

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 21, 2025 9:00 AM

6464 Dennis St, Loxahatchee, FL 33470-2161

Situs Address: 6464 Dennis St, Loxahatchee, FL

Case No: C-2024-01110017

PCN: 00-40-42-32-00-000-7410

RE: Request to contest Imposition of Fine/Lien

cc: Watson, Robbie

Agenda No.: 007

Complexity Level: -

Status: Postponed

Respondent: JAZZ VENTURES LLC

CEO: Ronald Ramos

601 N FARNSWORTH Ave, AURORA, FL 60505

Situs Address: 16590 79th Ter N, Palm Beach Gardens, FL

Case No: C-2024-12110012

PCN: 00-42-41-09-00-000-3150

Zoned: AR

Violations:

1 **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, THE WIDENED PORTION OF THE CONCRETE TURNOUT (LOCATED AT SOUTH DRIVEWAY-TURNOUT) has been erected or installed without a valid building permit. Obtain required building permits for the WIDENED CONCRETE TURNOUT (LOCATED AT SOUTH DRIVEWAY-TURNOUT) or remove the WIDENED CONCRETE TURNOUT (LOCATED AT SOUTH DRIVEWAY-TURNOUT). Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 12/19/2024

Status: CEH

2 **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, THE NORTH CONCRETE TURNOUT has been erected or installed without a valid building permit. Obtain required building permits for the NORTH CONCRETE TURNOUT or remove the NORTH CONCRETE TURNOUT. Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZBZoningCompliance@pbc.gov or (561)233-5200.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 12/19/2024

Status: CEH

Agenda No.: 008

Complexity Level: -

Status: Active

Respondent: Walter, Brendan

CEO: Jamie G Illicete

5499 Center St, Jupiter, FL 33458-4067

Situs Address: 5499 Center St, Jupiter, FL

Case No: C-2024-04080008

PCN: 00-42-40-35-00-005-0061

RE: Request for hearing to challenge imposition of fine.

Agenda No.: 009

Complexity Level: -

Status: Active

Respondent: Countrypark at Boca Raton Homeowners' Association, INC

CEO: Patrick L Prentice

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.: 010

Complexity Level: 1

Status: Active

Respondent: BISHOP LAKE WORTH OWNER LLC

CEO: Paul Pickett

1201 Hays St, Tallahassee, FL 32301-2525

Situs Address: 3927 Hadjes Dr, Lake Worth, FL

Case No: C-2023-10110004

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

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 21, 2025 9:00 AM

8618 Uranus Ter, Lake Park, FL 33403-1661

Situs Address: 8618 Uranus Ter, West Palm Beach, FL

Case No: C-2024-06040022

PCN: 00-43-42-19-04-000-0952

RE: Request for hearing to challenge imposition of fine.

Agenda No.: 019

Complexity Level: 3

Status: Active

Respondent: VILLAFUERTE, MELVIN M; ORDONEZ, YECENI
MARROQUIN

CEO: Nedssa Miranda

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

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

Case No: C-2024-05160006

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 365

cc: Ordonez, Yeceni Marroquin
Villafuerte, Melvin M

Agenda No.: 020

Complexity Level: 3

Status: Active

Respondent: HOPE, ANDREW; HOPE, MICHELLE
1555 PALM BEACH LAKES Blvd, Ste 1555, Palm Beach
Gardens, FL 33418-7354

CEO: Ronald Ramos

Situs Address: 8898 150th Ct N, Palm Beach Gardens, FL

Case No: C-2024-12040001

PCN: 00-42-41-17-00-000-7520

Zoned: AR

Violations:

1 **Details:** The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.

The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.

Observation: VIA INTERNET ADVERTISEMENT, IT IS EXPRESSED THAT EVENTS, SUCH AS WEDDINGS, OPEN HOUSE FOR BUSINESSES, MOTHER'S DAY BRUNCH, HOLIDAY AND BIRTHDAY CELEBRATIONS, CAN BE HOSTED AT THE SITUS. The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

Code: Unified Land Development Code - 1.A.2

Issued: 12/18/2024

Status: CEH

2 **Details:** No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law.

>>>MORE SPECIFICALLY, EVENTS WHICH ARE OCCURRING ON THE SITUS, REQUIRE A BUSINESS TAX RECEIPT (BTR). Obtain the required Business Tax Receipt or cease business operations. Prior to submitting for a Business Tax Receipt, verify the use with the Zoning Division at PZB-zoningCompliance@pbc.gov or 561-233-5200.

Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17

Issued: 12/18/2024

Status: CEH

3 **Details:** No person shall park, store, or keep equipment, motor vehicles, recreational vehicles, marine vessels, trailers, sports vehicles, or trailers on any public street, or other thoroughfare or any R-O-W for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking.

>>>MORE SPECIFICALLY, VEHICLES ARE PARKING ON THE STREET AND RIGHT-OF-WAY, DURING HOSTED, ORGANIZED / SCHEDULED EVENTS. Cease parking, storing or keeping VEHICLES on any public street, or other thoroughfare or any Right-of-Way for a period exceeding one hour in any 24-hour period.

Code: Unified Land Development Code - 6.D.1.A.1.a

Issued: 12/18/2024

Status: CEH

