



CITY OF COCONUT CREEK DOCKET FOR SPECIAL MAGISTRATE HEARING

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: February 25, 2026
Time: 2:30 p.m.
Hearing No. 2026-0225

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

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

C25080122	Bahama Village HOA 1101 Bahama Bend Coconut Creek FL 33063 Violation Address: 1101 Bahama Bend Chapter 13, Section 38-a Failure to complete permit process for Broward Safety Inspection Program	08/25/25
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C26020016	Gorelick, Natalie & Kelly Jocelyn Marie (Violator) 3102 Portofino Point # N-1 Coconut Creek FL 33066 Violation Address: 3102 Portofino Point # N-1 Chapter 5, Section 6-c Animals: Prohibition on vicious dogs and or dogs having bitten or attacked	01/19/26
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C25080136	Martinique Village III 4801 Martinique Place Coconut Creek FL 33063 Violation Address: 4801 Martinique Place Chapter 13, Section 38-a Failure to complete permit process for Broward Safety Inspection Program	08/25/25
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C25090066 Cont. from 01/28	Monnelys Legacy Inc 3520 NW 35 Avenue Lauderdale Lakes FL 33309 Violation Address: 651 NW 42 Avenue Chapter 13, Section 322-c-1 Vacation Rentals: Registration certificate required	09/17/25
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C25100009 Cont. from 01/28	Monnelys Legacy Inc 3520 NW 35 Avenue Lauderdale Lakes FL 33309 Violation Address: 651 NW 42 Avenue Chapter 13, Section 38-a Failure to obtain / complete permit process: No permit for AC systems	10/08/25
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[C25070019](#) Tandino, Michael 07/02/25
3950 NW 4 Court Coconut Creek FL 33066-1806
Violation Address: 3950 NW 4 Court
Chapter 6, Section 36-a-2
Roof (non-maintenance) roof discoloration

Officer Luis Montano-Garcia

[C25080081](#) CREF3 FSLP Coconut Creek Owner LLC 08/20/25
4550 Travis Street 7th Floor Dallas TX 75205
Violation Address: 4175 W Sample Road
Chapter 6, section 16
25 Year Safety Program: Minimum Housing Code for Broward County
Total Area: 13,507

[C26020025](#) Cypress Lake at Winston Park Homeowners Association Inc 02/10/26
1711 Worthington Rd Suite 103 West Palm Beach FL 33409
Violation Address: NW 50 Avenue
Chapter 13, Section 257
Storm water management: Pool water into storm water drain

[C26020026](#) Honorat, Frantz & Syltana J 02/10/26
4811 NW 55 Drive Coconut Creek FL 33073
Violation Address: 4811 NW 55 Drive
Chapter 20, Section 12
Water meter bypass

[C24070013](#) Jeanty, Simone 07/03/24
Cont. from 11/25 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

[C24070015](#) Jeanty, Simone 07/03/24
Cont. from 11/25 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 on rear and side property does not meet setback requirements

[C25040048](#) Jeanty, Simone 04/17/25
Cont. from 11/25 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

[C26020023](#) Persil Group LLC 02/09/26
4516 SW 12 Court Deerfield Beach FL 33442
Violation Address: 4744 Monarch Way
Chapter 20, Section 12
Water meter bypass

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[C25080090](#) VCA Real Property Acquisition Corp 08/20/25
12401 W Olympic Boulevard Los Angeles CA 90064
Violation Address: 5619 Regency Lakes Boulevard
Chapter 13, Section 38-a
Failure to obtain permit / complete permit process for Broward Safety
Inspection Program

Officer Jan Moppert

[C24090071](#) Baywood Village I Condo Association % J&L Property Mgmt 09/10/24
10191 W Sample Road #203 Coral Springs FL 33065
Violation Address: 2598 through 2605 Carambola Circle N
Chapter 6, section 16
25 Year Safety Program: Minimum housing code for Broward County, Florida

[C24090072](#) Baywood Village I Condo Association % J&L Property Mgmt 09/10/24
10191 W Sample Road #203 Coral Springs FL 33065
Violation Address: 2606 through 2613 Carambola Circle N
Chapter 6, section 16
25 Year Safety Program: Minimum housing code for Broward County, Florida

[C25100073](#) Whispering Trails Prop Owners Association 10/14/25
Cont. from 01/28 7932 Wiles Road Coral Springs FL 33067
Violation Address: 3990 Honeysuckle Circle
Chapter 13, Section 444-b-4-c
Improper Palm Pruning: 55 Palms improperly pruned in the entry to the
development

Status Conference

- **Officer Jan Moppert**

[C24090070](#) Baywood Village I Condo Association % J&L Property Mgmt 09/10/24
10191 W Sample Road #203 Coral Springs FL 33065
Violation Address: 2590 through 2597 Carambola Circle N
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County

[C25060060](#) Stevens, Donald J & Domenica 06/25/25
2059 NW 45 Avenue Coconut Creek FL 33066-1036
Violation Address: 2059 NW 45 Avenue
Chapter 13, Section 38-a
Failure to obtain and complete permit process: Shed

Officer Daniella Ordonez

[C25080103](#) Club Caribe Condominium Association Inc 08/21/25
5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5600 NW 61 Street
Chapter 13, Section 38-a
Failure to complete permit process for Broward Safety Inspection Program
Total Area: 19408

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C25080105	Club Caribe Condominium Association Inc 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5610 NW 61 Street Chapter 13, Section 38-a Failure to complete permit process for Broward Safety Inspection Program Total Area: 30696	08/21/25
C25080106	Club Caribe Condominium Association Inc 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5620 NW 61 Street Chapter 13, Section 38-a Failure to complete permit process for Broward Safety Inspection Program Total Area: 20544	08/21/25
C25080107	Club Caribe Condominium Association Inc 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5630 NW 61 Street Chapter 13, Section 38-a Failure to complete permit process for Broward Safety Inspection Program Total Area: 19408	08/21/25
C25080108	Club Caribe Condominium Association Inc 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5640 NW 61 Street Chapter 13, Section 38-a Failure to complete permit process for Broward Safety Inspection Program Total Area: 30696	08/21/25
C25090069	Country Lakes MHC LLC 8800 N Bronx Avenue 2 Floor Violation Address: 6600 NW 39 Avenue Chapter 13, Section 38-a Failure to complete permit process for Broward 25 year Safety Inspection Program. 5626 Sq Ft	09/17/25
C25120012	Martinez-Ceballos, Yunnely Esthel 3933 Crescent Creek Dr Coconut Creek FL 33073 Violation Address: 3933 Crescent Creek Drive Chapter 13, section 448-c-1 Tree removal permit required	12/03/25
C25060053	Rocha, Roosevelt M 3913 Crescent Creek Drive Coconut Creek FL 33073 Violation Address: 3913 Crescent Creek Drive Chapter 13, Section 38-a Failure to obtain permit and / or complete permit process: Residential alterations	06/24/25

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
C24090204	Club Caribe Condominium Association, Inc 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5510 NW 61 Chapter 6, Section 16 25 Year Safety Program: Minimum housing code for Broward County, Florida Permit # 24003349	09/17/24
C24090205	Club Caribe Condominium Association, Inc 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5520 NW 61 Street Chapter 6, Section 16 25 Year Safety Program: Minimum housing code for Broward County Florida Permit #24003350	09/17/24
C24090206	Club Caribe Condominium Association, Inc 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5530 NW 61 Street Chapter 6, Section 16 25 Year Safety Program: Minimum Housing code for Broward County, Florida Permit # 24003351	09/17/24
C24090207	Club Caribe Condominium Association, Inc 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5540 NW 61 Street Chapter 6, Section 16 25 Year Safety Program: Minimum housing code for Broward County, Florida Permit # 24003352	09/17/24
C24090208	Club Caribe Condominium Association, Inc 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5550 NW 61 Street Chapter 6, Section 16 25 Year Safety Program: Minimum housing code for Broward County, Florida Permit #24003353	09/17/24
C24090209	Club Caribe Condominium Association, Inc 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5560 NW 61 Street Chapter 6, Section 16 25 Year Safety Program: Minimum housing code for Broward County, Florida Permit # 24003397	09/17/24

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C24090210 Club Caribe Condominium Association, Inc 09/17/24
5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5570 NW 61 Street
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County, Florida
Permit # 24003398

C24090211 Club Caribe Condominium Association, Inc 09/17/24
5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5580 NW 61 Street
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County, Florida
Permit # 24003399

C24090212 Club Caribe Condominium Association, Inc 09/17/24
5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5590 NW 61 Street
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County, Florida
Permit # 24003401

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

Officer Coulton Yanulevich

C26020029 Robinson, Johnathan Lamar Robinson, Alexandria Veronique 02/09/26
4287 NW 57 Drive Coconut Creek FL 33073-5035
Violation Address: 4287 NW 57 Drive
Chapter 13, Section 444-b-4-a
Prohibition of tree abuse

Code Fine Reduction

5. **Acceptance of Minutes:** Hearing No. 2026-01 for January 28, 2026

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.**