

**DOCKET FOR SPECIAL MAGISTRATE HEARING NO. 2025-09****DATE/TIME:** September 24, 2025 **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**

Citation No.	Property Owner/Violator Address Violation	Violation Date
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Officer Anthony Bell

C25050050	Allen, Nicholas D	05/14/25
Cont. from 8/27	4340 NW 3 Street Coconut Creek FL 33066-1714 Violation Address: 4340 NW 3 Street Chapter 6, Section 36-b-9 Lawn and or landscaping: non-maintenance	

Status Conference**- Officer Anthony Bell**

C25010093	Dew, Misty H/E Harrell, Nathan	01/29/25
	740 NW 43 Avenue Coconut Creek FL 33066 Violation Address: 740 NW 43 Avenue Chapter 13, Section 38-a Failure to obtain permit / complete permit process: new fence installed	

Officer Briana Capone

C25020055	Cody, Andrew & Patton, Michelle	02/08/25
Cont. from 7/23	2340 NE 35 Street Lighthouse Point, FL 33064 Violation Address: 4000 NW 43 Street Chapter 13, Section 38-a Failure to obtain & complete permit process: fences *Repeat*	

Status Conference**- Officer Briana Capone**

C24120044	Cody, Andrew & Patton, Michelle	12/19/24
Cont. from 7/23	2340 NE 35 Street Lighthouse Point, FL 33064 Violation Address: 4300 Vinkemulder Road Chapter 13, Section 38-a Failure to obtain & complete permit process: Fences *repeat violation*	

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C24120045	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point, FL 33064 Violation Address: 4300 Vinkemulder Road Chapter 13, Section 38-a Failure to obtain and complete permit process: Stables *repeat violation*	12/19/24
C25010075	Cody, Andrew & Patton, Michelle 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	01/28/25
C24090134	MG3 Preschool CC LLC 2980 NE 207 Street #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 Street #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	09/13/24

Officer Luis Montano-Garcia

C25070126	Centro Np Coconut Creek Own LLC 200 Ridge Pike #100 Conshohocken Pa 19428 Violation Address: 4963 Coconut Creek Parkway Chapter 18, Section 29 Failure to obtain BTR or Deluxe Star Ins D/B/A Estrella Ins	07/17/25
C24070013 Cont. from 08/27	Jeanty, Simone 5911 NW 40 Lane Coconut Creek FL 33073-4045 Violation Address: 5911 NW 40 Lane Chapter 6, Section 36-b-9 Lawn and/or landscaping (non-maintenance). Bare area on North side of property	07/03/24
C24070015 Cont. from 08/27	Jeanty, Simone 5911 NW 40 Lane Coconut Creek FL 33073-4045 Violation Address: 5911 NW 40 Lane Chapter 13, Section 444-c-3 Artificial turf installation standards not met. Artificial turf in rear and side property does not meet setback requirements.	07/03/24
C25040048 Cont. from 08/27	Jeanty, Simone 5911 NW 40 Lane Coconut Creek FL 33073-4045 Violation Address: 5911 NW 40 Lane Chapter 13, Section 444-b-4-b Improper Tree Pruning: two trees in back yard	04/17/25

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C25070123	LRF3 MIA Johnson Road LLC % Longpoint Partners LP 116 Huntington Avenue STE 1001 Boston MA 02116 Violation Address: 4801 Johnson Road STE 10 Chapter 18, Section 29 Failure to obtain BTR for Ephraim Closets and more	07/17/25
C25070133	LRF3 MIA Johnson Road LLC % Longpoint Partners LP 116 Huntington Avenue STE 1001 Boston MA 02116 Violation Address: 4801 Johnson Road STE 10 Chapter 13, Section 38-a Failure to obtain permit / complete permit process for Commercial Alternation: Ephraim Closets and more	07/17/25
C25070081	LRF3 MIA Johnson Road LLC % Longpoint Partners LP 116 Huntington Avenue STE 1001 Boston MA 02116 Violation Address: 4801 Johnson Road STE 10 Chapter 9, Section 2 Fire Prevention: Failed Inspections for Ephraim Closets and More	07/14/25
C25070197	Lyons Commerce Park LLC 4679 SW 72 Avenue Miami FL 33155 Violation Address: 6820 Lyons Technology Circle Chapter 18, Section 29 Failure to obtain BTR for Mathew Lundy Law	07/29/25
C24090138	McDonald's USA LLC 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	09/13/24
C25080057	Swordfish Real Estate LLC 1201 Oakfield Drive STE 109 Brandon FL 33511-4932 Violation Address: 3910 Hillsboro Boulevard Chapter 13, Section 38-a Failure to obtain and complete permit process for gas pump canopy and building façade. *Repeat Violator*	08/13/25
C25060031	TMT 4611- 4661 Lyons Tech Parkway 3550 Lenox Road NE Street 2000 Atlanta GA 30326 Violation Address: 4661 Johnson Road #4 Chapter 9, Section 2 Fire prevention and protection: Failed inspections for Capital Trading LLC	06/17/25
Cont. from 08/27		
C25060034	TMT 4611- 4661 Lyons Tech Parkway 3550 Lenox Road NE Street 2000 Atlanta GA 30326 Violation Address: 4661 Johnson Road #4 Chapter 18, Section 29 Failure to obtain business Tax Receipt for Capital Trading LLC	06/17/25
Cont. from 08/27		

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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 building permit / complete permit process for self-serve propane tanks rack on south side entrance	

Status Conference

- Officer Luis Montano-Garcia

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	

C24120035	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 18, Section 29	
	Failure to obtain BTR – required for Jeff's Bagel Run	

C24100113	Coconut Creek CP LLC	10/30/24
	16950 Jog Road #104, Delray Beach, Florida 33446	
	Violation Address: 6750 N State Road 7	
	Chapter 18, Section 29	
	Failure to obtain BTR for Cache Cleaners due to change of location (6742 to 6750)	

C25010054	Coconut Creek CP LLC	01/23/25
	16950 Jog Road #104, Delray Beach, Florida 33446	
	Violation Address: 6750 N State Road 7	
	Chapter 13, Section 38-a	
	Failure to obtain & complete permit process: commercial alterations	
	(Concrete demo & repair)	

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	

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	

Officer Jan Moppert

C25050146	Eshleman, Mark H/E Eshleman & Suzanne 3772 NW 23 Manor Coconut Creek FL 33066-2268 Violation Address: 3772 NW 23 Manor Chapter 6, Section 36-b-7 Sources of Infestation: pool has stagnant water	05/27/25
C25060007	Walker, Jason E H/E Walker & Stacey 1400 NW 47 Avenue Coconut Creek FL 33063 Violation Address: 1400 NW 47 Avenue Chapter 13, Section 371-8-b Swimming pools and spas: enclosure requirements life/safety issue: fence surrounding the pool and gate are not secured	06/04/25

Status Conference

- **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 Year 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 Year Safety Program: Minimum Housing Code for Broward County	09/07/24

Officer Daniella Ordonez

C25080016	Julia Gardens POA % M&M Property Management 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	08/05/25
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Status Conference

- **Officer Daniella Ordonez**

C24090003	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: 371,508	09/03/24
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[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

Code Fine Reduction

[C24100025](#) CK 9 Investment LLC 10/03/24
Jean-Baptiste 1591 N Powerline Road Pompano Beach FL 33067
Violation Address: 3970 NW 5 Street
Chapter 13, Section 38-a
Failure to obtain permit AND/OR complete permit process: Fence installed
without permit

FINE \$1,600

ADMIN. FEE \$25

[C23030077](#) Fay, Dean 03/15/23
Moppert 4131 NW 8 Street Coconut Creek FL 33066
Violation Address: 4131 NW 8 Street
Chapter 13, Section 444-c-1-d-1
Minimum Landscape: Sod Requirements. Rocks and railroad ties on east property
line

FINE \$8,200

ADMIN. FEE \$25

Continued from May 6, 2025

[C23030210](#) Fay, Dean 03/28/23
Moppert 4131 NW 8 Street Coconut Creek FL 33066
Violation Address: 4131 NW 8 Street
Chapter 13, Section 424-a
Prohibition on objects in swale, rock and railroad ties in swale

FINE \$8,050

ADMIN. FEE \$25

Continued from May 6, 2025

[C23090104](#) Fay, Dean 09/15/23
Moppert 4131 NW 8 Street Coconut Creek FL 33066
Violation Address: 4131 NW 8 Street
Chapter 19, Section 37-2
Parking: Commercial white SUV on property with ladder on the rack (3)

FINE \$8,950

ADMIN. FEE \$25

Continued from May 6, 2025

C23120034	Fay, Dean	12/22/23
Moppert	4131 NW 8 Street Coconut Creek FL 33066 Violation Address: 4131 NW 8 Street Chapter 13, Section 371-8-b Swimming pools and spas - Enclosure requirements	

FINE \$18,000

ADMIN. FEE \$25

Continued from May 6, 2025

C24010072	Fay, Dean	01/25/24
Moppert	4131 NW 8 Street Coconut Creek FL 33066 Violation Address: 4131 NW 8 Street Chapter 13, Section 397-b Location of required parking	

FINE \$8,050

ADMIN. FEE \$25

Continued from May 6, 2025

C24050086	Fernandez, Raimundo & Gucciardo, Katherine A (Antonelli, Nancy Patricia)	05/15/24
Ordonez	5020 Ibis Court Coconut Creek FL 33073 Violation Address: 5020 Ibis Court Chapter 13, Section 38-a Failure to obtain permit: Interior Renovation	

FINE \$14,500

ADMIN. FEE \$25

C24080187	Fernandez, Raimundo & Gucciardo, Katherine A (Antonelli, Nancy Patricia)	08/30/24
Ordonez	5020 Ibis Court Coconut Creek FL 33073 Violation Address: 5020 Ibis Court Chapter 13, Section 38-a Failure to complete permit process: Fence	

FINE \$15,675

ADMIN. FEE \$25

5. **Acceptance of Minutes:** Hearing No. 2025-08 for August 27, 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.**