

**DOCKET FOR SPECIAL MAGISTRATE HEARING NO. 2019-8****DATE/TIME:** July 24, 2019      2:30 p.m.**LOCATION:**      **Coconut Creek Government Center  
4800 West Copans Road  
Coconut Creek, Florida 33063**

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

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

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| <u>C19040047</u>                    | <u>Caligo Crossing, LLC %Property Tax Dept<br/>P.O. Box 790830 San Antonio, TX 78279<br/>Violation Address: 6970 N State Road 7<br/>Chapter 13, Section 38-a<br/>Failure to complete permit process - expired permit<br/>*Safety*</u> | <u>04/10/19</u> |
| <u>C19070050</u>                    | <u>Dasay LLC<br/>18201 Collins Ave #1406 Sunny Isles Beach, FL 33073<br/>Violation Address: 4570 Lyons Road<br/>Chapter 13, Section 444-b-4-c<br/>Improper pruning of 30 palms</u>  | <u>07/08/19</u> |
| <u>C18100135</u><br>Cont. from 6/26 | <u>Hernandez, David &amp; Rachael<br/>5411 NW 53 Drive Coconut Creek, FL 33073<br/>Violation Address: 5411 NW 53 Drive<br/>Chapter 13, Section 38-a<br/>Failure to obtain permit<br/>Fence</u>  | <u>10/17/18</u> |
| <u>C19060139</u>                    | <u>Lyons Associates LTD %Integrity Property Management<br/>5665 Coral Ridge Drive Coral Springs, FL 33076<br/>Violation Address: 4386 NW 42 Drive<br/>Chapter 13, Section 444-b-4-c<br/>Improper palm pruning 24 Sabal Palms</u>      | <u>06/20/19</u> |
| <u>C19050053</u>                    | <u>Rossi, Mariana<br/>5302 NW 55 Terrace Coconut Creek, FL 33073<br/>Violation Address: 5302 NW 55 Terrace<br/>Chapter 13, Section 38-a<br/>Failure to obtain permit Interior Renovations</u>   | <u>05/08/19</u> |

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**Officer Janet Clark**

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| C19060165 | Advenir at Coco Plum LLC<br>17501 Biscayne Boulevard #300 Aventura, FL 33160<br>Violation Address: 4080-4142 Coco Plum Circle<br>Chapter 13, Section 444-b-4-c<br>Improper Palm Pruning – Qty 90 Sabal Palms<br>(\$50 per palm or stipulated agreement)    | 06/26/19 |
| C18040167 | Lyons Plaza Coconut Creek LLC<br>361 NE 167 Street North Miami Beach, FL 33162<br>Violation Address: 1509 Lyons Road (1301-1507)<br>Chapter 13, Section 408<br>Use of parking facilities –<br>Limitations of uses and activities exceed                    | 04/14/18 |
| C19030036 | Lyons Plaza Coconut Creek LLC<br>361 NE 167 Street North Miami Beach, FL 33162<br>Violation Address: 1509 Lyons Road (1301-1507)<br>Chapter 18, Section 29<br>Business Tax Receipt Required:<br>Limitations of uses and activities exceed                  | 02/27/19 |
| C19050178 | Lyons Plaza Coconut Creek LLC<br>361 NE 167 Street North Miami Beach, FL 33162<br>Violation Address: 1509 Lyons Road (1301-1507)<br>Chapter 6, Section 36-a-5<br>Non-maintenance of windows/doors<br>Broken glass in bay door<br>(At Discount Tire Choice) | 05/29/19 |
| C18070036 | Wright, Jerry & Francia<br>1971 NW 38 Terrace Coconut Creek, FL 33066<br>Violation Address: 1971 NW 38 Terrace<br>Chapter 13, Section 38-a<br>Failure to obtain permit<br>Fence replacement  | 07/03/18 |
| C18070037 | Wright, Jerry & Francia<br>1971 NW 38 Terrace Coconut Creek, FL 33066<br>Violation Address: 1971 NW 38 Terrace<br>Chapter 6, Section 36-b-9<br>Non-maintenance of lawn & landscaping   | 07/03/18 |

**Officer Luis Montano-Garcia**

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| C19060123 | Bacchus, Lilian<br>2703 Nassau Bend #B1 Coconut Creek, FL 33066<br>Violation Address: 2703 Nassau Bend #B1<br>Chapter 13, Section 38-a<br>Failure to obtain permit<br>Interior Renovations | 06/19/19 |
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|-----------|---|----------|
| C19060037 | Coronel, Adriana Elizabeth, Caso, Jennipher & Boyle, Maria<br>11062 NW 46 Drive Coral Springs, FL 33076<br>Violation Address: 2805 Victoria Way #F2<br>Chapter 13, Section 38-a<br>Failure to obtain permit<br>(Interior Renovations) | 06/06/19 |
| C19060110 | Epstein, Elliot<br>2905 Victoria Place #F4 Coconut Creek, FL 33066<br>Violation Address: 2905 Victoria Place #F4<br>Chapter 13, Section 38-a<br>Failure to complete permit process<br>(Permit expired)                                | 06/19/19 |
| C19040119 | Pham, Phu & Phuong, Yen<br>4440 NW 3 Street Coconut Creek, FL 33066<br>Violation Address: 4440 NW 3 Street<br>Chapter 13, Section 38-a<br>Failure to obtain permit<br>(Interior Renovations)  | 04/25/19 |

**Officer Jan Moppert**

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| C19060048<br>Cont. from 6/26 | Lee, Linda & Henry<br>4744 NW 76 Street Coconut Creek, FL 33073-2719<br>Violation Address: 4744 NW 76 Street<br>Chapter 13, Section 444-b-4-b<br>Improper tree pruning<br>2 Mahogany Trees | 06/07/19 |
| C18100023                    | Vivas, Miguel E & Martinez, Reina<br>4225 NW 61 Court Coconut Creek, FL 33073<br>Violation Address: 4225 NW 61 Court<br>Chapter 6, Section 36-a-2<br>Non-maintenance of roof               | 10/03/18 |

**Officer Craig Vanek**

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|------------------------------|---|----------|
| C19050056                    | 4811 Lyons Tech Pkwy LLC %Principal Real Estate Investor<br>6820 Lyons Technology Circle #100 Coconut Creek, FL 33073<br>Violation Address: 4811 Lyons Tech Pkwy Ste B11<br>Chapter 13, Section 38-a<br>Failure to obtain permit: no permit for rack system<br>(Precision Contracting Services) | 05/08/19 |
| C19050076<br>Cont. from 6/26 | De Oliveira, Luis & Miria<br>4762 NW 15 Street Coconut Creek, FL 33063<br>Violation Address: 4762 NW 15 Street<br>Chapter 13, Section 374-2-d-4<br>Light from a property in any district<br>Shall not trespass over property lines  | 05/13/19 |

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|-----------|---|----------|
| C19060163 | Reed, Jean  | 06/26/19 |
|           | 3640 NW 71 Street Coconut Creek, FL 33073<br>Violation Address: 3640 NW 71 Street<br>Chapter 13, Section 371-8-b<br>Swimming pools and spas<br>Failure to meet enclosure requirements |          |
| C19060164 | Reed, Jean  | 06/26/19 |
|           | 3640 NW 71 Street Coconut Creek, FL 33073<br>Violation Address: 3640 NW 71 Street<br>Chapter 6, Section 36-b-7<br>Sources of infestation<br>Stagnant pool                             |          |
| C19060104 | Wal-Mart Stores East LP   | 06/18/19 |
|           | P.O. Box 8050 Bentonville, AR 72712<br>Violation Address: 5571 W Hillsboro Boulevard<br>Chapter 13, Section 38-a<br>Failure to obtain permit<br>Subway Renovations                    |          |

**Status Conference**

|           |  |          |
|-----------|--|----------|
| C18060462 | Fix, Travis  | 06/25/18 |
| Clark     | 1901 NW 38 Terrace Coconut Creek, FL 33066<br>Violation Address: 1901 NW 38 Terrace<br>Chapter 6, Section 36-b-9<br>Non-maintenance of lawn & landscaping  |          |
| C19050095 | Fix, Travis  | 05/13/19 |
| Clark     | 1901 NW 38 Terrace Coconut Creek, FL 33066<br>Violation Address: 1901 NW 38 Terrace<br>Chapter 6, Section 36-b-1<br>Non-maintenance of fences<br>(Disrepair and discoloration)   |          |
| C18120043 | United Properties of S. FL, LLC  | 12/04/18 |
| Clark     | 1891 SW 29 Avenue Fort Lauderdale, FL 33312<br>Violation Address: 2811 Lyons Road<br>Chapter 13, Section 38-a<br>Failure to obtain permits for:<br>Exterior concrete patio addition<br>And interior renovations            |          |
| C18120048 | United Properties of S. FL, LLC  | 12/04/18 |
| Clark     | 1891 SW 29 Avenue Fort Lauderdale, FL 33312<br>Violation Address: 2811 Lyons Road<br>Chapter 13, Section 444-b<br>Landscaping: Maintenance standards not met<br>(Weeds, dead/dying material and invasive material present) |          |

**Code Fine Reduction**

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| C17100145 | Becker, Karen (Meyerovich, Yevgeny)  | 10/24/17 |
| Clark     | 3180 S ocean Drive #1716 Hallandale Beach, FL 33009<br>Violation Address: 3005 Portofino Isle L3<br>Chapter 13, Section 38-a<br>Failure to obtain permit |          |

**FINE \$15,000.00**

**ADMIN. FEE \$25**

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|-----------|---|----------|
| C16110143 | Deluke, Casandra  | 11/08/16 |
| Capone    | 5455 NW 49 Court Coconut Creek, FL 33073<br>Violation Address: 5455 NW 49 Court<br>Chapter 6, Section 36-b-9<br>Non-maintenance of Lawn & Landscaping |          |

**FINE \$24,700.00**

**ADMIN. FEE \$25**

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| C18080344 | Guccione, Gregory  | 08/23/18 |
| Clark     | 5233 NW 89 Drive Coral Springs, FL 33067<br>Violation Address: 1805 Eleuthera Point A1<br>Chapter 13, Section 38-a<br>Failure to complete permit process |          |

**FINE \$4,100.00**

**ADMIN. FEE \$25**

5. **Acceptance of Minutes:** Hearing No. 2019-7 for June 26, 2019.

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's Office 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.**