

**DOCKET FOR SPECIAL MAGISTRATE HEARING NO. 2019-5****DATE/TIME: April 24, 2019****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 Briana Capone

<u>C19030037</u>	<u>Christiana Tr % Quintairos, Pricto, Wood & Boyer</u>	<u>03/05/19</u>
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255 S Orange Ave #900 Orlando, FL 32801

Violation Address: 5406 NW 50 Court

Chapter 13, Section 38-a

Failure to obtain permit for water heater

<u>C19010187</u>	<u>If the Horseshoe Fitz LLC</u>	<u>01/30/19</u>
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Cont. from 3/27

4201 Vinkemulder Road Coconut Creek, FL 33073

Violation Address: 4201 Vinkemulder Road

Chapter 13, Section 332-b

A1 Agricultural District –

Permitted Uses, to wit: Operating a business

For vehicle repairs and allowing assembly uses

Such as wedding parties and family reunions

On the property (13-332-b): Unapproved

*FastRite Glass & Carriage House**

<u>C18080176</u>	<u>Realty Income Corp DBA Realty Income Prop Inc</u>	<u>08/12/18</u>
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Cont. from 3/27

11995 El Camino Real San Diego, CA 92130

Violation Address: 5520 Alexandra Boulevard

Chapter 6, Section 36-b-9

Non-maintenance lawn & landscaping

<u>C18080177</u>	<u>Realty Income Corp DBA Realty Income Prop Inc</u>	<u>08/12/18</u>
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Cont. from 3/27

11995 El Camino Real San Diego, CA 92130

Violation Address: 5520 Alexandra Boulevard

Chapter 6, Section 36-b

Exterior premise conditions

1. Parking lot needs re-striping

2. Light poles discoloration

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C19030038	Realty Income Corp DBA Realty Income Prop Inc	08/12/18
	11995 El Camino Real San Diego, CA 92130	
	Violation Address: 5520 Alexandra Boulevard	
	Chapter 13, Section 444-b-4-c	
	Improper palm pruning	
	32 Sabal Palms	

Officer Janet Clark

C18050093	KPC RE LLC c/o Schwartz Kales Accountancy	05/07/18
Cont. from 3/27	6310 San Vicente Boulevard #250 Los Angeles, CA 90048	
	Violation Address: 4601 NW 30 Street	
	Chapter 6, Section 36-b-4	
	Improper exterior maintenance	
	Natural growth	

C18050095	KPC RE LLC c/o Schwartz Kales Accountancy	05/07/18
Cont. from 3/27	6310 San Vicente Boulevard #250 Los Angeles, CA 90048	
	Violation Address: 4601 NW 30 Street	
	Chapter 6, Section 36-b-9	
	Non-maintenance of landscaping	

C18080139	Tello, Derman R. Ruiz & De Ruiz, Nelly G. Quintero	08/08/18
	3630 NW 20 Street Coconut Creek, FL 33066	
	Violation Address: 3630 NW 20 Street	
	Chapter 13, Section 38-a	
	Failure to obtain permit: Work completed	
	(French door to exterior)	

Officer Luis Montano-Garcia

C19040038	Aruba Village Condo Assn Inc.	04/10/19
	1310 Avenue of the Stars Coconut Creek, FL 33066	
	Violation Address: 3300 Aruba Way	
	Chapter 13, Section 448-c-1	
	Tree removal without a permit	

C19030088	Gajus, Paul & Anita	03/15/19
	560 NW 42 Avenue Coconut Creek, FL 33066	
	Violation Address: 560 NW 42 Avenue	
	Chapter 13, Section 444-b-4-a	
	Prohibition of tree abuse	

C19030118	Rocky Creek Ventures, LLC	03/20/19
	318 S Powerline Road Deerfield Beach, FL 33442	
	Violation Address: 376 Sunshine Drive 1-6	
	Chapter 13, Section 38-a	
	Failure to obtain permit	
	Water heater exchange	

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Officer Jan Moppert

C19020095	De Mendonca, Luciana Izabel	02/25/19
Cont. from 3/27	6332 NW 40 Avenue Coconut Creek, FL 33073 Violation Address: 6332 NW 40 Avenue Chapter 13, Section 444-b-4-b Improper pruning Live Oak street tree	
C19020052	NHC-FL 204 LLC	02/09/19
Cont. from 3/27	27777 Franklin Road #200 Southfield, MI 48034 Violation Address: NW 37 Avenue Chapter 13, Section 444-b-4-b Improper tree pruning	
C19030034	Rosario, Johnny & Marie Jona	03/05/19
	6050 NW 44 Lane Coconut Creek, FL 33073 Violation Address: 6050 NW 44 Lane Chapter 13, Section 443-2 Minimum landscape requirements not met	
C19030035	Rosario, Johnny & Marie Jona	03/05/19
	6050 NW 44 Lane Coconut Creek, FL 33073 Violation Address: 6050 NW 44 Lane Chapter 6, Section 36-b Exterior premises condition Driveway & walkway	
C19030045	Rosario, Johnny & Marie Jona	03/05/19
	6050 NW 44 Lane Coconut Creek, FL 33073 Violation Address: 6050 NW 44 Lane Chapter 6, Section 16 Unsafe structure: Minimum housing code for Broward County	
C19030154	Rosario, Johnny & Marie Jona	03/30/19
	6050 NW 44 Lane Coconut Creek, FL 33073 Violation Address: 6050 NW 44 Lane Chapter 13, Section 443-13 Minimum landscape requirements not met Street trees	

Code Fine Reduction

C18070324	Bank of America NA	07/30/18
Capone	1661 Worthington Road #100 West Palm Beach, FL 33409 Violation Address: 5002 Pebblebrook Terrace Chapter 6, Section 36-b-7 Sources of infestation – stagnant pool	

FINE \$50.00

ADMIN. FEE \$25

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C18070325	Bank of America NA	07/30/18
Capone	1661 Worthington Road #100 West Palm Beach, FL 33409	
	Violation Address: 5002 Pebblebrook Terrace	
	Chapter 6, Section 36-b-9	
	Non-maintenance of lawn and/or landscaping	

FINE \$5,150.00

ADMIN. FEE \$25

C18070326	Bank of America NA	07/30/18
Capone	1661 Worthington Road #100 West Palm Beach, FL 33409	
	Violation Address: 5002 Pebblebrook Terrace	
	Chapter 13, Section 443-2	
	Minimum landscape requirements not met – trees/shrubs	

FINE \$6,450.00

ADMIN. FEE \$25

C10030421	Salgado, Claudia (Bank of America NA)	03/23/10
Capone	5002 Pebblebrook Terrace Coconut Creek, FL 33073	
	Violation Address: 5002 Pebblebrook Terrace	
	Chapter 13, Section 443-11-a	
	Mechanical equipment – screening required	

FINE \$15,350.00

ADMIN. FEE \$25

C10030422	Salgado, Claudia (Bank of America NA)	03/23/10
Capone	5002 Pebblebrook Terrace Coconut Creek, FL 33073	
	Violation Address: 5002 Pebblebrook Terrace	
	Chapter 13, Section 443-13	
	Minimum landscape requirements not met – street trees	

FINE \$28,700.00

ADMIN. FEE \$25

C17090053	Khanjian, Maral (Wellsfargo Bank NA Trstee %SHD Legal Group)	09/09/17
Clark	4815 NW 14 Street Coconut Creek, FL 33063	
	Violation Address: 4815 NW 14 Street	
	Chapter 13, Section 371-8-b	
	Pool – unsecured enclosure (fence required with self-latching gates)	

FINE \$14,250.00

ADMIN. FEE \$25

C17120059	Khanjian, Maral (Wellsfargo Bank NA Trstee %SHD Legal Group)	12/12/17
Clark	4815 NW 14 Street Coconut Creek, FL 33063	
	Violation Address: 4815 NW 14 Street	
	Chapter 6, Section 36-b-7	
	Sources of infestation- pool and spa inoperable, water stagnant	
	Repeat Violator	

FINE \$17,400.00

ADMIN. FEE \$25

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C17120060 Khanjian, Maral (Wellsfargo Bank NA Trstee %SHD Legal Group) 12/12/17
Clark 4815 NW 14 Street Coconut Creek, FL 33063
Violation Address: 4815 NW 14 Street
Chapter 6, Section 36-a-3
Window screens- in disrepair and/or missing

FINE \$10,400.00

ADMIN. FEE \$25

C17120061 Khanjian, Maral (Wellsfargo Bank NA Trstee %SHD Legal Group) 12/12/17
Clark 4815 NW 14 Street Coconut Creek, FL 33063
Violation Address: 4815 NW 14 Street
Chapter 6, Section 36-b
Exterior premises: exposed electrical wires

FINE \$10,400.00

ADMIN. FEE \$25

C17120062 Khanjian, Maral (Wellsfargo Bank NA Trstee %SHD Legal Group) 12/12/17
Clark 4815 NW 14 Street Coconut Creek, FL 33063
Violation Address: 4815 NW 14 Street
Chapter 6, Section 36-b-9
Non-maintenance of lawn and landscape

FINE \$10,400.00

ADMIN. FEE \$25

C17120063 Khanjian, Maral (Wellsfargo Bank NA Trstee %SHD Legal Group) 12/12/17
Clark 4815 NW 14 Street Coconut Creek, FL 33063
Violation Address: 4815 NW 14 Street
Chapter 6, Section 36-b-3
Refuse brush (weeds) throughout pavers
(Driveway, walkway, pool deck)

FINE \$10,400.00

ADMIN. FEE \$25

C17120064 Khanjian, Maral (Wellsfargo Bank NA Trstee %SHD Legal Group) 12/12/17
Clark 4815 NW 14 Street Coconut Creek, FL 33063
Violation Address: 4815 NW 14 Street
Chapter 6, Section 36-a-2
Roof non-maintenance:
Signs of disrepair and discoloration

FINE \$9,000.00

ADMIN. FEE \$25

C18070042 Wellsfargo Bank NA Trstee %SHD Legal Group 07/03/18
Clark 499 NW 70 Avenue Fort Lauderdale, FL 33317
Violation Address: 4815 NW 14 Street
Chapter 6, Section 39-i-1
Registration of Abandoned Real Property
Not completed/paid

FINE \$50.00

ADMIN. FEE \$25

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C18080140	Wellsfargo Bank NA Trstee %SHD Legal Group	08/08/18
Clark	499 NW 70 Avenue Fort Lauderdale, FL 33317	
	Violation Address: 4815 NW 14 Street	
	Chapter 13, Section 371-8-b	
	Swimming pools and spas – Enclosure Requirements	
	Public Safety Violation	

As of 04/09/19 ACCRUING FINE \$9,700.00

ADMIN. FEE \$25

C18080141	Wellsfargo Bank NA Trstee %SHD Legal Group	08/08/18
Clark	499 NW 70 Avenue Fort Lauderdale, FL 33317	
	Violation Address: 4815 NW 14 Street	
	Chapter 6, Section 36-b-7	
	Sources of infestation- pool and spa inoperable, water stagnant	
	Public Safety Violation	

FINE \$7,550.00

ADMIN. FEE \$25

C18080142	Wellsfargo Bank NA Trstee %SHD Legal Group	08/08/18
Clark	499 NW 70 Avenue Fort Lauderdale, FL 33317	
	Violation Address: 4815 NW 14 Street	
	Chapter 6, Section 36-a-3	
	Screens missing and/or in disrepair	

FINE \$6,250.00

ADMIN. FEE \$25

C18080143	Wellsfargo Bank NA Trstee %SHD Legal Group	08/08/18
Clark	499 NW 70 Avenue Fort Lauderdale, FL 33317	
	Violation Address: 4815 NW 14 Street	
	Chapter 6, Section 36-b	
	Exterior premises: exposed electrical wires	

FINE \$7,550.00

ADMIN. FEE \$25

C18080144	Wellsfargo Bank NA Trstee %SHD Legal Group	08/08/18
Clark	499 NW 70 Avenue Fort Lauderdale, FL 33317	
	Violation Address: 4815 NW 14 Street	
	Chapter 6, Section 36-b-9	
	Non-maintenance of lawn and landscape	

FINE \$7,550.00

ADMIN. FEE \$25

C18080145	Wellsfargo Bank NA Trstee %SHD Legal Group	08/08/18
Clark	499 NW 70 Avenue Fort Lauderdale, FL 33317	
	Violation Address: 4815 NW 14 Street	
	Refuse brush (weeds) throughout pavers	
	(Driveway, walkway, pool deck)	

FINE \$7,550.00

ADMIN. FEE \$25

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C18080146	Wellsfargo Bank NA Trstee %SHD Legal Group	08/08/18
Clark	499 NW 70 Avenue Fort Lauderdale, FL 33317	
	Violation Address: 4815 NW 14 Street	
	Chapter 6, Section 36-a-2	
	Roof non-maintenance:	
	Signs of disrepair and discoloration	

FINE \$7,550.00

ADMIN. FEE \$25

C17070010	Morales, Stacey (US Bank NA Trstee)	07/05/17
Moppert	5720 Premier Ark Drive West Palm Beach, FL 33407	
	Violation Address: 4064 NW 62 Court	
	Chapter 6, Section 36-a-2	
	Non-maintenance of roof signs of mildew	

FINE \$23,700.00

ADMIN. FEE \$25

5. Acceptance of Minutes: Hearing No. 2019-4 for March 27, 2019.

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.**