



DOCKET FOR SPECIAL MAGISTRATE HEARING NO. 2024-10

DATE/TIME: October 23, 2024 2:30 p.m.

LOCATION: Coconut Creek Government Center
4800 West Copans Road
Coconut Creek, Florida 33063

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

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

C24090102	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point, FL 33064 Violation Address: 4551 NW 39 Avenue Chapter 13, Section 38-a Failure to obtain & complete permit process: Plumbing *repeat violation*	09/11/24
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C24090104	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point, FL 33064 Violation Address: 4551 NW 39 Avenue Chapter 13, Section 38-a Failure to obtain & complete permit process: Electrical *repeat violation*	09/11/24
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C24090105	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point, FL 33064 Violation Address: 4551 NW 39 Avenue Chapter 13, Section 38-a Failure to obtain & complete permit process: Demo of structures from fire *repeat violation*	09/11/24
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C24080136	Lyons Road Group LLC 1260 NW 72 Avenue Miami, FL 33126 Violation Address: 5901 Lyons Road Chapter 18, Section 29 Business tax required: Budo Martial Arts	08/20/24
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C24080137	Lyons Road Group LLC 1260 NW 72 Avenue Miami, FL 33126 Violation Address: 5901 Lyons Road Chapter 13, Section 38-a Failure to obtain & complete permit process: Commercial Alterations	08/20/24
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October 23, 2024
Special Magistrate Administrative Hearing Docket
Page 2

[C24080138](#) Lyons Road Group LLC 08/20/24
1260 NW 72 Avenue Miami, FL 33126
Violation Address: 5901 Lyons Road
Chapter 16, Section 20-a
Promotional activity without a permit: Banners

[C24080001](#) Orsi Springs Partners LLC %Township Plaza Partners LLC 08/01/24
1449 37 Street Ste. 408 Brooklyn, NY 11218
Violation Address: 4400 W. Sample Road #146
Chapter 18, Section 35
Suspension or revocation of business tax receipt: Firegrills

[C24090221](#) Orsi Springs Partners LLC %Township Plaza Partners LLC 09/18/24
1449 37 Street Ste. 408 Brooklyn, NY 11218
Violation Address: 4400 W. Sample Road #146
Chapter 13, Section 38-a
Failure to obtain and complete permit process: Commercial Alterations

Officer Sean Flanagan

[C24080162](#) Acosta, Roberto & Gonzalez, Maria 08/21/24
Cont. from 9/25 4550 NW 52 Street Coconut Creek, FL 33073
Violation Address: 4550 NW 52 Street
Chapter 13, Section 444-b-4-b
Improper tree pruning: 1 tree

[C24030257](#) Alexander, Shelley 03/27/24
5405 NW 55 Drive Coconut Creek, FL 33073
Violation Address: 5405 NW 55 Drive
Chapter 13, Section 38-a
Failure to complete permit process: Fence

[C24050077](#) Edmunds, Lincoln & Stephanie 05/15/24
4934 Egret Court Coconut Creek, FL 33073
Violation Address: 4934 Egret Court
Chapter 6, Section 36-a-2
Roof (non-maintenance) discoloration

[C24050060](#) Faus, Juliana & Hoffman, Dor 05/14/24
5304 NW 54 Street Coconut Creek, FL 33073
Violation Address: 5304 NW 54 Street
Chapter 13, Section 341-i
Sidewalks – failure to clean and clear adjacent areas: Hedges

[C24080187](#) Fernandez, Raimundo & Gucciardo 08/30/24
5020 Ibis Court Coconut Creek, FL 33073
Violation Address: 5020 Ibis Court
Chapter 13, Section 38-a
Failure to complete permit process: Fence

October 23, 2024
Special Magistrate Administrative Hearing Docket
Page 3

C24080163	Labonte, Eliezer & St. Cyr, Ginette	08/21/24
Cont. from 9/25	4540 NW 52 Street Coconut Creek, FL 33073 Violation Address: 4540 NW 52 Street Chapter 13, Section 444-b-4-b Improper tree pruning: 2 trees	
C24060065	Larose, Claude & Louise	06/27/24
	5060 NW 54 Street Coconut Creek, FL 33073 Violation Address: 5060 NW 54 Street Chapter 13, Section 241-i Sidewalks – failure to clean adjacent areas	
C24040008	Moss, Brian & Christa	04/01/24
	5342 NW 55 Terrace Coconut Creek, FL 33073 Violation Address: 5342 NW 55 Terrace Chapter 6, Section 36-a-2 Roof (non-maintenance) discoloration	
C24030258	Pavon, Vidal	03/26/24
	5456 NW 56 Drive Coconut Creek, FL 33073 Violation Address: 5456 NW 56 Drive Chapter 13, Section 38-a Failure to obtain, pass, and close permit: Fence	
C24080185	Rondinone, Steven & Sukhai, Neera	08/28/24
	4275 NW 52 Street Coconut Creek, FL 33073 Violation Address: 4275 NW 52 Street Chapter 19, Section 37-2 Parking: Commercial trailer for Bladeworx Lawn Care stored at residence	
C24080186	Rondinone, Steven & Sukhai, Neera	08/28/24
	4275 NW 52 Street Coconut Creek, FL 33073 Violation Address: 4275 NW 52 Street Chapter 18, Section 36 Homebased Business regulatory criteria for Bladeworx Lawn Care	
C24080164	Wallace Forbes, Kemorine & Forbes, Allan	08/21/24
Cont. from 9/25	5161 NW 45 Street Coconut Creek, FL 33066 Violation Address: 5161 NW 45 Street Chapter 13, Section 444-b-4-b Improper tree pruning: 2 trees	
C24070128	Yoshia-Levy, Iris	07/17/24
	6427 Egret Terrace Coconut Creek, FL 33073 Violation Address: 6427 Egret Terrace Chapter 13, Section 38-a Failure to complete permit process: Gazebo & EV Charger	
C24070129	Yoshia-Levy, Iris	07/17/24
	6427 Egret Terrace Coconut Creek, FL 33073 Violation Address: 6427 Egret Terrace Chapter 13, Section 444-c-3 Artificial or synthetic turf: Artificial turf in front of house	

October 23, 2024
Special Magistrate Administrative Hearing Docket
Page 4

Officer Erick Jean-Baptiste

C24050044	Dinicola, Eugenio & Cheryl	05/13/24
Cont. from 9/25	1503 Cayman Way #J1 Coconut Creek, FL 33066 Violation Address: 1503 Cayman Way # J1 Chapter 13, Section 38-a Failure to complete permit process *expired permit* Alteration Residential	
C24040176	Harbeck-Adeimy, Lindsay	04/23/24
	720 NW 43 Avenue Coconut Creek, FL 33066 Violation Address: 720 NW 43 Avenue Chapter 13, Section 241-i Sidewalks – failure to clean and/or clear adjacent areas	
C24040177	Harbeck-Adeimy, Lindsay	04/23/24
	720 NW 43 Avenue Coconut Creek, FL 33066 Violation Address: 720 NW 43 Avenue Chapter 6, Section 36-b Exterior premises condition – driveway needs to be resealed	
C24070021	Harbeck-Adeimy, Lindsay	04/23/24
	720 NW 43 Avenue Coconut Creek, FL 33066 Violation Address: 720 NW 43 Avenue Chapter 13, Section 444-b Landscape maintenance – mowing required	
C24070135	Hotwire Communications	07/18/24
Cont. from 9/25	2100 West Cypress Road Fort Lauderdale, FL 33309 Violation Address: Lyons Road Chapter 13, Section 40-a-1 Failure to obtain and complete engineering permit *directional boring*	
C24070136	Hotwire Communications	07/18/24
Cont. from 9/25	2100 West Cypress Road Fort Lauderdale, FL 33309 Violation Address: Antigua Circle Chapter 13, Section 40-a-1 Failure to obtain and complete engineering permit *Directional boring inside Wynmoor*	
C24060014	Mark, Earl Richard Marco III & Valdes-Mark, Wendy	06/04/24
	720 NW 48 Avenue Coconut Creek, FL 33063 Violation Address: 720 NW 48 Avenue Chapter 13, Section 241-i Sidewalks – failure to clean and/or clear adjacent areas	
C24060015	Mark, Earl Richard Marco III & Valdes-Mark, Wendy	06/04/24
	720 NW 48 Avenue Coconut Creek, FL 33063 Violation Address: 720 NW 48 Avenue Chapter 6, Section 36-b Exterior premises condition: driveway needs to be resealed	

Officer Luis Montano-Garcia

C24080011	Bre Alpha Industrial Owner LLC %Link Logistics PO Box 2980 Chicago, IL 60690 Violation Address: 4801 Johnson Road #4 Chapter 13, Section 38-a Failure to obtain/complete permit process for commercial alterations Ramos Woodwork	08/02/24
C24080012	Bre Alpha Industrial Owner LLC %Link Logistics PO Box 2980 Chicago, IL 60690 Violation Address: 4801 Johnson Road #4 Chapter 18, Section 29 Failure to obtain BTR for Ramos Woodwork LLC Workshop at unit 4	08/02/24
C24080030	Caligo Crossing LLC %Property Tax Dept P.O. Box 2539 San Antonio, TX 78299 Violation Address: 6970 N. State Road 7 #101 Chapter 18, Section 29 Failure to obtain BTR for Talkin' Tacos	08/05/24
C24080035	Caligo Crossing LLC %Property Tax Dept P.O. Box 2539 San Antonio, TX 78299 Violation Address: 6970 N. State Road 7 #101 Chapter 13, Section 38-a Failure to obtain/complete permit process for commercial alterations: Talkin' Tacos	08/05/24
C24070169 Cont. from 9/25	Lightning Labs LLC 4715 S. Lindhurst Avenue Dallas, TX 75229 Violation Address: 4800 Lyons Tech Parkway #4 Chapter 18, Section 29 Failure to obtain BTR – Business Tax Receipt	07/24/24
C24070170 Cont. from 9/25	Lightning Labs LLC 4715 S. Lindhurst Avenue Dallas, TX 75229 Violation Address: 4800 Lyons Tech Parkway #4 Chapter 13, Section 38-a Failure to obtain/complete permit process for commercial alterations	07/24/24
C24080176 Cont. from 9/25	W.Weekley Enterprises LLC 20701 Stirling Road Pembroke Pines, FL 33332 Violation Address: 3600 W. Sample Road Chapter 20, Section 12 Water meter bypass – connection to hydrant without proper equipment	08/06/24
C24080179 Cont. from 9/25	W.Weekley Enterprises LLC 20701 Stirling Road Pembroke Pines, FL 33332 Violation Address: SE Corner of W. Copans Road & 42 Ave Chapter 20, Section 12 Water meter bypass – connection to hydrant without proper equipment	08/26/24

October 23, 2024
Special Magistrate Administrative Hearing Docket
Page 6

[C24020055](#) Wenig, Harlan & Tiffani 02/12/24
4022 Crescent Creek Place Coconut Creek, FL 33073
Violation Address: 4022 Crescent Creek Place
Chapter 6, Section 36-a-2
Failure to maintain roof – signs of disrepair

Officer Jan Moppert

[C24050171](#) Abraham, Pierre Richard & Lesperance, Claire Carmel 07/19/24
3531 NW 21 Street Coconut Creek, FL 33066
Violation Address: 3531 NW 21 Street
Chapter 13, Section 241-i
Sidewalks: failure to clean

[C23060029](#) Hammock at Coconut Creek Assn 10/09/23
5100 W. Copans Road Ste. 100 Margate, FL 33063
Violation Address: 1799 Cedar Drive
Chapter 6, Section 36-b-6
Ground Surface Hazard: Driveway cracked & lifted

[C24080056](#) Han, Chenglin 08/08/24
3557 Cocoplum Circle #3479 Coconut Creek, FL 33063
Violation Address: 3557 Cocoplum Circle #3479
Chapter 13, Section 38-a
Failure to obtain permit: Bathroom renovation

[C24050174](#) Mudahemuka, Douce & Douce Mudahemuka Liv Tr 07/26/24
120 Parkwood Drive Royal Palm Beach, FL 33411-8258
Violation Address: 3491 NW 21 Street
Chapter 13, Section 241-i
Sidewalks: Failure to clean

Officer Daniella Ordenez

[C24070199](#) Paul Jason Pierre Trstee 07/29/24
Cont. from 9/25 7741 NW 39 Avenue Coconut Creek, FL 33073
Violation Address: 7741 NW 39 Avenue
Chapter 13, Section 448-c-1
Removal of 33 trees/palms without permit

Officer Jennifer Shoffner

[C24100027](#) Dilello, Michael & Zoulas, Toula 09/27/24
3722 Woodfield Court Coconut Creek, FL 33073
Violation Address: 5095 Stagecoach Drive
Chapter 5, Section 6-c
Animal dog bite to human

Status Conference

- **Officer Sean Flanagan**

C24030126	Baltazard, Dieuseul & Solange 5427 NW 49 Street Coral Springs, FL 33073 Violation Address: 5427 NW 49 Street Chapter 6, Section 36-a-2 Roof (non-maintenance) signs of disrepair *tarp present*	03/18/24
C24040180	Camargo, Renata Mendonca & Costa, Lucas Gomes 5343 NW 55 Terrace Coconut Creek, FL 33073 Violation Address: 5343 NW 55 Terrace Chapter 13, Section 38-a Failure to complete permit process: Gazebo	04/24/24
C23070070	Felix, Cassia Regina 5040 NW 56 Street Coconut Creek, FL 33073 Violation Address: 5040 NW 56 Street Chapter 6, Section 36-a-2 Roof (non-maintenance) signs of disrepair *tarp present*	03/18/24
C24050026	Goncalves, Marian Pisaniello & Rosa, Guilherme A Dalia 5464 NW 55 Drive Coconut Creek, FL 33073 Violation Address: 5464 NW 55 Drive Chapter 13, Section 38-a Failure to complete permit process: Pergola in side yard	05/09/24
C24050027	Goncalves, Marian Pisaniello & Rosa, Guilherme A Dalia 5464 NW 55 Drive Coconut Creek, FL 33073 Violation Address: 5464 NW 55 Drive Chapter 6, Section 36-a-2 Roof (non-maintenance) signs of disrepair *tarp present*	05/09/24
C23090147	Winston Park Foundation, Inc % M&M Property Mgmt 1280 SW 36 Avenue #305 Pompano Beach, FL 33069 Violation Address: NW 56 Street Chapter 13, Section 40-a-1 Failure to complete engineering permit: Excavation & pavement repair	09/28/23

- **Officer Luis Montano-Garcia**

C23090138	Orjuela, Jaime & Monica 6930 Long Pine Circle Coconut Creek, FL 33073 Violation Address: 6930 Long Pine Circle Chapter 6, Section 36-a-2 Non-maintenance of roof – Tarp on roof	09/25/23
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October 23, 2024
Special Magistrate Administrative Hearing Docket
Page 8

[C23020054](#) Tedicah LLC 02/13/23

5300 Broken Sound Boulevard #110 Boca Raton, FL 33487
Violation Address: 4400 Hillsboro Boulevard #2
Chapter 18, Section 29
Failure to obtain BTR for: AD Vida Em Cristo

[C23040127](#) Tedicah LLC 04/17/24

5300 Broken Sound Boulevard #110 Boca Raton, FL 33487
Violation Address: 4400 Hillsboro Boulevard #2
Chapter 13, Section 38-a
Failure to complete permit process for Commercial Alterations
Change of use AD Vida Em Cristo

[C24040075](#) Tedicah LLC 04/09/24

5300 Broken Sound Boulevard #110 Boca Raton, FL 33487
Violation Address: 4400 Hillsboro Boulevard #4
Chapter 18, Section 25
Business Tax Receipt - Compliance with technical codes for:
Christine & Company

[C24040098](#) Tedicah LLC 04/10/24

5300 Broken Sound Boulevard #110 Boca Raton, FL 33487
Violation Address: 4400 Hillsboro Boulevard #4
Chapter 13, Section 38-a
Failure to complete permit process for Commercial Alterations for:
Christine & Company

Code Fine Reduction

[C23080114](#) Monnelly's Seafood Corp Inc. 08/11/23

Jean-Baptiste 3520 NW 35 Avenue Lauderdale Lakes, FL 33309
Violation Address: 651 NW 42 Avenue
Chapter 13, Section 38-a
Failure to obtain & complete permit: white PVC fence installed

FINE \$2,650

ADMIN. FEE \$25

[C22060225](#) Mazzarella, Richard & Sharon 06/29/22

4026 Crescent Creek Street Coconut Creek, FL 33073
Violation Address: 4026 Crescent Creek Street
Chapter 13, Section 448-c-1
Tree removal permit required

FINE \$36,750

ADMIN. FEE \$25

[C22090100](#) Cohen, Shlomo & Miller, Lindsay 09/13/22

7145 Crescent Creek Way Coconut Creek, FL 33073
Violation Address: 7145 Crescent Creek Way
Chapter 13, Section 448-b-4-b
Improper tree pruning: Live Oak

FINE \$33,100

ADMIN. FEE \$25

5. **Acceptance of Minutes:** Hearing No. 2024-09 for September 25, 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.**