

#### AMENDED DOCKET FOR SPECIAL MAGISTRATE HEARING NO. 2025-11

DATE/TIME: November 19, 2025 <u>2:30 p.m.</u>

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
Officer Anthony Be	<u>II</u>	
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
<u>C25020018</u>	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
<u>C25020079</u>	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 Alteration	<u>02/20/25</u> s
<u>C25090070</u>	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

C25090071	Paulino, Jairo Francisco	09/17/25
	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	
C25090072	Paulino, Jairo Francisco	09/17/25
	4410 NW 10 Street Coconut Creek FL 33066	
	Violation Address: 4410 NW 10 Street	
	Chapter 13, Section 241-i	
	Sidewalks: Discoloration of Sidewalk	
C25090073	Paulino, Jairo Francisco	09/17/25
	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	
C25020019	Royal, Lorraine	02/03/25
	711 NW 42 Avenue Coconut Creek FL 33066-1633	
	Violation Address: 711 NW 42 Avenue	
	Chapter 13, Section 241-I	
	Failure to clean: Sidewalk Discoloration	
C25020039	Sortino, Vincent & Dawn-Michelle	02/06/25
	4450 NW 9 Court Coconut Creek FL 33066	
	Violation Address: 4450 NW 9 Court	
	Chapter 13, Section 241-i	
	Failure to clean: Sidewalk Discoloration	
C25090042	Sortino, Vincent & Dawn-Michelle	09/11/25
	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	
C25070022	Wong, Simon Chi-Hin	06/02/25
	3801 NW 11 Street #1-2 Coconut Creek FL 33066	
	Violation Address: 3801 NW 11 Street #1-2	
	Chapter 13, Section 38-a	4-III W
	Failure to obtain permit / complete permit process: Fence Ins	talled on West Side

## **Status Conference**

# - Officer Anthony Bell

C25090091	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 6, Section 36-b-7	
	Sources of Infestation: Stagnant Pool	

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: St	ables *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 *Re	epeat 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	
	01	
	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	

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 Cont. from 09/24	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 Property	07/03/24 Side of
C24070015 Cont. from 09/24	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 a Property does not meet setback requirements	07/03/24 and Side
C25040048 Cont. from 09/24	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
<u>C25110005</u>	Patel, Chetan & Sital  4211 Blue Major Dr Windermere FI 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 Altera	12/17/24 ation
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	02/19/25 Side Yard

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 Commercia	I
	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	
	Open burning. Failure to Obtain Open Burn Fernit	
C24060053	Golden Raintree II Homeowner's	06/20/24
	% Fyve Property Management5100 W Copans Rd Ste 410 Margar 33063-7700	te FL
	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	
	vacation fortial, regionation continues required	
C24090176	Olivine LLC	09/13/24
	% Forest Properties Mgmt Inc 625 Mount Auburn St Suite 210 Cai MA 02138-4518	mbridge
	Violation Address: 3893 thru 3900 Coral Tree Circle	
	Chapter 16, Section 16	
	25 Year Safety Program: Minimum Housing Code for Broward Cou	ınty
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
<u> </u>	PO Box 559009 Fort Lauderdale FL 33355-9009	30/10/20
	Violation Address: 2550 Calamondin Circle	
	Chapter 13, Section 444-b-4-c	
	Improper Palm Pruning: Throughout the Development – 173 Palm	S

C25100073	Whispering Trails Prop Owners Assn 10/14/2	<u>25</u>
	7932 Wiles Road Coral Springs FL 33067	_
	Violation Address: 3990 Honeysuckle Circle	
Chapter 13, Section 444-b-4-c	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 Co Permit #24003349	ounty, Florida
	Femili #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 Co	unty, Florida
	Permit #24003350	
C24090206	Club Caribe Condominium Association, Inc	09/17/24
	5500 NW 61 Street Coconut Creek, FI 33073	<u> </u>
	Violation Address: 5530 NW 61 Street Chapter 6, Section 16	
	25 Year Safety Program: Minimum Housing Code for Broward Co	untv. Florida
	Permit #24003351	<b>,</b> ,
C24090207	Club Caribe Condominium Association, Inc	09/17/24
	5500 NW 61 Street Coconut Creek, FL 33073	<u> </u>
	Violation Address: 5540 NW 61 Street	
	Chapter 6, Section 16 25 Year Safety Program: Minimum Housing Code for Broward Co	untv. 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 Co	untv. Florida
	Permit #24003353	<b>,</b>
C24090209	Club Caribe Condominium Association, Inc	09/17/24
	5500 NW 61 Street Coconut Creek, FI 33073	
	Violation Address: 5560 NW 61 Street	
	Chapter 6, Section 16 25 Year Safety Program: Minimum Housing Code for Broward Co	untv. Florida
	Permit #24003397	,,

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 Co Permit #24003398	ounty, Florida
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 Co	ountv. Florida
	Permit #24003399	3,
C24090212	Club Caribe Condominium Association, Inc	09/17/24
024030212	5500 NW 61 Street Coconut Creek, FL 33073	03/11/24
	Violation Address: 5590 NW 61 Street	
	Chapter 6, Section 16	unty Florido
	25 Year Safety Program: Minimum Housing Code for Broward Co Permit # 24003401	unty, Florida
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	improper free Fruining. Flat Nacked Grape Myrtie	

# - 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**

C24100114	Coconut Creek CP LLC	10/30/24
Montano-Garcia	16950 Jog Road #104, Delray Beach, Florida 33446	<u> </u>
	Violation Address: 6750 N State Road 7	
	Chapter 13, Section 38-a	
	Failure to obtain & complete permit process: PVC fence in Rear of	Property

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. <u>ADJOURNMENT</u>

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.**