



AMENDED DOCKET FOR SPECIAL MAGISTRATE HEARING NO. 2025-06

DATE/TIME: June 25, 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
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Officer Briana Capone

C25010075 Cont. from 04/23	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
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C25020054 Cont. from 04/23	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: asphalt installation	02/12/25
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Officer Erick Jean-Baptiste

C25040003 Cont. from 05/28	Benson, Ronald E Jr & Susann B & Benson, Ronald E III 1010 NW 45 Avenue, Coconut Creek, FL 33066 Violation Address: 1010 NW 45 Avenue Chapter 13, Section 444-b-4-b Improper Tree Pruning	04/02/25
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C24040023 Cont. from 05/28	Jones, Lymika S & Javares 350 Sunshine Drive Coconut Creek, FL 33066 Violation Address: 350 Sunshine Drive Chapter 6, Section 36 b-1 Fence (Non – Maintenance) Discoloration and disrepair	04/01/25
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C24090050	Roberson, Bobby JR 1111 NW 40 Avenue Coconut Creek, FL 33066-1622 Violation Address: 1111 NW 40 Avenue Chapter 19, Section 37-4 Vehicle Tag - Expired or Not Displayed Lexus (sedan) parked in front yard	09/10/24
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C24090051	Roberson, Bobby JR 1111 NW 40 Avenue Coconut Creek, FL 33066-1622 Violation Address: 1111 NW 40 Avenue Chapter 6, Section 36-b-8 Mechanical Equipment - Screening Required	09/10/24
C24090052	Roberson, Bobby JR 1111 NW 40 Avenue Coconut Creek, FL 33066-1622 Violation Address: 1111 NW 40 Avenue Chapter 13, Section 241-i Sidewalks - Failure to clean and/or clear adjacent areas	09/10/24
C24120039 Cont. from 5/28	Rodrigues Miranda, Mauricio 4420 NW 8 Street Coconut Creek FL 33066-1524 Violation Address: 4420 NW 8 Street Chapter 6, Section 36-b Exterior Premises Condition: Driveway needs to be resealed	12/18/24
C24120040 Cont. from 5/28	Rodrigues Miranda, Mauricio 4420 NW 8 Street Coconut Creek FL 33066-1524 Violation Address: 4420 NW 8 Street Chapter 13, Section 38-a Failure to obtain permit and/or complete permit process: 2 structures being built in backyard	12/18/24
C24120041 Cont. from 5/28	Rodrigues Miranda, Mauricio 4420 NW 8 Street Coconut Creek FL 33066-1524 Violation Address: 4420 NW 8 Street Chapter 6, Section 36-b-9 Lawn and/or landscaping (non-maintenance)	12/18/24
C24120042 Cont. from 5/28	Rodrigues Miranda, Mauricio 4420 NW 8 Street Coconut Creek FL 33066-1524 Violation Address: 4420 NW 8 Street Chapter 13, Section 38-a Failure to obtain permit and/or complete permit process: 2 front gates installed	12/18/24
C25030081 Cont. from 5/28	Rodrigues Miranda, Mauricio 4420 NW 8 Street Coconut Creek FL 33066-1524 Violation Address: 4420 NW 8 Street Chapter 18, Section 36 Home Based Businesses	03/22/25
C25040051 Cont. from 5/28	Rodrigues Miranda, Mauricio 4420 NW 8 Street Coconut Creek FL 33066-1524 Violation Address: 4420 NW 8 Street Chapter 13, Section 322-c-1 Vacation Rentals - Registration Certificate Required	04/21/25

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Officer Luis Montano-Garcia

C24090184	Assoc Builders & Contractors Florida East Coast Chapter Inc 3730 Coconut Creek Parkway #200 Coconut Creek FL 33066 Violation Address: 3720 Coconut Creek Parkway Chapter 6, Section 16 25 Year Safety Program: Minimum Housing Code for Broward County, Florida Association Builders & Contractors	09/16/24
C24090185	Assoc Builders & Contractors Florida East Coast Chapter Inc 3730 Coconut Creek Parkway #200 Coconut Creek FL 33066 Violation Address: 3730 Coconut Creek Parkway Chapter 6, Section 16 25 Year Safety Program: Minimum Housing Code for Broward County, Florida Association Builders & Contractors	09/16/24
C25010008	Castle, Johnny 5120 NW 43 Terrace Coconut Creek FL 33073 Violation Address: 5120 NW 43 Terrace Chapter 13, Section 40-a-1 Failure to complete Engineering Permit: Paver driveway and walkway	01/08/25
C25020089 Cont. from 05/28	Chandrasekar, Raja & Krishnadoss, Hema M 5350 NW 52 Street Coconut Creek FL 33073 Violation Address: 5350 NW 52 Street Chapter 13, Section 40-a-1 Failure to obtain and/or complete Engineering Permit: Pavers in side yard	02/19/25
C24070013	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	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	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
C24030127	Tezna, Daniella Fernandez, Stevens 5450 NW 49 Street Coconut Creek FL 33073 Violation Address: 5450 NW 49 Chapter 6, Section 36-a-2 Roof (non-maintenance) discoloration from dirt, grime, mold and/or mildew and signs of disrepair *Tarp present*	03/18/24

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Officer Jan Moppert

[C25060011](#) Building Blocks 4500 Inc 05/24/25
11500 Wiles Road Coral Springs FL 33076
Violation Address: 4500 W Sample Road, Coconut Creek
Chapter 13, Section 448-c-1
Tree removal permit required

[C25060026](#) Massengale, Martine 06/04/25
5110 Stagecoach Drive Coconut Creek FL 33073
Violation Address: 5110 Stagecoach Drive
Chapter 13, Section 444-b-4-b
Improper Tree Pruning

Officer Daniella Ordonez

[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

[C25050027](#) Duverna, Febert & Verona 05/12/25
5244 NW 54 Street Coconut Creek FL 33073
Violation Address: 5244 NW 54 Street
Chapter 13, Section 444-b-4-a
Prohibition of Tree Abuse

[C25050035](#) Prophix LLC 05/12/25
13061 NW 5 Street Plantation FL 33325
Violation Address: 6253 NW 40 Way Coconut Creek
Chapter 13, Section 444-b-a
Prohibition of Tree Abuse Gumbo Limbo

[C25050036](#) Ruiz, Jose Orlandoruiz, Eugenia 05/12/25
6652 NW 42 Avenue Coconut Creek FL 33073
Violation Address: 6652 NW 42 Avenue
Chapter 13, Section 444-b-4-b
Improper Tree Pruning

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

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- **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**

[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

[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

[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

[C24120028](#) SCG Atlas St Andrews LLC %Ryan 12/10/24
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

[C24120029](#) SCG Atlas St Andrews LLC %Ryan 12/10/24
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

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[C24120030](#) SCG Atlas St Andrews LLC %Ryan 12/10/24
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

[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**

[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

[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

[C24090089](#) Golden Raintree IV Condo Assoc. % HRT Realty Services 09/10/24
1200 Clint Moore Road #8 Boca Raton, FL 33487
Violation Address: 3345 - 3353 Carambola Cir S.
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County

[C24090145](#) Olivine LLC % Forest Properties Mgmt Inc. 09/13/24
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

- **Officer Daniella Ordonez**

[C24090280](#) Dicuia, Richard A 09/13/24
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

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Code Fine Reduction

[C24050007](#) Castaneda, Gabrielle I H/E Coppola, Marc 05/06/24
Capone 4544 NW 50 Court Coconut Creek FL 33073
Violation Address: 4544 NW 50 Court
Chapter 13, Section 38-a
Failure to obtain and complete permit: Fence

FINE \$ 11,700

ADMIN. FEE \$25

[C23100191](#) Silva, Iure Da & Markone Contractors LLC 10/18/23
Montano-Garcia 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

FINE \$1,300

ADMIN. FEE \$25

Continued from May 6, 2025

[C24010052](#) Church of Jesus Christ of Latter Day Saints 01/18/24
Moppert 50 E North Temple St Salt Lake City, UT 84150
Violation Address: 3201 Lyons Road
Chapter 13, Section 38-a
Failure to obtain permit: Resealing/ Restriping

FINE \$ 9,000

ADMIN. FEE \$25

5. Acceptance of Minutes: Hearing No. 2025-05 for May 28, 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**