

**DOCKET FOR SPECIAL MAGISTRATE HEARING NO. 2018-02****DATE/TIME: February 28, 2018****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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Code Fine Reduction

<u>C13080070</u>	<u>Bell, Lois</u>	<u>08/01/13</u>
Hecht	2236 Walnut Blvd. Ashtabula, OH 44004 Violation Address: 3341 NW 22st Chapter 6, Section 36-b-9 Lawn and/or landscaping (non-maintenance)	

FINE \$72,100**ADMIN. FEE \$25**

<u>C09090333</u>	<u>Colameco, Adrian</u>	<u>09/22/09</u>
Roberts	US Bank NA TRSTEE% Ocwen Loan Servicing LLC 1661 Worthington Rd Ste 100 West Palm Beach, FL 33409 Violation Address: 4421 NW 41 PL Chapter 6, Section 36-a-2 Roof non-maintenance	

FINE \$43,300**ADMIN. FEE \$25**

<u>C09090334</u>	<u>Colameco, Adrian</u>	<u>09/22/09</u>
Roberts	US Bank NA TRSTEE% Ocwen Loan Servicing LLC 1661 Worthington Rd Ste 100 West Palm Beach, FL 33409 Violation Address: 4421 NW 41 PL Chapter 14, Section 42-d Stagnant water (pool)	

FINE \$43,300**ADMIN. FEE \$25**

<u>C17020352</u>	<u>Lema Investments II, LLC</u>	<u>02/15/17</u>
Capone	3880 E Coquina Way Weston, FL 33332 Violation Address: 4431 NW 10 th St Chapter 6, Section 36-b-9 Lawn and/or landscaping (non-maintenance)	

FINE \$10,000**ADMIN. FEE \$25**

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C17020443	Ivleva, Yana	02/25/17
Roberts	Medina Land Holdings, LLC 7400 SW 50 Ter Ste 206 Miami, FL 33155 Violation Address: 4857 NW 72 PL Chapter 13, Section 38-a Fail to complete permit process for fascia. Permit #16002421	

FINE \$9,100

ADMIN. FEE \$25

C16090279	Newman, Jeffrey A	09/21/16
Clark	SHES Property LLC 10101 W Sample Rd Coral Springs, FL 33065 Violation Address: 3551 NW 21 st Chapter 6, Section 36-a-1 Wall surfaces (non-maintenance)	

FINE \$17,150

ADMIN. FEE \$25

C16090281	Newman, Jeffrey A	09/21/16
Clark	SHES Property LLC Violation Address: 3551 NW 21 st Chapter 6, Section 36-a-5 Lawn and/ or landscaping (non-maintenance) Repeat violation	

FINE 24,600

ADMIN. FEE \$25

C17020388	Taylor Bean & Whitaker Mtg Corp	02/16/17
Stouffer	% Ocwen Loan Servicing LLC 5720 Premier Park Drive West Palm Beach, FL 33407 Violation Address: 4421 NW 41 PL Chapter 6, Section 36-b-7 Sources of infestation, pool is green	

FINE \$6,800

ADMIN. FEE \$25

Continued Cases

C17080300	Ajami, Gavin and Kaman	08/23/17
Stouffer	3910 NW 43 St Coconut Creek, FL 33073 Violation Address: 3910 NW 43 St Chapter 13, Section 38-a Failure to obtain permit #16000984	

C17060369	Cedres, Juan D and Elizabeth	06/26/17
Stouffer	5885 NW 41 Way Coconut Creek, FL 33073 Violation Address: 5885 NW 41 Way Chapter 6, Section 36-a-2 Roof maintenance disrepair/ tarp	

C17110088	Higgins, Mark A	11/07/17
Hecht	4010 NW 4th CT Coconut Creek, FL 33066 Violation Address: 4010 NW 4th Ct Chapter 6, Section 36-b-9 Failure to maintain landscaping	

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C17110089	Higgins, Mark A	11/07/17
Hecht	4010 NW 4th CT Coconut Creek, FL 33066 Violation Address: 4010 NW 4th Ct Chapter 13, Section 241-i Failure to maintain sidewalks showing signs of Mildew, dirt and grime.	
C17110090	Higgins, Mark A	11/07/17
Hecht	4010 NW 4th CT Coconut Creek, FL 33066 Violation Address: 4010 NW 4th Ct Chapter 6, Section 36-b Failure to maintain driveway & walkway Showing signs of mildew, dirt and grime	
C17110091	Higgins, Mark A	11/07/17
Hecht	4010 NW 4th CT Coconut Creek, FL 33066 Violation Address: 4010 NW 4th Ct Chapter 6, Section 36-b-1 Failure to maintain fence, showing signs of mildew, dirt & grime	
C17110144	Higgins, Mark A	11/14/17
Hecht	4010 NW 4th CT Coconut Creek, FL 33066 Violation Address: 4010 NW 4th Ct Chapter 6, Section 36-b-7 Failure to maintain pool	
C17120043	Rocky Creek Ventures LLC	12/11/17
Moppert	318 S Powerline Rd Deerfield Beach, FL 33442 Violation Address: 371 Sunshine Dr #1-6 Chapter 13, Section 38-a Failure to obtain permit, dumpster enclosure. Need to obtain and pass all inspections.	
C17110039	Vinkemulder, James A	11/02/17
Moppert	640 NW 44 th Ave Coconut Creek, FL Violation Address: 640 NW 44 th Ave Chapter 13, Section 38-a Failure to obtain permit-fence. Need to obtain and pass all inspections	

New Cases

C17060265	2015-3 IH2 Borrower LP Invitation Homes	06/19/17
Clark	1717 Main St #2000 Dallas, TX 75201 Violation Address: 4826 NW 14 th St Chapter 6, Section 36-b-1 Fence: non-maintenance (in disrepair: permit required for repairs)	
C17100046	Barnswell, Tracy Plummer	10/09/17
Stouffer	3824 NW 43 Ter Coconut Creek, FL 33073 Violation Address: 3824 NW 43 Ter Chapter 13, Section 38-a Failure to obtain a permit for fence. Permit #17003244	

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C18010096	Bartolotta, Guy and Linda	01/17/18
Hecht	4021 NW 4th St Coconut Creek, FL 33066 Violation Address: 4021 NW 4th St Chapter 13, Section 371-8-b Failure to secure swimming pool. Pool must be secured with fence 5' and self-latching closing gates.	
C17100145	Becker, Karen	10/24/17
Clark	3005 Portofino Isle L3 Coconut Creek, FL 33066 Violation Address: 3005 Portofino Isle L3 Chapter 13, Section 38-a Failure to obtain permit for kitchen renovation.	
C17100146	Bien-Aime, Esther	10/25/17
Poplawski	4826 NW 21st St Coconut Creek, FL 33063 Violation Address: 4826 NW 21st St Chapter 13, Section 444-b-4-b Hat racking live oak street tree. Must obtain tree removal permit and replace tree within 30 days (11/27/17).	
C17060163	CGL Banyan Bay LP	06/14/17
Moppert	PO Box 56607 Atlanta, GA 30343 Violation Address: 4303 W Atlantic Blvd Chapter 6, Section 36-b-4 Failure to remove and replace dead palm	
C18010041	Cerberus SFR Holdings LP	01/09/18
Hecht	14337 Commerce Way Miami Lakes, FL 33016 Violation Address: 4380 NW 4 Ct Chapter 6, Section 36-b-9 Failure to maintain lawn and landscaping.	
C18010044	Cerberus SFR Holdings LP	01/09/18
Hecht	14337 Commerce Way Miami Lakes, FL 33016 Violation Address: 4380 NW 4 Ct Chapter 6, Section 36-b-8 Failure to screen A/C unit from view.	
C18010045	Cerberus SFR Holdings LP	01/09/18
Hecht	14337 Commerce Way Miami Lakes, FL 33016 Violation Address: 4380 NW 4 Ct Chapter 13, Section 443-2 Minimum landscaping not met.	
C17060107	Chapov, Gayle	06/08/17
Roberts	6370 Osprey Ter Coconut Creek, FL 33073 Violation Address: 6370 Osprey Ter Chapter 6, Section 36-a-2 Non-maintenance of roof. Roof shows signs of mildew	

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C17060202	Chea, Conrad A. and Chea, Robert A.	06/19/17
Clark	4746 NW 14 th St Coconut Creek, FL 33063 Violation Address: 4746 NW 14 th St Chapter 6, Section 36-b-1 Fences: non-maintenance. (in disrepair: permit required for repairs/ replacement)	
C17060255	Dalus, Eddy	06/19/17
Clark	4816 NW 14 th St Coconut Creek, FL 33063 Violation Address: 4816 NW 14 th St Chapter 6, Section 36-b-1 Fence: non-maintenance (in disrepair: permit required for repairs)	
C17110258	DeFreitas, Adriana	11/29/17
Clark	7058 NW 70 Ter Parkland, FL 33067 Violation Address: 4736 NW 14 th St Chapter 13, Section 38-a Failure to complete permit process. (permit #17000714 for fence replacement)	
C17110177	Flafil, Mohammed	11/16/17
Stouffer	4080 NW 58 th St Coconut Creek, FL 33073 Violation Address: 4080 NW 58 th St Chapter 6, Section 36-b-9 Lawn not maintained bare areas, weeds	
C18010050	Guimaraes, Jonas A	01/10/18
Moppert	4980 NW 10th St Coconut Creek, FL 33063 Violation Address: 4980 NW 10 th St Chapter 6, Section 36-a-2 Roof not maintained, tarps not permitted	
C17080266	Hage, Joseph	08/19/17
Roberts	6949 Broadland Way Coconut Creek, FL 33073 Violation Address: 6949 Broadland Way Chapter 13, Section 38-a Failure to complete permit process for patio, permit #17000332	
C18020247	Hypolite, Chimidley and Sanon, Ashley	02/13/18
Clark	1463 NW 48 th Ave Coconut Creek, FL 33063 Violation Address: 1463 NW 48 th Ave Chapter 13, Section 38-a Failure to complete permit process. (Permit #16003236 for fence)	
C17080194	Kaizen USA, LLC	08/14/17
Clark	4838 NW 58 th Pl Coconut Creek, FL 33073 Violation Address: 3731 NW 19 th St Chapter 6, Section 36-b-9 Lawn and landscaping (non-maintenance) *repeat violator*	

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C17110096	Lewis, Kathleen	11/07/17
Roberts	3822 NW 63 Ct Coconut Creek, FL 33073 Violation Address: 3822 NW 63 Ct Chapter 6, Section 36-a-2 Non-maintenance of roof. Roof shows signs of mildew.	
C17120136	Lockhart, Lisa	12/29/17
Moppert	720 NW 49 th Ave Coconut Creek, FL 33063 Violation Address: 720 NW 49 th Ave Chapter 13, Section 38-a Failure to obtain permit- A/C	
C17060205	Lopez, Thomas and Amanda	06/19/17
Clark	PO Box 465 Deerfield Beach, FL 33443 Violation Address: 4756 NW 14 th St Chapter 6, Section 36-b-1 Fence: non-maintenance (in disrepair: permit required for repairs).	
C17060207	Lopez, Thomas and Amanda	06/19/17
Clark	PO Box 465 Deerfield Beach, FL 33443 Violation Address: 4756 NW 14 th St Chapter 6, Section 36-a-1 Wall surfaces (non-maintenance) discoloration and mildewing	
C18010048	Methen LLC	01/10/18
Hecht	225 NW 79 th Ave Margate, FL 33063 Violation Address: 730 NW 49 th Ave Chapter 13, Section 371-8-b Failure to secure pool, fence enclosure required with self-latching gates.	
C17060105	Mio, James and Susan	06/08/17
Roberts	6360 Osprey Ter Coconut Creek, FL 33073-2621 Violation Address: 6360 Osprey Ter Chapter 6, Section 36-a-2 Non-maintenance of roof. Roof shows signs of mildew.	
C17110201	Morrison Angela and Volrick	11/21/17
Hecht	12775 NW 15 th St Coral Springs, FL 33071 Violation Address: 4020 NW 4 th Ct Chapter 13, Section 371-8-b Failure to secure swimming pool- must have a secure fence- self latching/ closing gates.	
C18010034	Murray, Dianne Est	01/08/18
Clark	2866 Carambola Cir S #2057 Coconut Creek, FL 33066 Violation Address: 2866 Carambola Cir #2057 Chapter 13, Section 38-a Failure to complete permit process (permit #17001961) for A/C replacement	

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C17110175	NHC-FL204 LLC	11/16/17
Roberts	27777 Franklin Rd. #200 Southfield, MI, 48034 Violation Address: 6528 NW 35 th Ave Chapter 13, Section 241-i Sidewalk in disrepair. Failure to maintain sidewalk.	
C17080220	Pico, Gerardo and Virginia	08/15/17
Roberts	4055 Crescent Creek Pl Coconut Creek, FL 33073 Violation Address: 4055 Crescent Creek Pl Chapter 6, Section 36-a-2 Non-maintenance of roof. Roof shows signs of mildew.	
C18010410	Piper, Robert E Jr	01/31/18
Stouffer	4546 NW 51 st St Coconut Creek, FL 33063 Violation Address: 4546 NW 51 st St Chapter 6, Section 36-b-9 Lawn not maintained, overgrown (weeds).	
C18010411	Piper, Robert E Jr	01/31/18
Stouffer	4546 NW 51 st St Coconut Creek, FL 33063 Violation Address: 4546 NW 51 st St Chapter 6, Section 36-b-7 Pool- source of infestation, pool not maintained.	
C17060247	Powell, Ena	06/19/17
Clark	4806 NW 14 th St Coconut Creek, FL 33063 Violation Address: 4806 NW 14 th St Chapter 13, Section 38-a Failure to obtain permit for fence repairs/ replacement	
C17060249	Powell, Ena	06/19/17
Clark	4806 NW 14 th St Coconut Creek, FL 33063 Violation Address: 4806 NW 14 th St Chapter 13, Section 38-a Failure to obtain permit for sunroom (application #18000351)	
C17060110	Ramirez, Martha Maria	06/08/17
Hecht	305 Sunshine Dr Coconut Creek, FL 33066 Violation Address: 305 Sunshine Dr Chapter 13, Section 38-a Failure to obtain permit- fence (wooden fence in rear)	
C17110001	Reymos, Robert	11/01/17
Stouffer	3834 NW 43 rd Ter Coconut Creek, FL 33073 Violation Address: 3834 NW 43 rd Ter Chapter 6, Section 36-a-1 Wall surfaces non-maintenance, discolored mildewed.	
C17070113	Sahi, Japinder	07/12/17
Roberts	5394 Osprey St Coconut Creek, FL 33073 Violation Address: 5394 Osprey St Chapter 6, Section 36-a-2 Non-maintenance of roof. Roof shows signs of mildew.	

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C17100176	Schlachter, Marlene	10/30/17
Stouffer	3771 NW 58 th St Coconut Creek, FL 33073 Violation Address: 3771 NW 58 th St Chapter 6, Section 36-b-9 Lawn not maintained, bare areas including swale.	
C17120112	South FL Academy of Learning Inc	12/21/17
Hecht	4640 NW 74 th PL Coconut Creek, FL 33073 Violation Address: 3700 Coconut Creek Pkwy Chapter 13, Section 38-a Failure to obtain permit: playground	
C17070040	Suarez, Richard and Mary Ann	07/07/17
Clark	3750 NW 19 th St Coconut Creek, FL 33066 Violation Address: 3750 NW 19 th St Chapter 6, Section 36-a-1 Wall surfaces (non-maintenance) walkway wall in disrepair and discolored	
C17070041	Suarez, Richard and Mary Ann	07/07/17
Clark	3750 NW 19 th St Coconut Creek, FL 33066 Violation Address: 3750 NW 19 th St Chapter 13, Section 241-i Sidewalks (non-maintenance) show signs of dirt, grime, mold and/or mildew.	
C17070042	Suarez, Richard and Mary Ann	07/07/17
Clark	3750 NW 19 th St Coconut Creek, FL 33066 Violation Address: 3750 NW 19 th St Chapter 6, Section 36-b Driveway and walkway (non-maintenance) shows signs of dirt, grime, mold and/or mildew.	
C17070043	Suarez, Richard and Mary Ann	07/07/17
Clark	3750 NW 19 th St Coconut Creek, FL 33066 Violation Address: 3750 NW 19 th St Chapter 6, Section 36-b-9 Lawn and landscaping (non-maintenance) *repeat violator*	
C17080144	Suarez, Richard and Mary Ann	08/08/17
Clark	3750 NW 19 th St Coconut Creek, FL 33066 Violation Address: 3750 NW 19 th St Chapter 6, Section 36-a-2 Roof (non-maintenance) vegetation in gutters.	
C17080319	Tulloch, Dionne R LE and Dakari	08/24/217
Stouffer	5101 NW 47 th Ave Coconut Creek, FL 33073 Violation Address: 5101 NW 47 Ave Chapter 6, Section 36-a-2 Roof non-maintenance, mildew and disrepair.	

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C17110156	Walden, Edward J. and Jody	11/15/17
Moppert	4410 NW 6 th Ct Coconut Creek, FL 33066 Violation Address: 4410 NW 6 th Ct Chapter 13, Section 371-8-b Failure to secure pool, fence requirements must be met, pool safety.	
C17100069	Zombek, Edward	10/12/17
Hecht	261 NW 42 nd Ave Coconut Creek, FL 33066 Violation Address: 261 NW 42 nd Ave Chapter 6, Section 36-b-9 Failure to maintain lawn and landscaping.	

5. Acceptance of Minutes: Hearing No. 2018-01 for January 24, 2018.

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's Office 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.**