



AMENDED DOCKET FOR SPECIAL MAGISTRATE HEARING NO. 2024-11

DATE/TIME: November 20, 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**

Citation No.	Property Owner/Violator Address Violation	Violation Date
C24090132	JP Morgan Chase Bank % Industry Consulting Group Inc. PO Box 35605 Dallas, TX 75235 Violation Address: 6500 N. State Road 7 Chapter 6, Section 16 25 year Safety Program BSIP Minimum Housing Code for Broward County	09/13/24
C24090134	MG3 Preschool CC LLC 2980 NE 207 St #603 Aventura, FL 33180 Violation Address: 5601 Regency Lakes Blvd Chapter 6, Section 16 25 year Safety Program BSIP Minimum Housing Code for Broward County Total area: 17,229	09/13/24
C24090135	MG3 Preschool CC LLC 2980 NE 207 St #603 Aventura, FL 33180 Violation Address: 5601 Regency Lakes Blvd Chapter 6, Section 16 25 year Safety Program BSIP Minimum Housing Code for Broward County Total area: 10,808	09/13/24
C24080001 Cont. from 10/23	Orsi Springs Partners LLC %Township Plaza Partners LLC 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	08/01/24
C24090221 Cont. from 10/23	Orsi Springs Partners LLC %Township Plaza Partners LLC 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	09/18/24

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Officer Sean Flanagan

C24080162	Acosta, Roberto & Gonzalez, Maria	08/21/24
Cont. from 10/23	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	
C24050077	Edmunds, Lincoln & Stephanie	05/15/24
Cont. from 10/23	4934 Egret Court Coconut Creek, FL 33073 Violation Address: 4934 Egret Court Chapter 6, Section 36-a-2 Roof (non-maintenance) discoloration	
C24090198	ERP Operation LTD Partnership %Ryan	09/17/24
	PO Box 4900 Scottsdale, AZ 85261 Violation Address: 5501 Winston Park Blvd Chapter 6, Section 16 25 year Safety Program BSIP Minimum Housing Code for Broward County Total area: 305,726	
C24090199	ERP Operation LTD Partnership %Ryan	09/17/24
	PO Box 4900 Scottsdale, AZ 85261 Violation Address: 5501 Winston Park Blvd Chapter 6, Section 16 25 year Safety Program BSIP Minimum Housing Code for Broward County Total area: 5,954	
C24090200	ERP Operation LTD Partnership %Ryan	09/17/24
	PO Box 4900 Scottsdale, AZ 85261 Violation Address: 5450 Lyons Road Chapter 6, Section 16 25 year Safety Program BSIP Minimum Housing Code for Broward County Total area: 101,118	
C24110011	Khan, Jawad Ahmed & Hafiz, Nazia	10/22/24
	5320 NW 49 Street Coconut Creek, FL 33073 Violation Address: 5320 NW 49 Street Chapter 13, Section 444-b-4-b Improper tree pruning 2 trees	
C24080163	Labonte, Eliezer & St. Cyr, Ginette	08/21/24
Cont. from 10/23	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	
C24030047	McKenley, Cassandra & Toussaint, Clayton	03/07/24
	5569 NW 44 Way Coconut Creek, FL 33073 Violation Address: 5569 NW 44 Way Chapter 6, Section 36-a-2 Non-maintenance of roof: discoloration	

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[C24090195](#) SCG Atlas St Andrews LLC %Ryan 09/17/24
PO Box 4900 Scottsdale, AZ 85261
Violation Address: 5400 Lyons Road
Chapter 6, Section 16
25 year Safety Program BSIP Minimum Housing Code for Broward County
Total area: 7,028

[C24090197](#) SCG Atlas St Andrews LLC %Ryan 09/17/24
PO Box 4900 Scottsdale, AZ 85261
Violation Address: 5400 Lyons Road
Chapter 6, Section 16
25 year Safety Program BSIP Minimum Housing Code for Broward County
Total area: 164,019

[C24080164](#) Wallace Forbes, Kemorine & Forbes, Allan 08/21/24
Cont. from 10/23 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
Cont. from 10/23 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
Cont. from 10/23 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

Officer Erick Jean-Baptiste

[C24110009](#) Eleuthera Village Condo Assn. 11/06/24
1310 Avenue of the Stars Coconut Creek, FL 33066
Violation Address: 1801 Eleuthera Point
Chapter 13, Section 444-b-4-a
Prohibition of tree abuse: Live Oak tree with nails

[C24040177](#) Harbeck-Adeimy, Lindsay 04/23/24
Cont. from 10/23 720 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

[C24060015](#) Mark, Earl Richard Marco III & Valdes-Mark, Wendy 06/04/24
Cont. from 10/23 720 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

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C24110010	Martinique Village 1310 Avenue of the Stars Coconut Creek, FL 33066 Violation Address: 4701 Martinique Drive Chapter 13, Section 444-b-4-a Prohibition of tree abuse: Christmas lights stapled to Sabal Palms	11/06/24
C24070026	US Bank NA Trstee Diaz Anselmo and Assoc PA 499 NW 70 Avenue #309 Fort Lauderdale, FL 33317 Violation Address: 451 NW 41 Avenue Chapter 6, Section 36-b-4 Natural Growth Deterioration	07/08/24
C24070027	US Bank NA Trstee Diaz Anselmo and Assoc PA 499 NW 70 Avenue #309 Fort Lauderdale, FL 33317 Violation Address: 451 NW 41 Avenue Chapter 13, Section 241-i Sidewalks discoloration: failure to clean and/or clear adjacent areas	07/08/24
C24070028	US Bank NA Trstee Diaz Anselmo and Assoc PA 499 NW 70 Avenue #309 Fort Lauderdale, FL 33317 Violation Address: 451 NW 41 Avenue Chapter 6, Section 36-b-1 Fence in disrepair (non-maintenance)	07/08/24
C24070029	US Bank NA Trstee Diaz Anselmo and Assoc PA 499 NW 70 Avenue #309 Fort Lauderdale, FL 33317 Violation Address: 451 NW 41 Avenue Chapter 6, Section 36-a-1 Wall surfaces (non-maintenance)	07/08/24

Officer Luis Montano-Garcia

C24090182	Adios Golf Club Inc. PO Box 970310 Coconut Creek, FL 33097 Violation Address: 7740 NW 39 Avenue Chapter 6, Section 16 25 Safety Program: Minimum Housing Code for Broward County Total Area: 36,421	09/16/24
C24090183	Adios Golf Club Inc. PO Box 970310 Coconut Creek, FL 33097 Violation Address: 7740 NW 39 Avenue Chapter 6, Section 16 25 Safety Program: Minimum Housing Code for Broward County Total Area: 12,249	09/16/24
C24090202	Capelli Real Estate Holdings LLC. 5450 W. Hillsboro Boulevard #1 Coconut Creek, FL 33073 Violation Address: 5450 Hillsboro Boulevard Ste. 6 Chapter 18, Section 29 Failure to obtain BTR – Sheyla Jewelry 18K LLC	09/17/24

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C24090203	Capelli Real Estate Holdings LLC. 5450 W. Hillsboro Boulevard #1 Coconut Creek, FL 33073 Violation Address: 5450 Hillsboro Boulevard Ste. 6 Chapter 13, Section 38-a Failure to obtain/complete permit process for commercial alterations Sheyla Jewelry 18K LLC	09/17/24
C24090186	Coconut Creek Medical Plaza LLC 3850 Coconut Creek Parkway #3 Coconut Creek, FL 33066 Violation Address: 3850 Coconut Creek Parkway #3 Chapter 6, Section 16 25 Safety Program: Minimum Housing Code for Broward County	09/16/24
C24100001	Evergreen 2 LLC 5340 N. Federal Hwy #110 Lighthouse Point, FL 33064 Violation Address: 4240 W. Hillsboro Boulevard Chapter 18, Section 29 Failure to obtain BTR for Cruz Stone Transport	10/01/24
C24090187	Hillsboro Marketplace Investments LLC 215 N. Federal Highway Boca Raton, FL 33432 Violation Address: 4589 W. Hillsboro Boulevard Chapter 6, Section 16 25 Safety Program: Minimum Housing Code for Broward County	09/16/24
C24070169 Cont. from 10/23	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
C24090257	Lyons Corporate Park LLLP 6601 Lyons Road #C1 Coconut Creek, FL 33073 Violation Address: 6601 Lyons Road Bay L6 Chapter 13, Section 38-a Failure to obtain/complete permit process for Commercial Alterations Nutralife Bioscience Inc.	09/24/24
C24070212	Lyons Corporate Park LLLP 6601 Lyons Road #C1 Coconut Creek, FL 33073 Violation Address: 6601 Lyons Road Bay L6 Chapter 18, Section 29 Failure to obtain BTR for Nutralife Bioscience Inc.	07/30/24
C23100191	Silva, Iure Da & Markone Contractors LLC 436 S. Military Trail Deerfield Beach, FL 33442 Violation Address: 5364 NW 54 Street Chapter 13, Section 40-a-1 Failure to obtain/complete Engineering permit process for driveway	10/18/23

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[C24090191](#) Ultracare Imaging Services Inc. 09/16/24
4310 W. Hillsboro Boulevard Coconut Creek, FL 33073
Violation Address: 4310 W. Hillsboro Boulevard
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County

Officer Jan Moppert

[C24090025](#) Alternate Educational Systems Property 1 LLC 09/07/24
10540 La Reina Road Delray Beach, FL 33446
Violation Address: 2251 NW 36 Avenue
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County

[C24090026](#) Alternate Educational Systems Property 1 LLC 09/07/24
10540 La Reina Road Delray Beach, FL 33446
Violation Address: 2300 NW 39 Avenue
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County

[C24090028](#) Applewood Village I Condo Assn % J&L Property Mgmt 09/07/24
10191 W. Sample Road #203 Coral Springs, FL 33065
Violation Address: 2615 thru 2618 Carambola Cir N.
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County

[C24090053](#) Baywood Village I Condo Assn % J&L Property Mgmt 09/10/24
10191 W. Sample Road #203 Coral Springs, FL 33065
Violation Address: 2502 thru 2509 Carambola Cir N.
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County

[C24090089](#) Golden Raintree IV Condo Assoc. % HRT Realty Services 09/10/24
1200 Clint Moore Road #8 Boca Raton, FL 33487
Violation Address: 3345 thru 3353 Carambola Cir S.
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County

[C23060029](#) Hammock at Coconut Creek Assn 10/09/23
Cont. from 10/23 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

[C24090145](#) Olivine LLC % Forest Properties Mgmt Inc. 09/13/24
625 Mount Auburn Street Ste. 210 Cambridge, MA 02138
Violation Address: 3600 Coral Tree Circle
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County

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Officer Daniella Ordonez

[C24090003](#) Bell Fund V Coconut Creek 09/03/24
PO Box 20197 Atlanta, GA 30325
Violation Address: 3600 W. Hillsboro Boulevard
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County
Total Area: 371,508

[C24090004](#) Bell Fund V Coconut Creek 09/04/24
PO Box 20197 Atlanta, GA 30325
Violation Address: 3600 W. Hillsboro Boulevard
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County
Total Area: 6,080

[C24090005](#) Coconut Creek Associates % Midwest Diversified Prop. 09/04/24
PO Box 1030 O'Fallon, MO 63366
Violation Address: 5800 NW 74 Place
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County
Total Area: 199,414

[C24090009](#) Coconut Creek Associates % Midwest Diversified Prop. 09/04/24
PO Box 1030 O'Fallon, MO 63366
Violation Address: 5800 NW 74 Place
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County
Total Area: 4,739

[C24070199](#) Paul Jason Pierre Trstee 07/29/24
Cont. from 10/23 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

[C24100090](#) Invitation Homes Violator: Myers, Matthew 10/20/24
1717 Main Street #2000 Dallas, TX 75201
Violation Address: 4943 Pelican Manor
Chapter 5, Section 7-b
Prohibition of cruelty to animals: improper tethering requirements not met

[C24110007](#) Jamies, Michael Violator: Tamarez, Richard 11/05/24
3930 Sleepy Orange Lane Coconut Creek, FL 33073
Violation Address: 3930 Sleepy Orange Lane
Chapter 5, Section 6
Dog to human bite

Status Conference

- **Officer Briana Capone**

[C24070202](#) Centro NP Coconut Creek Own LLC 07/29/24
200 Ridge Pike #100 Conshohocken, PA 19428
Violation Address: 4931 Coconut Creek Parkway
Chapter 18, Section 29
Business tax receipt – required Coconut Creek Academy expanded

[C24070203](#) Centro NP Coconut Creek Own LLC 07/29/24
200 Ridge Pike #100 Conshohocken, PA 19428
Violation Address: 4931 Coconut Creek Parkway
Chapter 13, Section 38-a
Failure to obtain and complete permit process: wall openings

[C24090104](#) Cody, Andrew & Patton, Michelle 09/11/24
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*

[C24090105](#) Cody, Andrew & Patton, Michelle 09/11/24
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

[C21050095](#) U-Haul of Florida 09/30/21
PO Box 29046 Phoenix, AZ 85038
Violation Address: 5431 Johnson Road
Chapter 13, Section 444-b
Landscaping maintenance standards landscaping permit #21003307

- **Officer Sean Flanagan**

[C24040203](#) Pein, Joseph & Kelly 04/28/24
5030 NW 56 Street Coconut Creek, FL 33073
Violation Address: 5030 NW 56 Street
Chapter 13, Section 40-a-1
Failure to complete engineering permit process: Driveway

- **Officer Jan Moppert**

[C24070016](#) Centerpointe Condominium Association Inc. 07/03/24
10191 W. Sample Road #203 Coral Springs, FL 33065
Violation Address: Access Road
Chapter 13, Section 38-a
Failure to obtain & complete permit: deck (remove & replace)

- Officer Daniella Ordonez

C24020166	Garzone, Ann & Anthony	07/29/24
	3942 NW 62 Court Coconut Creek, FL 33073	
	Violation Address: 3942 NW 62 Court	
	Chapter 6, Section 36-a-2	
	Roof (non-maintenance – discoloration from dirt, grime, mold and/or mildew	

5. **Acceptance of Minutes:** Hearing No. 2024-10 for October 23, 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.**