



**CITY OF COCONUT CREEK  
SPECIAL MAGISTRATE HEARING  
MINUTES**

**Government Center  
4800 W. Copans Road  
Coconut Creek, Florida**

**Date: November 20, 2024  
Time: 2:30 p.m.  
Hearing No. 2024-11**

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**1. The Special Magistrate Richard Doody called the meeting to order at 235 p.m.**

**2. Explanation of Proceedings by Special Magistrate**

Mr. Doody explained that he was an attorney appointed by the City to hear alleged Code violations and that this was a quasi-judicial proceeding, which is more formal than an appearance before the City Commission but less formal than courtroom proceedings. Persons intending to speak would be sworn in. Both sides would have the right to cross-examine anyone who speaks, and both sides would have the right to submit evidence into the record. Although the burden to prove the case is upon the City, State Statute and local ordinances provide that those parties who are found guilty of a Municipal code violation can be subject to a fine amount or a fine amount that runs on a daily basis. Mr. Doody emphasized that his role is not that of a judge but that of a fact-finder and hearing officer to determine the facts and make a ruling on the facts that are submitted into the record. He also clarified that unlike a judge, a Special Magistrate does not have equitable powers, and he cautioned that although he would answer questions about the process at any time during the proceedings, he could not give legal advice. He requested that if a person agreed with the violation but was seeking additional time to remedy the violation, the formality of the hearing would be dispensed so that it could be addressed. In contested violations, the City would speak first with the individual's response following.

**3. Swearing in of Witnesses**

**4. Cases**

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

<u>C24090132</u>	<u>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</u>	<u>09/13/24</u>
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**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on January 22, 2025.

<u>C24090134</u>	<u>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</u>	<u>09/13/24</u>
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**Minutes**  
**Special Magistrate Hearing No. 2024-11**  
**November 20, 2024**  
**Page 2**

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on January 22, 2025.

C24090135	MG3 Preschool CC LLC	09/13/24
	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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on January 22, 2025.

C24080001	Orsi Springs Partners LLC %Township Plaza Partners LLC	08/01/24
Cont. from 10/23	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	

**Disposition:** This case has been withdrawn.

C24090221	Orsi Springs Partners LLC %Township Plaza Partners LLC	09/18/24
Cont. from 10/23	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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on January 22, 2025.

**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	

**Disposition:** The Special Magistrate found for the city and imposed a one-time fine of \$75 with a one-time administrative fee of \$25.

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	

**Disposition:** This case has been continued to January 22, 2025.

**Minutes**  
**Special Magistrate Hearing No. 2024-11**  
**November 20, 2024**  
**Page 3**

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	

**Disposition:** This case has been withdrawn.

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 HousingCode for Broward County	
	Total area: 5,954	

**Disposition:** This case has been withdrawn.

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	

**Disposition:** This case has been withdrawn.

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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of February 27, 2025 with a one-time fine of \$150 or face a fine of \$50 per day with a one-time administrative fee of \$25.

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	

**Disposition:** The Special Magistrate found for the city and imposed a one-time fine of \$150.

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	

**Disposition:** This case has complied.

**Minutes**  
**Special Magistrate Hearing No. 2024-11**  
**November 20, 2024**  
**Page 4**

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	

**Disposition:** This case has been continued to January 22, 2025.

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	

**Disposition:** This case has been continued to January 22, 2025.

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	

**Disposition:** The Special Magistrate found for the city and imposed a one-time fine of \$150 with a one-time administrative fee of \$25.

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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on January 22, 2025.

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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25.

**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	

**Minutes**  
**Special Magistrate Hearing No. 2024-11**  
**November 20, 2024**  
**Page 5**

**Disposition:** The Special Magistrate found for the city and imposed a one-time fine of \$150 with a one-time administrative fee of \$25.

<u>C24040177</u>	<u>Harbeck-Adeimy, Lindsay</u>	<u>04/23/24</u>
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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of February 27, 2025 with a \$50 fine per day with a one-time administrative fee of \$25.

<u>C24060015</u>	<u>Mark, Earl Richard Marco III &amp; Valdes-Mark, Wendy</u>	<u>06/04/24</u>
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	

**Disposition:** This case has complied.

<u>C24110010</u>	<u>Martinique Village</u>	<u>11/06/24</u>
	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	

**Disposition:** The Special Magistrate found for the city and imposed a one-time fine of \$150 with a one-time administrative fee of \$25.

<u>C24070026</u>	<u>US Bank NA Trstee Diaz Anselmo and Assoc PA</u>	<u>07/08/24</u>
	499 NW 70 Avenue #309 Fort Lauderdale, FL 33317 Violation Address: 451 NW 41 Avenue Chapter 6, Section 36-b-4 Natural Growth Deterioration	

**Disposition:** This case has been continued to January 22, 2025.

<u>C24070027</u>	<u>US Bank NA Trstee Diaz Anselmo and Assoc PA</u>	<u>07/08/24</u>
	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	

**Disposition:** This case has complied.

<u>C24070028</u>	<u>US Bank NA Trstee Diaz Anselmo and Assoc PA</u>	<u>07/08/24</u>
	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)	

**Disposition:** This case has been continued to January 22, 2025.

## Minutes

### Special Magistrate Hearing No. 2024-11

November 20, 2024

Page 6

C24070029	US Bank NA Trstee Diaz Anselmo and Assoc PA	07/08/24
	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)	

**Disposition:** This case has complied.

#### Officer Luis Montano-Garcia

C24090182	Adios Golf Club Inc.	09/16/24
	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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on January 22, 2025.

C24090183	Adios Golf Club Inc.	09/16/24
	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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on January 22, 2025.

C24090202	Capelli Real Estate Holdings LLC.	09/17/24
	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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 and a one-time fine of \$250 with a one-time administrative fee of \$25.

C24090203	Capelli Real Estate Holdings LLC.	09/17/24
	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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25.

**Minutes**  
**Special Magistrate Hearing No. 2024-11**  
**November 20, 2024**  
**Page 7**

<u>C24090186</u>	<u>Coconut Creek Medical Plaza LLC</u>	<u>09/16/24</u>
	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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25.

<u>C24100001</u>	<u>Evergreen 2 LLC</u>	<u>10/01/24</u>
	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	

**Disposition:** This case has complied.

<u>C24090187</u>	<u>Hillsboro Marketplace Investments LLC</u>	<u>09/16/24</u>
	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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on January 22, 2025.

<u>C24070169</u>	<u>Lightning Labs LLC</u>	<u>07/24/24</u>
Cont. from 10/23	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	

**Disposition:** This case has complied.

<u>C24090257</u>	<u>Lyons Corporate Park LLP</u>	<u>09/24/24</u>
	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.	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 and a one-time fine of \$250 with a one-time administrative fee of \$25. This case is set for Status Conference on January 22, 2025.

<u>C24070212</u>	<u>Lyons Corporate Park LLP</u>	<u>07/30/24</u>
	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.	

## Minutes

### Special Magistrate Hearing No. 2024-11

November 20, 2024

Page 8

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on January 22, 2025.

C23100191	Silva, Iure Da & Markone Contractors LLC	10/18/23
	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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25.

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	

**Disposition:** This case has complied.

#### 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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of February 27, 2025 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on February 26, 2025.

C24090026	Alternate Educational Systems Property 2 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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of February 27, 2025 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on February 26, 2025.

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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on January 22, 2025.



**Minutes**

**Special Magistrate Hearing No. 2024-11**

**November 20, 2024**

**Page 9**

<u>C24090053</u>	<u>Baywood Village I Condo Assn % J&amp;L Property Mgmt</u>	<u>09/10/24</u>
	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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on January 22, 2025.

<u>C24090089</u>	<u>Golden Raintree IV Condo Assoc. % HRT Realty Services</u>	<u>09/10/24</u>
	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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on January 22, 2025.

<u>C23060029</u>	<u>Hammock at Coconut Creek Assn</u>	<u>10/09/23</u>
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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25.

<u>C24090145</u>	<u>Olivine LLC % Forest Properties Mgmt Inc.</u>	<u>09/13/24</u>
	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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on January 22, 2025.

**Officer Daniella Ordonez**

<u>C24090003</u>	<u>Bell Fund V Coconut Creek</u>	<u>09/03/24</u>
	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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on January 22, 2025.

**Minutes**  
**Special Magistrate Hearing No. 2024-11**  
**November 20, 2024**  
**Page 10**

<u>C24090004</u>	<u>Bell Fund V Coconut Creek</u>	<u>09/04/24</u>
	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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on January 22, 2025.

<u>C24090005</u>	<u>Coconut Creek Associates % Midwest Diversified Prop.</u>	<u>09/04/24</u>
	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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on January 22, 2025.

<u>C24090009</u>	<u>Coconut Creek Associates % Midwest Diversified Prop.</u>	<u>09/04/24</u>
	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	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on January 22, 2025.

<u>C24070199</u>	<u>Paul Jason Pierre Trstee</u>	<u>07/29/24</u>
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	

**Disposition:** The Special Magistrate found for the city and accepted the terms of the Stipulated Agreement.

**Officer Jennifer Shoffner**

<u>C24100090</u>	<u>Invitation Homes Violator: Myers, Matthew</u>	<u>10/20/24</u>
	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	

**Disposition:** The Special Magistrate found for the city and imposed a one-time fine of \$50.

## Minutes

### Special Magistrate Hearing No. 2024-11

November 20, 2024

Page 11

C24110007	Jamies, Michael Violator: Tamarez, Richard 3930 Sleepy Orange Lane Coconut Creek, FL 33073 Violation Address: 3930 Sleepy Orange Lane Chapter 5, Section 6 Dog to human bite	11/05/24
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**Disposition:** The Special Magistrate found for the city and imposed a one-time fine of \$50.

### Status Conference

- **Officer Briana Capone**

C24070202	Centro NP Coconut Creek Own LLC 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	07/29/24
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**Disposition:** The Special Magistrate found for the city and extended the time for compliance to January 23, 2025.

C24070203	Centro NP Coconut Creek Own LLC 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	07/29/24
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**Disposition:** The Special Magistrate found for the city and extended the time for compliance to January 23, 2025.

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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**Disposition:** The Special Magistrate found for the city and extended the time for compliance to January 23, 2025. This case is set for Status Conference on January 22, 2025.

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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**Disposition:** The Special Magistrate found for the city and extended the time for compliance to January 23, 2025. This case is set for Status Conference on January 22, 2025.

**Minutes**

**Special Magistrate Hearing No. 2024-11**

**November 20, 2024**

**Page 12**

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	

**Disposition:** The Special Magistrate found for the city and extended the time for compliance to January 23, 2025.

- **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	

**Disposition:** The Special Magistrate found for the city and extended the time for compliance to January 23, 2025.

- **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)	

**Disposition:** The Special Magistrate found for the city and extended the time for compliance to January 23, 2025. This case is set for Status Conference on January 22, 2025.

- **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)	

**Disposition:** The Special Magistrate found for the city and extended the time for compliance to January 23, 2025.

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

The Minutes were accepted without corrections or deletions.

**6. ADJOURNMENT**

The meeting adjourned at 4:38 p.m.



Daniella Thomas  
Senior Staff Assistant