

**AMENDED DOCKET FOR SPECIAL MAGISTRATE HEARING NO. 2025-04****DATE/TIME:** April 23, 2025 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
---------------------	--	---------------------------

Officer Briana Capone

C25010075	Cody, Andrew & Patton, Michelle	01/28/25
Cont. from 3/26	2340 NE 35 Street Lighthouse Point, FL 33064 Violation Address: 4551 NW 39 Avenue Chapter 13, Section 40-a-1 Failure to obtain & complete engineering permit: paver walkway	

C25020054	Cody, Andrew & Patton, Michelle	02/12/25
Cont. from 3/26	2340 NE 35 Street Lighthouse Point, FL 33064 Violation Address: 4551 NW 39 Avenue Chapter 13, Section 40-a-1 Failure to obtain & complete engineering permit: asphalt installation	

C24090080	Phelps, Michael & Sarah	09/10/24
Cont. from 3/26	4430 NW 9 Court, Coconut Creek, FL 33066 Violation Address: 4430 NW 9 Court Chapter 13, Section 331-o-2 Carport exceeds permissible use	

Officer Erick Jean-Baptiste

C25040020	1301 Lyons LLC % SFLRE Group LLC	04/09/25
	1650 SE 17 Street #214 Fort Lauderdale, FL 33316 Violation Address: 1349 Lyons Road Chapter 20, Section 12 Water Meter bypass	

C24040026	Dejo, Rocio	04/01/25
	344 Sunshine Drive Coconut Creek, FL 33066 Violation Address: 344 Sunshine Drive Chapter 13, Section 38-a Failure to obtain permit, (Pergola on side of property)	

April 23, 2025
Amended Special Magistrate Administrative Hearing Docket
Page 2

C24040023	Jones, Lymika S & Javares	04/01/25
	350 Sunshine Drive Coconut Creek, FL 33066	
	Violation Address: 350 Sunshine Drive	
	Chapter 6, Section 36 b-1	
	Fence (Non – Maintenance) Discoloration and disrepair	

Officer Luis Montano-Garcia

C24120050	Carvo, Andrew M	12/19/24
	4325 NW 52 Street Coconut Creek, FL 33073	
	Violation Address: 4325 NW 52 Street	
	Chapter 13, Section 40-a-1	
	Failure to complete Engineering Permit process for	
	Paver driveway & walkway (Permit Expired)	

C25020069	E S Kaplan–Hillsboro LLC % Tax Dept #32678	02/19/25
	PO Box 711 Dallas 75221	
	Violation Address: 4550 W Hillsboro Boulevard	
	Chapter 18, Section 29	
	Failure to renew business Tax receipt for 7-Eleven store #32245A	

C25010027	Hillsboro Marketplace Investments LLC	01/13/25
	215 N Federal Highway, Boca Raton, FL 33432	
	Violation Address: 4423 W Hillsboro Boulevard	
	Chapter 13, Section 38-a	
	Failure to obtain permit/complete permit process for Commercial Alterations	
	(SantaFe Insurance)	

C24090099	Ramkissoo, Avinash & Amanda C	09/11/24
	5433 NW 50 Court Coconut Creek, FL 33073	
	Violation Address: 5433 NW 50 Court	
	Chapter 13, Section 40-a-1	
	Failure to complete Engineering permit process for pavers in rear yard	

C25030036	Rosier, Jacky & Myriam M	03/12/25
	5457 NW 50 Court Coconut Creek, FL 33073	
	Violation Address: 5457 NW 50 Court	
	Chapter 13, Section 444-b-4-b	
	Improper tree pruning (live oak)	

C24080018	Vargas, Alejandro & Maria	08/02/24
	3960 NW 54 Court Coconut Creek, FL 33073	
	Violation Address: 3960 NW 54 Court	
	Chapter 13, Section 38-a	
	Failure to obtain/complete permit process – Shed in side yard,	
	Gazebo in rear yard, Trellis in rear yard, & pool/spa – hot tub pavers	

April 23, 2025
Amended Special Magistrate Administrative Hearing Docket
Page 3

Officer Jan Moppert

C25010041	Bari, Bashar H/E Bari, Manal 4101 Coral Tree Cir # 215, Coconut Creek, FL 33073 Violation Address: 4101 Coral Tree Circle #215, Chapter 18 Section 36 Home based business: BTR required for "Turnkey Remodeling LL"	01/16/25
C25010046	Sokolovsky, Larisa 8426 NW 57 Drive Coral Springs, FL 33067 Violation Address: 3765 Cocoplum Circle #3571 Chapter 18, Section 36 Home Based Business – BTR required for "Water Solutions Technology LLC"	01/16/25
C25040017	Vrapi, Sonila, Huseinovic Zuvdija ETAL 3937 Monarch LN, Coconut Creek, FL 33073 Violation Address: 3937 Monarch Lane Chapter 20, Section 12 Water Meter by pass: locked meter was found unlocked	04/08/25
C25040016	Young, Charles 3411 NW 21 ST, Coconut Creek, FL 33066 Violator Address: 3411 NW 21 Street Chapter 20 Section 11 Water Meter Tampering: register removed from the meter	04/08/25

Officer Daniella Ordonez

C25030086	4000 Parkside TRU – Simon, Michael W Trstee 3839 NW Boca Raton Boulevard #100 Boca Raton, FL 33431 Violation Address: 4000 NW 74 Street Chapter 20 Section 12 Water Meter Bypass	03/27/25
C25010026	Da Silva, Claudio 4778 Monarch Way, Coconut Creek, FL 33073 Violation Address: 4778 Monarch Way Chapter 18, Section 36 Home Based Business – Regulatory Criteria – Queens Carrier LLC	01/13/25
C24090280	Dicuia, Richard A 4549 NW 60 Court, Coconut Creek, FL 33073 Violation Address: 4549 NW 60 Court Chapter 6, Section 36-a-2 Roof (Non-Maintenance) Signs of disrepair – White tarp	09/26/24
C25010020	Radiani Ana SCG ATLAS Coconut Palm Club 5380 NW 55 Boulevard, #307, Coconut Creek FL 33073 Violation Address: 5380 NW 55 Boulevard Chapter 18 Section 36 Home Based Business – Regulatory Criteria – Radiani Consulting LLC	01/13/25

April 23, 2025
Amended Special Magistrate Administrative Hearing Docket
Page 4

C25010028	Simpson, Paul A	01/13/25
	7137 Pinecreek Lane, Coconut Creek, FL 33073	
	Violation Address: 7137 Pinecreek Lane	
	Chapter 18, Section 36	
	Home Based Business – Regulatory Criteria – Simpson’s Home Inc	

Status Conference

- **Officer Briana Capone**

C25020080	Phelps, Michael & Sarah	02/20/25
	4430 NW 9 Court, Coconut Creek, FL 33066	
	Violation Address: 4430 NW 9 Court	
	Chapter 13, Section 371-8-b	
	Swimming pool and spas: enclosure requirements	

C24020068	Whispering Trails Prop Owners Assn	02/12/24
	7932 Wiles Road Coral Springs FL 33067	
	Violation Address: 3990 Honeysuckle Circle	
	Chapter 13, Section 38-a	
	Failure to obtain & complete permit process: demo of trellis & installation of new Trellis by entrance	

C24020070	Whispering Trails Prop Owners Assn	02/12/24
	7932 Wiles Road Coral Springs FL 33067	
	Violation Address: 3990 Honeysuckle Circle	
	Chapter 13, Section 549	
	Modifications to approved site plan –	
	Unapproved – removal of ‘trellis’ in community	

- **Officer Erick Jean-Baptiste**

C24050044	Dinicola, Eugenio & Cheryl	05/13/24
	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	

- **Officer Luis Montano-Garcia**

C24120026	Bertal Corp & Coconut Creek Acquisitions LLC	12/09/24
	941-A Clint Moore Road Boca Raton, FL 33487	
	Violation Address: 4499 W Hillsboro Boulevard	
	Chapter 13, Section 38-a	
	Failure to obtain/ complete permit process: Commercial alterations at Burger King	

C24120034	Caligo Crossing LLC % Property Tax Dept.	12/17/24
	PO Box 2539 San Antonio, TX 78299	
	Violation Address: 6970 N. State Road 7 #105	
	Chapter 13, Section 38-a	
	Failure to obtain/complete permit process for commercial alterations	
	Jeff’s Bagel Run	

April 23, 2025
Amended Special Magistrate Administrative Hearing Docket
Page 5

C24120035	Caligo Crossing LLC % Property Tax Dept. PO Box 2539 San Antonio, TX 78299 Violation Address: 6970 N. State Road 7 #105 Chapter 18, Section 29 Failure to obtain BTR – required for Jeff’s Bagel Run	12/17/24
C24070018	Fernandes, Juliana B & Leandro C 5478 NW 45 Way Coconut Creek, FL 33073 Violation Address: 5478 NW 45 Way Chapter 13, Section 38-a Failure to complete permit process: pergola and fence	07/03/25
C24090195	SCG Atlas St Andrews LLC %Ryan 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	09/17/24
C24090197	SCG Atlas St Andrews LLC %Ryan 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	09/17/24
C24120028	SCG Atlas St Andrews LLC %Ryan PO Box 4900 Scottsdale, AZ 85261 Violation Address: 5501 Winston Park Boulevard Chapter 6, Section 16 25 year Safety Program BSIP Minimum Housing Code for Broward County Total area: 5,954	12/10/24
C24120029	SCG Atlas St Andrews LLC %Ryan PO Box 4900 Scottsdale, AZ 85261 Violation Address: 5501 Winston Park Boulevard Chapter 6, Section 16 25 year Safety Program BSIP Minimum Housing Code for Broward County Total area: 305,726	12/10/24
C24120030	SCG Atlas St Andrews LLC %Ryan 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	12/10/24

April 23, 2025
Amended Special Magistrate Administrative Hearing Docket
Page 6

- **Officer Jan Moppert**

C24090025	Alternate Educational Systems Property 1 LLC 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	09/07/24
C24090026	Alternate Educational Systems Property 2 LLC 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	09/07/24
C24090053	Baywood Village I Condo Assn % J&L Property Mgmt 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	09/10/24
C24090089	Golden Raintree IV Condo Assoc. % HRT Realty Services 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	09/10/24
C24090145	Olivine LLC % Forest Properties Mgmt Inc. 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	09/13/24

- **Officer Daniella Ordonez**

C24090004	Bell Fund V Coconut Creek 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	09/04/24
C24090009	Coconut Creek Associates % Midwest Diversified Prop. 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	09/04/24

5. **Acceptance of Minutes:** Hearing No. 2025-03 for March 26, 2025.

April 23, 2025

Amended Special Magistrate Administrative Hearing Docket

Page 7

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**