



AMENDED DOCKET FOR SPECIAL MAGISTRATE HEARING NO. 2025-11

DATE/TIME: November 19, 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 Cont. from 09/24	Allen, Nicholas D 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	05/14/25
C25020017	Caraballo, Yvette 4161 NW 9 Court Coconut Creek FL 33066 Violation Address: 4161 NW 9 Court Chapter 13, Section 241-i Failure to clean areas: Sidewalk Discoloration	02/03/25
C25020018	Caraballo, Yvette 4161 NW 9 Court Coconut Creek FL 33066 Violation Address: 4161 NW 9 Court Chapter 6, Section 36-b Exterior Premises Condition: Driveway Discoloration	02/03/25
C25020079	Chin, Alston Aderson Jr, Chin, Katrina Densie 4601 Cedar Hill Road Coconut Creek FL 33066 Violation Address: 4601 Cedar Hill Road Chapter 13, Section 38-a Failure to obtain / complete permit process: For Interior Alterations	02/20/25
C25090070	Paulino, Jairo Francisco 4410 NW 10 Street Coconut Creek FL 33066 Violation Address: 4410 NW 10 Street Chapter 6, Section 36-b-9 Lawn and Landscaping: Overgrown Lawn	09/17/25

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C25090071	Paulino, Jairo Francisco 4410 NW 10 Street Coconut Creek FL 33066 Violation Address: 4410 NW 10 Street Chapter 12, Section 28-1 Improper storage and / or screening: Trash Containers	09/17/25
C25090072	Paulino, Jairo Francisco 4410 NW 10 Street Coconut Creek FL 33066 Violation Address: 4410 NW 10 Street Chapter 13, Section 241-i Sidewalks: Discoloration of Sidewalk	09/17/25
C25090073	Paulino, Jairo Francisco 4410 NW 10 Street Coconut Creek FL 33066 Violation Address: 4410 NW 10 Street Chapter 6, Section 36-b Exterior Premises Condition: Driveway in Disrepair	09/17/25
C25020019	Royal, Lorraine 711 NW 42 Avenue Coconut Creek FL 33066-1633 Violation Address: 711 NW 42 Avenue Chapter 13, Section 241-l Failure to clean: Sidewalk Discoloration	02/03/25
C25020039	Sortino, Vincent & Dawn-Michelle 4450 NW 9 Court Coconut Creek FL 33066 Violation Address: 4450 NW 9 Court Chapter 13, Section 241-i Failure to clean: Sidewalk Discoloration	02/06/25
C25090042	Sortino, Vincent & Dawn-Michelle 4450 NW 9 Court Coconut Creek FL 33066 Violation Address: 4450 NW 9 Court Chapter 6, Section 36-b Exterior Premises Condition: Discoloration of Walkway	09/11/25
C25070022	Wong, Simon Chi-Hin 3801 NW 11 Street #1-2 Coconut Creek FL 33066 Violation Address: 3801 NW 11 Street #1-2 Chapter 13, Section 38-a Failure to obtain permit / complete permit process: Fence Installed on West Side	06/02/25

Status Conference

- **Officer Anthony Bell**

C25090091	FKH SFR Propco B-HLD LP % First Key Homes 600 Galleria Pkwy Suite 300 Atlanta GA 30067 Violation Address: 4401 NW 6 Court Chapter 6, Section 36-b-7 Sources of Infestation: Stagnant Pool	09/25/25
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[C25090092](#) FKH SFR Propco B-HLD LP % First Key Homes 09/25/25
600 Galleria Pkwy Suite 300 Atlanta GA 30067
Violation Address: 4401 NW 6 Court
Chapter 13, Section 371-8-b
Swimming Pool Enclosure Requirements

Officer Briana Capone

[C25020055](#) Cody, Andrew & Patton, Michelle 02/08/25
Cont. from 09/24 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*

Officer Briana Capone

- **Status Conference**

[C24070040](#) Cody, Andrew & Patton Michelle 07/18/24
2340 NE 35 Street Lighthouse Point, FL 33064
Violation Address: 4551 NW 39 Avenue
Chapter 13, Section 38-a
Failure to obtain permit and complete permit process: Stables *Repeat Violation*

[C24120044](#) Cody, Andrew & Patton, Michelle 12/19/24
Cont. from 9/24 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*

[C24120045](#) Cody, Andrew & Patton, Michelle 12/19/24
Cont. from 09/24 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*

[C25020054](#) 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

Officer Luis Montano-Garcia

[C25110004](#) Cardenas, David R Gomez, Diana 11/13/25
4947 NW 55 Boulevard Coconut Creek FL 33073-3306
Violation Address: 4947 NW 55 Boulevard
Chapter 13, Section 444-b-4-b
Improper Tree Pruning: Live Oak

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C25090051	Hypolite, John & Astrid 4971 NW 10 Street Coconut Creek FL 33063-4647 Violation Address: 4971 NW 10 Street Chapter 13, Section 38-a Failure to complete permit process for fence	09/15/25
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
C25110005	Patel, Chetan & Sital 4211 Blue Major Dr Windermere FL 34786-3239 Violation Address: 5430 NW 50 Court Chapter 13, Section 444-B-4-B Improper Tree Pruning: One Live Oak	11/03/25

Status Conference

- **Officer Luis Montano-Garcia**

C24120034	Caligo Crossing LLC % Property Tax Dept PO Box 2539 San Antonio Texas 78299-2539 Violation Address: 6970 N State Road 7 #105 Chapter 13, Section 38-a Failure to obtain / Complete Permit Process for Commercial Alteration	12/17/24
C24120035	Caligo Crossing LLC % Property Tax Dept PO Box 2539 San Antonio Texas 78299-2539 Violation Address: 6970 N State Road 7 #105 Chapter 19, Section 29 Failure to obtain BTR: Required for Jeff's Bagel Run	12/17/24
C25020089	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

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[C25050111](#) LRF3 Mia Johnson Road LLC % Longpoint Partners LP 05/19/25
116 Huntington Avenue Suite 1001 Boston MA 02116
Violation Address: 4801 Johnson Road #4
Chapter 13, Section 38-a
Failure to obtain permit / Complete Permit Process for Commercial
Alteration for Ramos Woodwork LLC

[C25050112](#) LRF3 Mia Johnson Road LLC % Longpoint Partners LP 05/19/25
116 Huntington Avenue Suite 1001 Boston MA 02116
Violation Address: 4801 Johnson Road #4
Chapter 18, Section 29
Failure to obtain BTR for Ramos Woodwork LLC Workshop

Officer Jan Mopert

[C25110006](#) Albert, Isaac & Gilberte 10/30/25
4161 Carambola Circle S #2158 Coconut Creek FL 33066
Violation Address: 4161 Carambola Circle S #2158
Chapter 9, Section 28-1
Open burning: Failure to Obtain Open Burn Permit

[C24060053](#) Golden Raintree II Homeowner's 06/20/24
% Fyve Property Management 5100 W Copans Rd Ste 410 Margate FL
33063-7700
Violation Address: NW 45 Avenue
Chapter 13, Section 444-a-4
Landscape standards: Installation of Mulch Required

[C25060017](#) Nguyen, Nghia M 06/05/25
2031 NW 40 Avenue Coconut Creek FL 33066-2030
Violation Address: 2031 NW 40 Avenue
Chapter 13, Section 322-c-1
Vacation rental; Registration Certificate Required

[C24090176](#) Olivine LLC 09/13/24
% Forest Properties Mgmt Inc 625 Mount Auburn St Suite 210 Cambridge
MA 02138-4518
Violation Address: 3893 thru 3900 Coral Tree Circle
Chapter 16, 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

[C25100008](#) Tamarind Village Homeowners Association Inc 08/15/25
PO Box 559009 Fort Lauderdale FL 33355-9009
Violation Address: 2550 Calamondin Circle
Chapter 13, Section 444-b-4-c
Improper Palm Pruning: Throughout the Development – 173 Palms

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[C25100073](#) Whispering Trails Prop Owners Assn 10/14/25
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

Officer Daniella Ordonez

[C24090204](#) Club Caribe Condominium Association, Inc 09/17/24
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

[C24090205](#) Club Caribe Condominium Association, Inc 09/17/24
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

[C24090206](#) Club Caribe Condominium Association, Inc 09/17/24
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

[C24090207](#) Club Caribe Condominium Association, Inc 09/17/24
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

[C24090208](#) Club Caribe Condominium Association, Inc 09/17/24
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

[C24090209](#) Club Caribe Condominium Association, Inc 09/17/24
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

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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

C25090020 Nabi, Enamun & Farhana Haque 09/04/25
Cont. from 10/22 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

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

Code Fine Reduction

C23110013 Guerrier, Marc & Nadege 01/10/24
Capone 5540 NW 40 Terrace Coconut Creek, FL 33073
Violation Address: 5540 NW 40 Terrace
Chapter 13, Section 40-a-1
Failure to complete engineering permit process: Driveway pavers

FINE \$24,350

ADMIN. FEE \$25

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[C23110014](#) Guerrier, Marc & Nadege 01/10/24
Capone 5540 NW 40 Terrace Coconut Creek, FL 33073
Violation Address: 5540 NW 40 Terrace
Chapter 13, Section 38-a
Failure to complete permit process: Addition Residential

FINE \$21,150

ADMIN. FEE \$25

[C24100114](#) Coconut Creek CP LLC 10/30/24
Montano-Garcia 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: PVC fence in Rear of Property

FINE \$1,600

ADMIN. FEE \$25

[C25010053](#) Coconut Creek CP LLC 01/23/25
Montano-Garcia 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: Remediation System Trailer

FINE \$1,600

ADMIN. FEE \$25

5. Acceptance of Minutes: Hearing No. 2025-10 for October 22, 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.**