

**DOCKET FOR SPECIAL MAGISTRATE HEARING NO. 2025-10****DATE/TIME:** October 22, 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 Anthony Bell

<u>C25030005</u>	Bonhomme, Carine Marie	03/04/25
----------------------------------	------------------------	----------

731 NW 42 Avenue Coconut Creek FL 33066
Violation Address: 731 NW 42 Avenue
Chapter 13, Section 38-a
Failure to obtain / complete permit process: New dock installed

<u>C25090091</u>	FKH SFR Propco B-HLD LP %First Key Homes	09/25/25
----------------------------------	--	----------

600 Galleria Pkwy Ste 300 Atlanta GA 30067
Violation Address: 4401 NW 6 Court
Chapter 6, Section 36-b-7
Sources of Infestation: Stagnant Pool

<u>C25090092</u>	FKH SFR Propco B-HLD LP %First Key Homes	09/25/25
----------------------------------	--	----------

600 Galleria Pkwy Ste 300 Atlanta GA 30067
Violation Address: 4401 NW 6 Court
Chapter 13, Section 371-8-b
Swimming Pool Enclosure Requirements

Officer Briana Capone**- Status Conference**

<u>C25020054</u>	Cody, Andrew & Patton, Michelle	02/12/25
----------------------------------	---------------------------------	----------

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

<u>C24050044</u>	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

October 22, 2025
Special Magistrate Administrative Hearing Docket
Page 2

Officer Luis Montano-Garcia

C25040068	Hillsboro Executive Park Condo ASSN. P.O Box 15624 Plantation FL 33318 Violation Address: 4855 W. Hillsboro Blvd - CA Chapter 13, Section 444-b Landscaping – Maintenance Standards: North side does not meet site plan	04/29/25
C25080044	Lyons Commerce Park LLC 4679 SW 72 Avenue Miami FL 33155 Violation Address: 6810 Lyons Technology Cir #165 Chapter 18, Section 29 Failure to obtain Business Tax Receipt: Pierce & Co.	08/12/25
C25080153	Lyons Commerce Park LLC 4679 SW 72 Avenue Miami FL 33155 Violation Address: 6810 Lyons Technology Cir #155 Chapter 18, Section 29 Failure to obtain Business Tax Receipt: Covemark Construction	08/27/25
C25080154	Lyons Commerce Park LLC 4679 SW 72 Avenue Miami FL 33155 Violation Address: 6810 Lyons Technology Cir #140 Chapter 18, Section 29 Failure to obtain Business Tax Receipt: MB Styles	08/27/25
C25080151	RLFE Properties LLC 6131 Lyons Road #100 Coconut Creek FL 33073 Violation Address: 6131 Lyons Rd Ste. 100 Chapter 18, Section 29 Failure to obtain Business Tax Receipt: RLFE Properties LLC	08/27/25
C24090258	Tulloch, Dionne 5101 NW 47 Avenue Coconut Creek FL 33073 Violation Address: 5101 NW 47 Avenue Chapter 6, Section 36-b-9 Lawn and Landscaping (non-maintenance)	09/24/24
C25070143	Tulloch, Dionne 5101 NW 47 Avenue Coconut Creek FL 33073 Violation Address: 5101 NW 47 Avenue Chapter 6, Section 36-b-4 Natural growth deterioration: Dead tree in backyard	07/21/25
C25070153	Tulloch, Dionne 5101 NW 47 Avenue Coconut Creek FL 33073 Violation Address: 5101 NW 47 Avenue Chapter 6, Section 36-b-7 Sources of Infestation: Stagnant Pool	07/22/25

October 22, 2025
Special Magistrate Administrative Hearing Docket
Page 3

C25070154	Tulloch, Dionne	07/22/25
5101 NW 47 Avenue Coconut Creek FL 33073		
Violation Address: 5101 NW 47 Avenue		
Chapter 6, Section 36-b		
Exterior Premise Conditions: Miscellaneous items stored outside		

Status Conference

- **Officer Luis Montano-Garcia**

C24090138	McDonald's USA LLC	09/13/24
110 N Carpenter Street Chicago IL 60607		
Violation Address: 4200 W Sample Road		
Chapter 6, Section 16		
25 Year Safety Program: Minimum Housing Code for Broward County, Florida		

C24040052	Moncayo, Nicholas Andrew Stars, Kelly	04/04/24
5144 NW 49 Avenue Coconut Creek FL 33073		
Violation Address: 5144 NW 49 Avenue		
Chapter 13, Section 38-a		
Failure to obtain permit & complete permit process: For windows and doors		

C25070070	Wal-Mart Stores East LP	07/10/25
PO BOX 8050 Bentonville AR 72712		
Violation Address: 5571 W Hillsboro Boulevard		
Chapter 13, Section 38-a		
Failure to obtain / complete permit process for self-serve propane tanks rack on south side entrance		

Officer Jan Moppert

C24090027	Apostolic Mission of Christ Inc	09/07/24
2350-2370 Hammock Boulevard		
Violation Address: 2350 Hammock Boulevard		
Chapter 6, Section 16		
25 Safety Program: Minimum Housing Code for Broward County		

Officer Daniella Ordonez

C25080016	Julia Gardens POA % M&M Property Management	08/05/25
Con.t from 9/24	1280 SW 36 Avenue #305 Pompano Beach FL 33069	
	Violation Address: 6848 Julia Gardens Drive	
	Chapter 13, Section 44-b-4-b	
	Improper Tree Pruning: 8 Mahogany's/8 Green Buttonwoods	

C25010072	Martin, Flavio Alves	01/28/25
4518 NW 51 Court Coconut Creek FL 33073		
Violation Address: 4518 NW 51 Court		
Chapter 13, Section 371-8-b		
Swimming Pool and Spas – Enclosure Requirements		

October 22, 2025
Special Magistrate Administrative Hearing Docket
Page 4

C25090020	Nabi, Enamun & Farhana Haque	09/04/25
	5173 NW 74 Court Coconut Creek FL 33073	
	Violation Address: 5173 NW 74 Court	
	Chapter 13, Section 444-b-4-b	
	Improper Tree Pruning: Hat racked Crape Myrtle	

Status Conference

- **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	

C24090016	Altschuler, Vanessa H/E Rodriguez, Jose	09/06/25
	6450 NW 41 Terrace Coconut Creek FL 33073	
	Violation Address: 6450 NW 41 Terrace	
	Chapter 6, Section 36-a-2	
	Roof (non-maintenance) signs of disrepair - White tarp	

C25070030	Martinez, Luis J, Santana Pena, Musset	07/03/25
	6011 NW 43 Terrace Coconut Creek FL 33073	
	Violation Address: 6011 NW 43 Terrace	
	Chapter 6, Section 36-a-2	
	Roof - non-maintenance: signs of disrepair - Blue tarp	

C25070045	Mckenzie, Hyson H/E Franklin, Elette	06/21/25
	7138 Crescent Creek Lane Coconut Creek FL 33073-3129	
	Violation Address: 7138 Crescent Creek Lane	
	Chapter 13, Section 448-c-1	
	Tree Removal Permit Required: Front yard tree removal without permit	

Code Fine Reduction

C22090120	Marques, Fayruza Leal & Victor	09/15/22
Capone	1455 NW 49 Avenue Coconut Creek, FL 33063	
	Violation Address: 1455 NW 49 Avenue	
	Chapter 13, Section 40-a-1	
	Failure to obtain engineering permit:	
	Concrete pavers in the side/backyard	

FINE \$9,300

ADMIN. FEE \$25

C24070016	Centerpointe Condominium Association Inc.	07/03/24
Moppert	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)	

FINE \$3,300

ADMIN. FEE \$25

5. **Acceptance of Minutes:** Hearing No. 2025-09 for September 24, 2025.

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.**