

**AMENDED DOCKET FOR SPECIAL MAGISTRATE HEARING NO. 2018-10****DATE/TIME: September 26, 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
<u>Officer Briana Capone</u>		
<u>C18010318</u>	<u>Aquilino, Juliana 4371 NW 51 Street Coconut Creek, FL 33073 Violation Address: 4371 NW 51 Street Chapter 6, Section 54 Backflow prevention regulations (non-compliance)</u>	<u>01/25/18</u>
<u>C18070324</u>	<u>Bank of America NA %Ocwen Loan Servicing LLC 1661 Worthington Rd #100 West Palm Beach, FL 33409 Violation Address: 5002 Pebblebrook Terrace Chapter 6, Section 36-b-7 Source of infestation: Stagnant pool</u>	<u>07/30/18</u>
<u>C18070325</u>	<u>Bank of America NA %Ocwen Loan Servicing LLC 1661 Worthington Rd #100 West Palm Beach, FL 33409 Violation Address: 5002 Pebblebrook Terrace Chapter 6, Section 36-b-9 Lawn/landscaping not maintained in healthy condition</u>	<u>07/30/18</u>
<u>C18070326</u>	<u>Bank of America NA %Ocwen Loan Servicing LLC 1661 Worthington Rd #100 West Palm Beach, FL 33409 Violation Address: 5002 Pebblebrook Terrace Chapter 13, Section 443-2 Minimum landscaping requirements</u>	<u>07/30/18</u>
<u>C18070327</u>	<u>Bank of America NA %Ocwen Loan Servicing LLC 1661 Worthington Rd #100 West Palm Beach, FL 33409 Violation Address: 5002 Pebblebrook Terrace Chapter 13, Section 241-i Failure to clean sidewalks</u>	<u>07/30/18</u>

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<u>C18080288</u>	<u>Banyan Pointe Assoc LTD</u>	<u>08/16/18</u>
	2100 Hollywood Blvd Hollywood, FL 33020 Violation Address: 3597 Wiles Road Chapter 13, Section 38-a Failure to obtain permit. Mold remediation/drywall	
<u>C18090084</u>	<u>Harrah, Thomas P & Hua</u>	<u>09/10/18</u>
	8960 Edgewater Bend Parkland, FL 33076 Violation Address: 4913 Cypress Lane Chapter 20, Section 14 Water meter bypass	
<u>C18010298</u>	<u>Martins, Flavio Alves</u>	<u>01/25/18</u>
	4518 NW 51 Court Coconut Creek, FL 33073 Violation Address: 4518 NW 51 Court Chapter 6, Section 54 Backflow prevention regulations (non-compliance)	
<u>C18010321</u>	<u>Miller, Barbara Jean</u>	<u>01/25/18</u>
	4383 NW 51 Court Coconut Creek, FL 33073 Violation Address: 4383 NW 51 Court Chapter 6, Section 54 Backflow prevention regulations (non-compliance) Permit Required	
<u>C18010334</u>	<u>Pizzo, Ashley</u>	<u>01/25/18</u>
	4414 NW 52 Court Coconut Creek, FL 33073 Violation Address: 4414 NW 52 Court Chapter 6, Section 54 Backflow prevention regulations (non-compliance) Permit Required	
<u>C18080438</u>	<u>Redshaw, Thomas & Helena</u>	<u>08/29/18</u>
	5533 NW 55 Terrace, Coconut Creek, FL 33073 Violation Address: 5533 NW 55 Terrace Chapter 6, Section 36-b-1 Rear Fence in disrepair	
<u>C18080439</u>	<u>Redshaw, Thomas & Helena</u>	<u>08/29/18</u>
	5533 NW 55 Terrace, Coconut Creek, FL 33073 Violation Address: 5533 NW 55 Terrace Chapter 13, Section 371-8-b Swimming pools & spa enclosure requirements *Safety Violation*	
<u>C18030143</u>	<u>Zamora-Miller, Tamara & Miller, Joseph David</u>	<u>01/25/18</u>
	4481 NW 49 Court Coconut Creek, FL 33073 Violation Address: 4481 NW 49 Court Chapter 6, Section 54 Backflow prevention regulations (non-compliance) Permit Required	

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Officer Janet Clark

C18080155	Begum, Shamsad	08/10/18
	3228 NW 22 Ave Oakland Park, FL 33309 Violation Address: 1801 NW 49 Avenue Chapter 19, Section 37-2 Parking- Commercial Vehicle & Boat Trailer (On HOA property; exceeds size restrictions)	
C18060229	Grau, Avelina Est	06/14/18
	2170 NW 34 Terrace Coconut Creek, FL 33073 Violation Address: 2170 NW 34 Terrace Chapter 6, Section 36-a-2 Roof: Non-maintenance (Discoloration present on all roof surfaces)	
C18060230	Grau, Avelina Est	06/14/18
	2170 NW 34 Terrace Coconut Creek, FL 33073 Violation Address: 2170 NW 34 Terrace Chapter 6, Section 36-b Driveway and walkway discoloration	
C18060231	Grau, Avelina Est	06/14/18
	2170 NW 34 Terrace Coconut Creek, FL 33073 Violation Address: 2170 NW 34 Terrace Chapter 6, Section 36-b-9 Lawn and landscaping: non-maintenance (Weeds and overgrowth present)	
C18060232	Grau, Avelina Est	06/14/18
	2170 NW 34 Terrace Coconut Creek, FL 33073 Violation Address: 2170 NW 34 Terrace Chapter 6, Section 36-a-1 Wall surfaces: non-maintenance (Discoloration present)	
C18060233	Grau, Avelina Est	06/14/18
	2170 NW 34 Terrace Coconut Creek, FL 33073 Violation Address: 2170 NW 34 Terrace Chapter 13, Section 38-a Failure to obtain permit: Accordion shutters	
C18010059	Luigi Salvatore Fam Tr Luigi Salvatore Trustee	01/10/18
	3205 Des Enterprises Blvd Terrabonne, QC, CA J6X4J9 Violation Address: 2202 Lucaya Bend –O3 Chapter 13, Section 38-a Failure to complete permit process (Application #18002247)	
C18070043	Wells Fargo Bank NA	07/03/18
	P.O. Box 14506 Des Moines, IA 50328 Violation Address: 2805 Victoria Way – F1 Chapter 6, Section 39-i-1 Registration of abandoned real property Not completed/paid	

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<u>C18070042</u>	<u>Wells Fargo Bank NA Trstee % SHD Legal Group PA</u>	<u>07/03/18</u>
	499 NW 70 Ave Ft. Lauderdale, FL 33317 Violation Address: 4815 NW 14 Street Chapter 6, Section 39-i-1 Registration of abandoned real property Not completed/paid	
<u>C18080140</u>	<u>Wells Fargo Bank NA Trstee % SHD Legal Group PA</u>	<u>08/08/18</u>
	499 NW 70 Ave Ft. Lauderdale, FL 33317 Violation Address: 4815 NW 14 Street Chapter 13, Section 371-8-b Swimming pool and spa enclosure requirements Unsecured fence *Public Safety Violation*	
<u>C18080141</u>	<u>Wells Fargo Bank NA Trstee % SHD Legal Group PA</u>	<u>08/08/18</u>
	499 NW 70 Ave Ft. Lauderdale, FL 33317 Violation Address: 4815 NW 14 Street Chapter 6, Section 36-b-7 Sources of infestation- pool and spa inoperable *Public Safety Violation*	
<u>C18080142</u>	<u>Wells Fargo Bank NA Trstee % SHD Legal Group PA</u>	<u>08/08/18</u>
	499 NW 70 Ave Ft. Lauderdale, FL 33317 Violation Address: 4815 NW 14 Street Chapter 6, Section 36-a-3 Screens missing and/or in disrepair	
<u>C18080143</u>	<u>Wells Fargo Bank NA Trstee % SHD Legal Group PA</u>	<u>08/08/18</u>
	499 NW 70 Ave Ft. Lauderdale, FL 33317 Violation Address: 4815 NW 14 Street Chapter 6, Section 36-b Exterior premises condition: exposed electrical wires	
<u>C18080144</u>	<u>Wells Fargo Bank NA Trstee % SHD Legal Group PA</u>	<u>08/08/18</u>
	499 NW 70 Ave Ft. Lauderdale, FL 33317 Violation Address: 4815 NW 14 Street Chapter 6, Section 36-b-9 Non-maintenance of lawn and landscaping	
<u>C18080145</u>	<u>Wells Fargo Bank NA Trstee % SHD Legal Group PA</u>	<u>08/08/18</u>
	499 NW 70 Ave Ft. Lauderdale, FL 33317 Violation Address: 4815 NW 14 Street Chapter 6, Section 36-b-3 Refuse brush- Weeds in pavers (Driveway, walkways, and pool deck)	
<u>C18080146</u>	<u>Wells Fargo Bank NA Trstee % SHD Legal Group PA</u>	<u>08/08/18</u>
	499 NW 70 Ave Ft. Lauderdale, FL 33317 Violation Address: 4815 NW 14 Street Chapter 6, Section 36-a-2 Non-maintenance of roof (Discoloration/disrepair present)	

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Officer Lori Hecht

<u>C18040239</u>	<u>6600 NS R 7 Realty LLC</u>	<u>04/18/18</u>
	23311 Mirabella Cir N Boca Raton, FL 33433 Violation Address: 6600 N. St. Rd 7 Chapter 13, Section 549 Failure to adhere to site plan unapproved signage- gas pumps	
<u>C18030066</u>	<u>Belba, Michael A & Christina A</u>	<u>03/06/18</u>
	3905 NW 55 Ct Coconut Creek, FL 33073-4118 Violation Address: 3905 NW 55 Ct Chapter 6, Section 54 Backflow prevention regulation (non-compliance)	
<u>C18020345</u>	<u>Guardino, Mary</u>	<u>02/22/18</u>
	544 Post Lane Somerset, NJ 08873 Violation Address: 3956 NW 56 St Chapter 6, Section 54 Backflow prevention regulations (non-compliance)	
<u>C17070091</u>	<u>Johns Family Partners LLLP</u>	<u>05/03/18</u>
	4850 SW 51 Terrace Ocala, FL 34474-4382 Violation Address: Lyons Road Chapter 13, Section 444-b-3 Failure to maintain landscaping along Banks Rd Causing safety hazard	
<u>C18050044</u>	<u>Johns Family Partners LLLP</u>	<u>07/11/17</u>
	4850 SW 51 Terrace Ocala, FL 34474-4382 Violation Address: Banks Road Chapter 13, Section 241-i Failure to maintain sidewalks including but not limited to Clearing debris, dirt, trash mold or mildew	
<u>C18030137</u>	<u>Kong, Gamal & Georges-Kong, Daphne</u>	<u>03/12/18</u>
	5061 NW 44 Ave Coconut Creek, FL 33073 Violation Address: 5061 NW 44 Ave Chapter 6, Section 54 Backflow prevention regulations (non-compliance)	
<u>C18060057</u>	<u>Konisburg, Bruce & Adena J</u>	<u>06/04/18</u>
	3902 NW 55 St Coconut Creek, FL 33073 Violation Address: 3902 NW 55 St Chapter 6, Section 54 Backflow prevention regulations (non-compliance)	
<u>C18060225</u>	<u>MCA Promenade Owner, LLC</u>	<u>06/13/18</u>
	2 Seaport Ln Boston, MA 02210-2021 Violation Address: 4437 Lyons Road Ste 104 Chapter 9, Section 2 Fire prevention and protection- failed inspections	

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<u>C18010342</u>	<u>Mendler, William & Debbie</u>	<u>01/2/18</u>
	4550 NW 52 St Coconut Creek, FL 33073 Violation Address: 4550 NW 52 St Chapter 6, Section 54 Backflow prevention regulations (non-compliance)	
<u>C18030313</u>	<u>Nguyen, Hoang P & Do, Thang Manh</u>	<u>03/21/18</u>
	3930 NW 58 St Coconut Creek, FL 33073 Violation Address: 3930 NW 58 St Chapter 6, Section 54 Backflow prevention regulations (non-compliance)	
<u>C18010330</u>	<u>O'Toole, Kieran & Lisa</u>	<u>01/25/18</u>
	4531 NW 52 St Coconut Creek, FL 33073 Violation Address: 4531 NW 52 St Chapter 6, Section 54 Backflow prevention regulations (non-compliance)	
<u>C18020342</u>	<u>Pascarella, Lori A</u>	<u>02/22/18</u>
	3926 NW 56 St Coconut Creek, FL 33073-4116 Violation Address: 3926 NW 56 St Chapter 6, Section 54 Backflow prevention regulations (non-compliance) Permit required	

Landscape Inspector Scott Massey

<u>C18080047</u>	<u>Victoria Isles Community Assoc</u>	<u>08/01/18</u>
	1215 E Hillsboro Blvd Deerfield Beach, FL 33441 Violation Address: NW 57 Manor Chapter 13, Section 444-b-4-b Improper tree pruning	

Officer Winston Roberts

<u>C18090015</u>	<u>Advenir Cocoplum LLC</u>	<u>09/06/18</u>
	17501 Biscayne Blvd Ste 300 Aventura, FL 33160 Violation Address: 4080 – 4182 Cocoplum Circle Chapter 20, Section 14 Water meter bypass	
<u>C18050137</u>	<u>Bernal, Marcus & Kimberly</u>	<u>05/08/18</u>
	5155 NW 74 Place Coconut Creek, FL 33073 Violation Address: 5155 NW 74 Place Chapter 6, Section 36-a-2 Non-maintenance of roof Roof shows sign of mildew	
<u>C18070332</u>	<u>Figueiredo, Ubiratan B & Wagna</u>	<u>07/31/18</u>
	6574 Pelican Avenue Coconut Creek, FL 33073-2423 Violation Address: 6574 Pelican Avenue Chapter 13, Section 38-a Failure to complete permit process for residential alteration	

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C18060359	Griner, Elena	06/20/18
	6057 NW 45 Terrace Coconut Creek, FL 33073-1996 Violation Address: 6435 Egret Terrace Chapter 6, Section 36-a-2 Non-maintenance of roof Roof shows sign of mildew	
C18070317	Kaizen USA LLC	07/30/18
	4838 NW 58 Place Coconut Creek, FL 33073 Violation Address: 4903 NW 59 Court Chapter 6, Section 36-a-2 Non-maintenance of roof Roof shows sign of mildew	
C18040029	Osborne, Susan	04/03/18
	4530 NW 61 Street Coconut Creek, FL 33073-1953 Violation Address: 4530 NW 61 Street Chapter 6, Section 36-a-2 Non-maintenance of roof Roof shows sign of mildew	

Officer Terrye Stouffer

C18080197	Epstein, Marie	08/13/18
	3005 Portofino Isle D-4 Coconut Creek, FL 33066 Violation Address: 3005 Portofino Isle D-4 Chapter 13, Section 38-a Failure to obtain a permit	
C18080184	Res Elite Development Inc.	08/13/18
	3389 Sheridan Street Hollywood, FL 33021 Violation Address: 4030 Edgewood Dr Chapter 6, Section 36-b-9 Non-maintenance of lawn and landscaping	
C18010183	Smith, James R. H/E and Rafalea	01/18/18
	5532 NW 41 st Ave Coconut Creek, FL 33073 Violation Address: 5532 NW 41 st Ave Chapter 6, Section 36-a-2 Roof non-maintenance, mildew, disrepair	
C18030063	Vancol, Pierre and Celeste	03/06/18
	5811 Coral Lake Drive 111 Margate, FL 33063 Violation Address: 3803 Woodfield Drive Chapter 13, Section 38-a Failure to complete permit process for patio Application No.: 17001299	

Urban Forester Sharon Vollmer

C18080459	Azzinaro, Patty	08/30/18
	4438 NW 64 St Coconut Creek, FL 33073 Violation Address: 4438 NW 64 St Chapter 13, Section 444-b-4-b Improper tree pruning of live oak street tree	

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Code Fine Reduction

C15090388	Fink, Sue Estate	09/15/15
Roberts	824 W. Plantation Circle, Plantation, FL 33324 Violation Address: 6270 NW 41 Way Chapter 6, Section 36-b Exterior premises condition driveway mildew	

FINE \$19,600.00

ADMIN. FEE \$25

C06090295	Luca, John and AnnaMarie	02/17/04
Hecht	6270 NW 41 Ter Coconut Creek, FL 33073 Violation Address: 6270 NW 41 Ter Chapter 13, Section 38-d-4 Building permit requirements permit fence incorrect not to plan	

FINE \$30,350.00

ADMIN. FEE \$25

C13040206	Matthies, Henry	04/08/13
Capone	4450 NW 7 Street Coconut Creek, FL 33066 Violation Address: 4450 NW 7 Street Chapter 6, Section 36-b-9 Lawn and landscaping not maintained in a healthy condition Bare areas	

FINE \$86,800.00

ADMIN. FEE \$25

C17100190	Khatami, Majid	10/31/17
Clark	2003 Granada Dr E4 Coconut Creek, FL 33066 Violation Address: 2003 Granada Dr. E4 Chapter 13, Section 38-a Failure to obtain permit: Kitchen/Bathroom Permit #18000391	

FINE \$5,550.00

ADMIN. FEE \$25

C16120123	Castaneda, Xavier	12/15/16
Capone	4401 NW 3 St Coconut Creek, FL 33066 Violation Address: 4401 NW 3 St Chapter 13, Section 38-a Permit Expired	

FINE \$25,800.00

ADMIN. FEE \$25

C04020214	Saraji, Jason	02/17/04
Sime	42 Nurmi Drive Fort Lauderdale, FL 33301 Violation Address: 3900 NW 43 St Chapter 13, Section 38-a Failure to obtain permit for renovations	

FINE \$82,300.00

ADMIN. FEE \$25

Status Conference

C18020274	Oluwote, Abraham and Cory C.	02/14/18
Stouffer	4254 NW 38 th Drive Coconut Creek, FL 33073 Violation Address: 4254 NW 38 th Drive Chapter 13, Section 38-a Failure to obtain a permit for fence	

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.**