

**DOCKET FOR SPECIAL MAGISTRATE HEARING NO. 2024-04****DATE/TIME:** April 24, 2024 **2:30 p.m.****LOCATION:** **Coconut Creek Government Center
4800 West Copans Road
Coconut Creek, Florida 33063**

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1. Call to Order
 2. Explanation of Proceedings by Special Magistrate
 3. Swearing in of Witnesses
 4. **Cases**

Citation No.	Property Owner/Violator Address Violation	Violation Date
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Officer Briana Capone

<u>C23080232</u>	MCA Promenade Owner LLC 2 Seaport Lane Boston, MA 02210 Violation Address: 4437 Lyons Road Ste. 106 Chapter 13, Section 38-a Failure to obtain & complete permit process for Barber Poles (2)	<u>08/30/23</u>
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<u>C23010093</u>	Nixon, Richard	<u>01/21/23</u>
Cont. from 01/24	4960 NW 54 Street Coconut Creek, FL 33073 Violation Address: 4960 NW 54 Street Chapter 13, Section 447 Preservation of Natural Habitat: personal items encroaching preserve	

Officer Sean Flanagan

<u>C23100166</u>	Berrocal, Patricia R.	<u>10/16/23</u>
Cont. from 03/27	5472 NW 49 Court Coconut Creek, FL 33073 Violation Address: 5472 NW 49 Court Chapter 13, Section 40-a-1 Failure to complete Engineering permit process: rear & side yard pavers	

<u>C23100062</u>	Ece, Muzaer & Mendez, Elizabeth	<u>10/09/23</u>
	5921 Town Bay Dr. #714 Boca Raton, FL 33486 Violation Address: 5429 NW 50 Court Chapter 13, Section 241-i Sidewalks – failure to clean adjacent areas: discoloration	

<u>C23050118</u>	Garcia Avalo, Jonathan Sebastian	<u>05/25/23</u>
Cont. from 03/27	5543 NW 55 Terrace Coconut Creek, FL 33073 Violation Address: 5543 NW 55 Terrace Chapter 13, Section 40-a-1 Failure to complete permit process – Engineering permit: rear pavers	

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C24030074	Garcia Avalo, Jonathan Sebastian 5543 NW 55 Terrace Coconut Creek, FL 33073 Violation Address: 5543 NW 55 Terrace Chapter 13, Section 38-a Failure to complete permit process: Gazebo	05/24/23
C24030220	Indigo Lakes Community Assn Inc. % M&M Property Mgmt. 1280 SW 36 Avenue Ste. 305 Pompano Beach, FL 33069 Violation Address: NW 54 Avenue Chapter 13, Section 444-b-4-b Improper tree pruning – 7 common area trees along Alexandra Blvd	03/14/24
C23110122	Jeannite, Ludovic & Marie Y Le 5745 NW 49 Way Coconut Creek, FL 33073 Violation Address: 5745 NW 49 Way Chapter 6, Section 36-b-9 Lawn and/or landscaping large bare area in front lawn	11/15/23
C23040022	Nicklos, Lee Bertha & Nicklos-Welch, Rae Elayne 4810 Swans Manor Coconut Creek, FL 33073 Violation Address: 4810 Swans Manor Chapter 6, Section 36-a-2 Roof: non-maintenance signs of disrepair *tarp present*	04/04/23
C24030022	Schnakenberg, Jacquelyn & Tranchida, Anthony 4974 NW 48 Avenue Coconut Creek, FL 33073 Violation Address: 4974 NW 48 Avenue Chapter 13, Section 38-a Failure to complete permit process: pool equipment/AC/Fence	03/04/24
C24030023	Schnakenberg, Jacquelyn & Tranchida, Anthony 4974 NW 48 Avenue Coconut Creek, FL 33073 Violation Address: 4974 NW 48 Avenue Chapter 13, Section 40-a-1 Failure to complete engineering permit process: rear pavers	03/04/24

Officer Erick Jean-Baptiste

C21070013	Centro NP Coconut Creek Own LLC 200 E. Broward Boulevard Ste. 1410 Fort Lauderdale, FL 33063 Violation Address: 4925 Coconut Creek Parkway Chapter 6, Section 36-b-6 Ground surface hazard – potholes and cracks behind Publix area	07/01/21
C23100227	Centro NP Coconut Creek Own LLC 200 E. Broward Boulevard Ste. 1410 Fort Lauderdale, FL 33063 Violation Address: 4805 Coconut Creek Parkway Chapter 6, Section 36-a-2 Roof: non-maintenance	10/21/23

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C23100228	Centro NP Coconut Creek Own LLC	10/21/23
	200 E. Broward Boulevard Ste. 1410 Fort Lauderdale, FL 33063 Violation Address: 4805 Coconut Creek Parkway Chapter 6, Section 36-b Gate in disrepair – exterior premises condition	
C23100229	Centro NP Coconut Creek Own LLC	10/21/23
	200 E. Broward Boulevard Ste. 1410 Fort Lauderdale, FL 33063 Violation Address: 4805 Coconut Creek Parkway Chapter 6, Section 36-a-1 Wall surfaces: non-maintenance	
C23060062	Monteiro Da Silva Brand, Monique	06/21/23
Cont. from 03/27	2900 NW 42 Avenue #A509 Coconut Creek, FL 33066 Violation Address: 2900 NW 42 Avenue #A509 Chapter 13, Section 38-a Failure to obtain permit: Kitchen Renovation	
C23100245	Moon, Susan D Est.	10/24/23
Cont. from 03/27	3360 NW 22 Court Coconut Creek, FL 33066 Violation Address: 3360 NW 22 Court Chapter 13, Section 38-a Failure to complete permit process: windows/doors	
C23100214	Potenza, Dominic & Ellen	10/21/23
Cont. from 03/27	2903 Victoria Circle #C1 Coconut Creek, FL 33066 Violation Address: 2903 Victoria Circle #C1 Chapter 13, Section 38-a Failure to complete permit process; B- Ele Serv*	
C23120022	Serrano, Ismael & Cramer, Alexis	12/12/23
Cont. from 02/28	4650 Glenwood Drive Coconut Creek, FL 33066 Violation Address: 4625 Glenwood Drive Chapter 13, Section 444-b-4-b Improper tree pruning	
C23100213	Tsien, Matthew	10/21/23
Cont. from 03/27	2903 Victoria Circle #G1 Coconut Creek, FL 33066 Violation Address: 2903 Victoria Circle #G1 Chapter 13, Section 38-a Failure to complete permit process: *Service Riser Diagram*	

Officer Jan Moppert

C23110052	Baywood Village II Condo- Assn Inc. % J&L Property Mgmt.	11/10/23
Cont. from 03/27	10191 W. Sample Road #203 Coral Springs, FL 33065 Violation Address: 4650 NW 22 Street Chapter 6, Section 51-i Backflow Prevention Regulations: 7 Devices	

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C23110056	Cunha, Fabio & Pechkurova, Oksana 2041 NW 40 Avenue Coconut Creek, FL 33066 Violation Address: 2041 NW 40 Avenue Chapter 13, Section 38-a Failure to complete permit process: Bathroom renovation	11/10/23
C23110016	Hammock at Coconut Creek Assoc. Inc. 5100 W. Copans Road Ste. 100 Margate, FL 33063 Violation Address: 4750 Satinwood Trail Chapter 13, Section 38-a Failure to complete permit process: permit is expired for seal coating/stripping	11/04/23
C23110055 Cont. from 03/27	Karanda Village III Condo Assn Inc. % M&M Property Mgmt. 1280 SW 36 Avenue #305 Pompano Beach, FL 33069 Violation Address: 3873 Cocoplum Circle Chapter 6, Section 51-i Backflow prevention regulations (6 devices)	11/13/23
C23110175 Cont. from 03/27	Golden Raintree IV Condo Assoc Inc %Hawkeye Mgmt. LLC 1800 NW Corporate Boulevard Ste 200 Boca Raton, FL 33431 Violation Address: Carambola Circle S Chapter 6, Section 51-i Backflow prevention regulations (1 device)	11/20/23

Officer Ron Russell

C23110116	Altidor, Josette & Albert 4234 NW 56 Drive Coconut Creek, FL 33073 Violation Address: 4234 NW 56 Drive Chapter 18, Section 29 Failure to renew BTR for: True Solution Electric LLC: Delinquent	11/15/23
C23110115	Violator: Battle, Tammy / ERP Operating LTD Partnership PO Box 4900 Scottsdale, AZ 85261 Violation Address: 5501 Winston Park Boulevard #204 Chapter 18, Section 29 Failure to renew BTR for: Tag HR Solutions LLC – Delinquent	11/15/23
C24010079	Coco Lake Home Owners Association 5665 Coral Ridge Drive Coral Springs, FL 33076 Violation Address: 3801 Coco Lake Drive Chapter 6, Section 36-b-4 (2) Natural Growth Deterioration: Dead/dying large Palm Trees	01/29/24
C23110106	Violator: Green, Jennepha / Peola Minott Rev TR 1502 Cayman Way #J3 Coconut Creek, FL 33066 Violation Address: 5532 NW 39 Avenue Chapter 18, Section 29 Failure to renew BTR for: Jennepha Green – Delinquent	11/15/23

Status Conference

- **Officer Sean Flanagan**

<u>C22110118</u>	Chimera, Catherine & Martinez, Jason	11/15/22
	4926 Pelican Street Coconut Creek, FL 33073	
	Violation Address: 4926 Pelican Street	
	Chapter 6, Section 36-a-3	
	Roof (non-maintenance) signs of disrepair: tarp present and discoloration	

<u>C22100098</u>	Imam, Taurean & Nerupa	10/12/22
	5317 Flamingo Place Coconut Creek, FL 33073	
	Violation Address: 5317 Flamingo Place	
	Chapter 6, Section 36-a-2	
	Roof (non-maintenance): Discoloration & disrepair with tarp present	

- **Officer Luis Montano-Garcia**

<u>C23120008</u>	Yalla Market Inc. / Coconut Creek CP LLC	12/05/23
	16950 Jog Road #104 Delray Beach, FL 33446	
	Violation Address: 6710 N. State Road 7	
	Chapter 18, Section 29	
	Business Tax Receipt for Beirut Restaurant	

<u>C23120009</u>	Yalla Market Inc. / Coconut Creek CP LLC	12/05/23
	16950 Jog Road #104 Delray Beach, FL 33446	
	Violation Address: 6710 N. State Road 7	
	Chapter 13, Section 38-a	
	Failure to obtain/complete permit process – Commercial Alterations	
	For Beirut Restaurant	

- **Officer Jan Moppert**

<u>C23030077</u>	Fay, Dean	03/07/23
	4131 NW 8 Street Coconut Creek, FL 33066	
	Violation Address: 4131 NW 8 Street	
	Chapter 13, Section 444-c-1-d-1 & 444-c-1-d-2	
	Minimum landscape – Sod or groundcover required	

<u>C23030210</u>	Fay, Dean	03/28/23
	4131 NW 8 Street Coconut Creek, FL 33066	
	Violation Address: 4131 NW 8 Street	
	Chapter 13, Section 424-a	
	Prohibition on objects in swale: rock and railroad ties	

<u>C24010072</u>	Fay, Dean	01/25/24
	4131 NW 8 Street Coconut Creek, FL 33066	
	Violation Address: 4131 NW 8 Street	
	Chapter 13, Section 397-b	
	Location of required parking	

- **Officer Ron Russell**

C23090086	Aaron, Kevin	09/13/23
	4195 NW 59 Street Coconut Creek, FL 33073 Violation Address: 4195 NW 59 Street Chapter 6, Section 36-a-2 Roof non-maintenance discoloration, damaged tarp and sand bags	
C24010116	Alvarez, Miguel A.	01/31/24
	6145 NW 45 Terrace Coconut Creek, FL 33073 Violation Address: 6145 NW 45 Terrace Chapter 13, Section 40-a-1 Failure to obtain Engineering permit for pavers: front of home/walkway	
C23110013	Guerrier, Marc & Nadege	01/10/24
	1683 Grandeflora Avenue Clearmont, FL 34711 Violation Address: 5540 NW 40 Terrace Chapter 13, Section 40-a-1 Failure to obtain an engineering permit	
C23110014	Guerrier, Marc & Nadege	01/10/24
	1683 Grandeflora Avenue Clearmont, FL 34711 Violation Address: 5540 NW 40 Terrace Chapter 13, Section 38-a Failure to complete permit process: Addition Residential	

Code Fine Reduction

C22090072	Vasquez, Rolando & Arevalo, Luz	09/07/22
Flanagan	2304 Lucaya Lane J4 Coconut Creek, FL 33066 Violation Address: 1102 Bahama Bend D2 Chapter 13, Section 38-a Failure to obtain permit: Interior Renovations	

FINE \$17,800

ADMIN. FEE \$25

5. **Acceptance of Minutes:** Hearing No. 2024-03 for March 27, 2024.

6. **ADJOURNMENT**

NOTE: If a person, firm, or corporation decides to appeal any decisions made by the above Special Magistrate with respect to any matter considered at such hearing, they will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence, if any, upon which the appeal is to be based. (F.S. 286.0105)

In accordance with the Americans with Disabilities Act, any person with a disability who requires assistance to participate in said meeting may contact the City Clerk Department at 954-973-6774 at least two (2) days prior to the meeting. **Please note that two or more City Commissioners may be in attendance.**