

**AMENDED DOCKET FOR SPECIAL MAGISTRATE HEARING NO. 2025-08****DATE/TIME:** August 27, 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

C25050048	Allen, Nicholas D 4340 NW 3 Street Coconut Creek FL 33066-1714 Violation Address: 4340 NW 3 Street Chapter 13, Section 371-8-b Swimming pools and spas - Enclosure requirements	05/14/25
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C25050050	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
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C25010098	Barberio, Anthony Louie 130 Hempstead Ave Apt 224 W Hempstead NY 11552-2149 Violation Address: 4081 Lake Drive Chapter 19, Section 37-2 Parking: Commercial / Recreational / Trailer	01/29/25
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C25070068	Cocomar Property Owner LLC 465 Meeting Street STE 500 Charleston SC 29403 Violation Address: 4733-4763 Atlantic Blvd Chapter 13, Section 448-n-2 Tree Protection from Construction Work	07/10/25
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Officer Briana Capone

C25010075 Cont. from 6/25	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	Cody, Andrew & Patton, Michelle	02/12/25
Cont. from 6/25	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 Erick Jean-Baptiste

C25080022	Betancourt, Denisse	08/07/25
	4391 NW 51 Street Coconut Creek FL 33073 Violation Address: 4391 NW 51 Street Chapter 6, Section 36-b-7 Sources of Infestation: Stagnant Pool	

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	

C25030070	Hoff, Jason & Hoff, Nina	03/16/25
Cont. from 7/23	899 Kearney Drive North Brunswick NJ 08902 Violation Address: 2505 Antigua Terrace #J3 Chapter 13, Section 38-a Failure to obtain permit & complete permit process: Interior Renovation	

C25030029	McDonald, Stephen D	03/10/25
Cont. from 7/23	4905 NW 44 Terrace Tamarac FL 33319 Violation Address: 3820 NW 11 Street Chapter 13, Section 371-8-b Swimming pools and spas: Enclosure requirements	

C25050172	Paulino, Jairo Francisco	05/31/25
	4410 NW 10 Street Coconut Creek FL 33066 Violation Address: 4410 NW 10 Street Chapter 6, Section 36-b-9 Lawn and/or Landscaping: non-maintenance	

C25040032	Razon Real Estate LLC	04/14/25
	11765 Berry Drive Hollywood FL 33026-3705 Violation Address: 5650 NW Terrace Chapter 6, Section 36-b-9 Lawn and/or Landscaping: non-maintenance	

C25040033	Razon Real Estate LLC	04/14/25
	11765 Berry Drive Hollywood FL 33026-3705 Violation Address: 5650 NW Terrace Chapter 13, Section 241-i Sidewalk discoloration and failure to clean	

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C25040034	Razon Real Estate LLC	04/14/25
	11765 Berry Drive Hollywood FL 33026-3705	
	Violation Address: 5650 NW Terrace	
	Chapter 6, Section 36-b	
	Exterior Premises Condition: driveway & walkway discoloration	

Status Conference

- **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

C24070013	Jeanty, Simone	07/03/24
Cont. from 07/23	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 07/23	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.	

C25040048	Jeanty, Simone	04/17/25
Cont. from 07/23	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	

C25030041	TEDICAH LLC	03/13/25
	5300 Broken Sound Blvd NW #110 Boca Raton FL 33487	
	Violation Address: 4400 Hillsboro Boulevard	
	Chapter 18, Section 29	
	Failure to renew BTR for Halo Brows & Lashes Academy: Delinquent	

C25060031	TMT 4611- 4661 Lyons Tech Parkway	06/17/25
	3550 Lenox Road NE Street 2000 Atlanta GA 30326	
	Violation Address: 4661 Johnson Road #4 Coconut Creek 33073	
	Chapter 9, Section 2	
	Fire prevention and protection: Failed inspections for Capital Trading LLC	

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C25060034	TMT 4611- 4661 Lyons Tech Parkway 3550 Lenox Road NE Street 2000 Atlanta GA 30326 Violation Address: 4661 Johnson Road #4 Coconut Creek 33073 Chapter 18, Section 29 Failure to obtain business Tax Receipt for Capital Trading LLC	06/17/25
C24070139 Cont. from 7/23	Karon, Joseph & Claudia 5424 NW 52 Avenue Coconut Creek FL 33073 Violation Address: 5424 NW 52 Avenue Chapter 6, Section 36-a-3 Back patio screens in disrepair: Non-maintenance	07/18/24
C24070140 Cont. from 7/23	Karon, Joseph & Claudia 5424 NW 52 Avenue Coconut Creek FL 33073 Violation Address: 5424 NW 52 Avenue Chapter 6, Section 36-b Exterior premises condition: Walkway Discoloration	07/18/24
C24080046 Cont. from 7/23	Morales, Muriel H/E Morales-Lannana, Monique 5314 NW 51 Court Coconut Creek FL 33073-4933 Violation Address: 5314 NW 51 Court Chapter 6, Section 36-a-2 Roof (non-maintenance) Failure to clean	08/05/24

Status Conference

- **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
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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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, 38-a	
	Failure to obtain & complete permit process: commercial alterations (Concrete demo & repair)	
C25050111	LRF3 Mia Johnson Road LLC % Longpoint Partners LP	05/19/25
	116 Huntington Avenue STE 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 STE 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 Moppert

C24080156	Gilbert, Janette Marie & Thomas William	08/23/24
Cont. from 7/23	3893 Carambola Circle N #29129 Coconut Creek FL 33066	
	Violation Address: 3893 Carambola Circle N #29129	
	Chapter 13, Section 38-a	
	Failure to obtain, pass required inspections & close permit	
C25070072	Ligua, Joe Murillo Ramirez, Maria Helena	07/08/25
	2602 Calliandra Terrace Coconut Creek FL 33063	
	Violation Address: 2602 Calliandra Terrace	
	Chapter 13, Section 448-c-1	
	Tree removal permit required: tree in backyard removed without a permit	
C23050031	Thibeault, Louise	05/22/25
Cont. from 7/23	4314 Acacia Circle Coconut Creek FL 33066	
	Violation Address: 4314 Acacia Circle	
	Chapter 13, Section 40-a-1	
	Failure to obtain, pass required inspections & close permit: Engineering permit Expired	

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
C25040012	Krpata, Gary & Lee, Cheryl 4139 NW 42 Drive Coconut Creek FL 33073 Violator Address: 4139 NW 42 Drive Chapter 13, Section 444-b-4-b Improper Tree Pruning: tree in front yard	04/03/25

Officer Daniella Ordonez

C25070030	Martinez, Luis J, Santana Pena, Musset 6011 NW 43 Terrace Coconut Creek FL 33073 Violation Address: 6011 NW 43 Terrace Chapter 6, Section 36-a-2 Roof - non-maintenance: signs of disrepair - Blue tarp	07/03/25
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Status Conference

- **Officer Daniella Ordonez**

C24090016	Altschuler, Vanessa H/E Rodriguez, Jose 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	09/06/25
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Code Fine Reduction

C23010019	Pipalva, Vivek Mansukhlal Montano-Garcia 7132 Crescent Creek Way Coconut Creek FL 33073 Violation Address: 7132 Crescent Creek Way Chapter 6, Section 36-a-2 Roof (non-maintenance) discoloration from dirt, grime, mold, mildew and signs of disrepair -tarp on roof-	01/04/23
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FINE \$28,500

ADMIN. FEE \$25

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5. Acceptance of Minutes: Hearing No. 2025-07 for July 23, 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.**