TENANT  
 1832 N Dixie Hwy, Lake Worth, FL 33460  
**Situs Address:** 3040 S Military Trl, A, Lake Worth, FL. **Case No:** C-2021-05120015  
**PCN:**  
**RE:** Request to amend Special Magistrate Order dated August 4, 2021 to remove PCN from the SMO. Tenant was cited, not the landowner.  
**cc:** Luhen Enterprises Group Inc DbA Kanela'S Lounge-Tenant  
 Luhen Enterprises Group Inc DbA Kanela'S Lounge-Tenant

**Agenda No.:** 004 **Status:** Active  
**Respondent:** GOLAB, CRAIG ALAN; Elliott, KATHRYN Golab **CEO:** Nedssa Merise  
 2685 W Edgewater Dr, Palm Beach Gardens, FL 33410-2437  
**Situs Address:** 2685 W Edgewater Dr, Palm Beach Gardens, FL **Case No:** C-2021-04150060  
**PCN:** 00-43-41-32-06-000-0160

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**RE:** Request to amend Special Magistrate order dated October 6, 2021 due to a scrivener's error in respondent's name.  
Correct name is Kathryn Golab Elliott.

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**Agenda No.:** 005 **Status:** Active  
**Respondent:** HESS RETAIL STORES LLC **CEO:** Paul Pickett  
500 SPEEDWAY Dr, ENON, OH 45323  
**Situs Address:** 6840 Okeechobee Blvd, West Palm Beach, FL **Case No:** C-2021-07300020  
**PCN:** 00-42-43-27-28-001-0040  
**RE:** Request to amend Special Magistrate order dated January 12, 2022 due to a scrivener's error. The name of the President is A.R. Kenney, written as A.R. Kennedy.  
**cc:** Hess Retail Stores Llc  
Hess Retail Stores Llc  
Speedway Llc

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**Agenda No.:** 006 **Status:** Active  
**Respondent:** Mendoza, Laura **CEO:** David T Snell  
6051 Calle Del Mar, Lot 26, West Palm Beach, FL 33415  
**Situs Address:** 6051 Calle Del Mar, Lot 26, FL **Case No:** C-2020-12090064  
**PCN:**  
**RE:** Request to amend Special Magistrate Order dated August 4, 2021 to remove PCN (tenant). Cited tenant not land owner.

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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. "**