

**AMENDED DOCKET FOR SPECIAL MAGISTRATE HEARING NO. 2019-11****DATE/TIME:** October 23, 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

C19060128	Baez, Oscar & Esmeralda 5307 NW 55 Street Coconut Creek, FL 33073 Violation Address: 5307 NW 55 Street Chapter 6, Section 36-a-2 Non-maintenance of roof	06/19/19
C19040067	Frany Realty Co LLC 101 W. 55 Street New York, NY 10019 Violation Address: 4525 Wiles Road Chapter 13, Section 241-i Sidewalks: failure to clean adjacent areas	04/16/19
C19040068	Frany Realty Co LLC 101 W. 55 Street New York, NY 10019 Violation Address: 4525 Wiles Road Chapter 6, Section 36-a-2 Non-maintenance of roof	04/16/19
C19040071	Frany Realty Co LLC 101 W. 55 Street New York, NY 10019 Violation Address: 4525 Wiles Road Chapter 13, Section 444-b Landscaping: maintenance standards: restore to original site plan	04/16/19
C19040072	Frany Realty Co LLC 101 W. 55 Street New York, NY 10019 Violation Address: 4525 Wiles Road Chapter 6, Section 36-b-4 Natural growth deterioration: Dead Royal Palm: permit required	04/16/19

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C19090064	Frany Realty Co LLC 101 W. 55 Street New York, NY 10019 Violation Address: 4525 Wiles Road Chapter 13, Section 38-a Failure to obtain permit: Interior renovations & restrooms	09/24/19
C19060135	Karon, Joseph & Claudia 5424 NW 52 Avenue Coconut Creek, FL 33073 Violation Address: 5424 NW 52 Avenue Chapter 6, Section 36-a-2 Non-maintenance of roof	06/19/19
C19080149	Karon, Joseph & Claudia 5424 NW 52 Avenue Coconut Creek, FL 33073 Violation Address: 5424 NW 52 Avenue Chapter 19, Section 37-4 Vehicle tag expired & inoperable vehicle (flat tire) silver Volvo	08/15/19
C19060116	Rogers, Tammy J & Antonio 5531 NW 52 Circle Coconut Creek, FL 33073 Violation Address: 5531 NW 52 Circle Chapter 6, Section 36-a-2 Non-maintenance of roof	06/19/19

Officer Janet Clark

C19050104 Cont. from 9/25	Barone, Joyce & William – Etal 2191 NW 40 Avenue Coconut Creek, FL 33066 Violation Address: 2191 NW 40 Avenue Chapter 13, Section 38-a Failure to obtain permit fence – installation complete	05/14/19
C19060061	Chambers, Tammoye S 2349 NW 34 Terrace Coconut Creek, FL 33066 Violation Address: 2349 NW 34 Terrace Chapter 6, Section 36-a-2 Non-maintenance of roof (tarp present)	06/10/19
C19060062	Chambers, Tammoye S 2349 NW 34 Terrace Coconut Creek, FL 33066 Violation Address: 2349 NW 34 Terrace Chapter 6, Section 36-b-9 Non-maintenance of lawn and/or landscaping	06/10/19
C19070099	Chambers, Tammoye S 2349 NW 34 Terrace Coconut Creek, FL 33066 Violation Address: 2349 NW 34 Terrace Chapter 13, Section 38-a Failure to obtain permit: pergola and patio	07/16/19
C19060063	Hamilton, Claudette 2355 NW 34 Terrace Coconut Creek, FL 33066 Violation Address: 2355 NW 34 Terrace Chapter 6, Section 36-a-2 Non-maintenance of roof (tarp present)	06/10/19

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C19080089	Johns Family Property LLLP	08/08/19
Cont. from 9/25	4850 SW 51 Terrace Ocala, FL 34474 Violation Address: Lyons Road -33073 Chapter 12, Section 33-3 Trash- unauthorized accumulation (Bulk trash in view from roadway)	
C19080090	Johns Family Property LLLP	08/08/19
Cont. from 9/25	4850 SW 51 Terrace Ocala, FL 34474 Violation Address: Lyons Road -33073 Chapter 13, Section 241-i Sidewalks- failure to clean and clear obstructions *Repeat Violator*	
C19080091	Johns Family Property LLLP	08/08/19
Cont. from 9/25	4850 SW 51 Terrace Ocala, FL 34474 Violation Address: Lyons Road -33073 Chapter 13, Section 241-i Sidewalks- failure to clean and clear obstructions *Repeat Violator*	
C19050092	Miller, Barry & Marla	05/13/19
Cont. from 9/25	1961 NW 38 Terrace Coconut Creek, FL 33066 Violation Address: 1961 NW 38 Terrace Chapter 13, Section 38-a Failure to obtain permit: interior renovations (work completed)	
C19060024	Thomas, Ileen	06/04/19
	2343 NW 34 Terrace Coconut Creek, FL 33066 Violation Address: 2343 NW 34 Terrace Chapter 6, Section 36-a-2 Non-maintenance of roof (tarp present)	

Officer Luis Montano-Garcia

C19070060	2018-3 IH Borrower LP Invitation Homes Tax Dept	07/10/19
	1717 Main Street #2000 Dallas, TX 75201 Violation Address: 3921 NW 4 Court Chapter 6, Section 36-b-9 Non-maintenance: Lawn and/or landscaping	
C19040021	Adept Real Estate of FL LLC	04/04/19
	4806 NW 14 Street Coconut Creek, FL 33063 Violation Address: 4490 NW 8 Street Chapter 6, Section 36-b-1 Fence in disrepair: non-maintenance	
C19060074	Adept Real Estate of FL LLC	06/12/19
	4806 NW 14 Street Coconut Creek, FL 33063 Violation Address: 4490 NW 8 Street Chapter 13, Section 38-a Failure to obtain permit: interior renovations	
C19080097	Bent, Maureen M A	08/08/19
	3404 Bimini Lane #N4 Coconut Creek, FL 33066 Violation Address: 3404 Bimini Lane #N4 Chapter 13, Section 38-a Failure to obtain permit: interior renovations	

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C19080198	Contento, Bryce & Price, Irene 1060 NW 45 Avenue Coconut Creek, FL 33066 Violation Address: 1060 NW 45 Avenue Chapter 13, Section 38-a Failure to obtain permit: wooden gates for fence	08/20/19
C19080285	Gollobit, Gerald & Fitzpatrick, Daphne 498 NE 9 Street Boca Raton, FL 33432 Violation Address: 4141 NW 8 Street Chapter 6, Section 36-b-7 Sources of infestation – stagnant pool	08/28/19
C19090051	Martel, Jacques & Post, Andrew T 4161 NW 9 Court Coconut Creek, FL 33066 Violation Address: 4161 NW 9 Court Chapter 13, Section 444-b-4-b Improper tree pruning	09/18/19
C19070081	Pavlo, Anthony & Lydia 281 NW 42 Avenue Coconut Creek, FL 33066 Violation Address: 281 NW 42 Avenue Chapter 19, Section 37-2-b Parking: Recreational vehicle - boat	07/15/19

Officer Jan Moppert

C18120191	Isaac, Segourney K 4775 Grand Cypress Circle N Coconut Creek, FL 33073 Violation Address: 4775 Grand Cypress Circle N Chapter 13, Section 38-a Failure to obtain permit: Garage enclosure	12/13/18
C19100055	Louisdor, James & Shelley-Ann 6407 NW 58 Street Tamarac, FL 33321 Violation Address: 6373 NW 36 Avenue Chapter 13, Section 444-b-4-c Improper palm pruning: 3 Sabal Palms	10/09/19
C19100056	Louisdor, James & Shelley-Ann 6407 NW 58 Street Tamarac, FL 33321 Violation Address: 6373 NW 36 Avenue Chapter 13, Section 444-b-4-b Improper tree pruning: 1 Live Oak	10/09/19
C19100078	Teachers Insurance & Annuity 730 Third Avenue New York, NY 10017 Violation Address: 6112-6252 N. State Road 7 Chapter 13, Section 444-b-4-c Improper palm pruning	10/10/19

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Officer Craig Vanek

C19070218	FC Land Investment A LLC	07/30/19
Cont. from 9/25	1 N Clematis Street Ste 200 West Palm Beach, FL 33401 Violation Address: 4901 W. Sample Road Chapter 20, Section 35 Waste and wastewater regulations: Lift station maintenance	
C19070037	Gupta, Rajesh & Anupam	07/03/19
	4265 Banyan Trails Drive Coconut Creek, FL 33073 Violation Address: 4265 Banyan Trails Drive Chapter 13, Section 38-a Failure to obtain permit: patio roof	
C19050157	IH# Property Florida LP	05/22/19
	1717 Main Street #2000 Dallas, TX 75201 Violation Address: 4094 NW 59 Street Chapter 6, Section 36-b-9 Non-maintenance of lawn and/or landscaping	
C19080209	Letterese, James & Lisbet	08/21/19
	4102 Oxbow Drive Coconut Creek, FL 33073 Violation Address: 4102 Oxbow Drive Chapter 13, Section 38-a Failure to complete permit process	
C19090069	Lucas, Roberta	09/26/19
	6558 Newport Lake Drive Boca Raton, FL 33496 Violation Address: 5672 NW 41 Avenue Chapter 20, Section 14 Water meter bypass	
C19070104	Tedesco, Jeanne	07/17/19
Cont. from 9/25	4230 Banyan Trails Drive Coconut Creek, FL 33073 Violation Address: 4230 Banyan Trails Drive Chapter 5, Section 8 Wild Animals: keeping/holding/feeding (Waterfowl)	

Status Conference

C19080252	71 Retail LLC	08/26/19
Capone	12000 Biscayne Blvd #201 North Miami, FL 33181 Violation Address: 7500 N. State Road 7 Chapter 13, Section 38-a Failure to complete permit process Failure to obtain permit: Mechanical Equip (on hold)	
C19020001	Bank of America %Celinek	02/01/19
Montano-Garcia	3900 Capital City Boulevard Lansing, MI 48906 Violation Address: 4401 NW 8 Street Chapter 13, Section 38-a Failure to obtain permit (fence replacement)	

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C19020003	Bank of America %Celink	02/01/19
Montano-Garcia	3900 Capital City Boulevard Lansing, MI 48906 Violation Address: 4401 NW 8 Street Chapter 13, Section 371-8-b Swimming pool –Enclosure requirements	
C19080125	JLF Sternthal Investments LLC	08/13/19
Montano-Garcia	8310 NW 185 Street Hialeah, FL 33015 Violation Address: 4260 NW 12 Street Chapter 13, Section 38-a Failure to obtain permit interior renovations	
C19080130	JLF Sternthal Investments LLC	08/13/19
Montano-Garcia	8310 NW 185 Street Hialeah, FL 33015 Violation Address: 4260 NW 12 Street Chapter 13, Section 38-a Failure to obtain permit fence installation	
*C06110302	Martens, Barbara	11/30/06
Clark	14530 Tabago Bay Drive Winter Garden, FL 34787 Violation Address: 4480 NW 3 Street Chapter 13, Section 38-a Failure to complete permit process for interior renovations	
*C07040141	Martens, Barbara	11/30/06
Clark	14530 Tabago Bay Drive Winter Garden, FL 34787 Violation Address: 4480 NW 3 Street Chapter 13, Section 443-11-a Mechanical equipment – screening required	
*C07050213	Martens, Barbara	05/15/07
Clark	14530 Tabago Bay Drive Winter Garden, FL 34787 Violation Address: 4480 NW 3 Street Chapter 13, Section 38-a Failure to obtain permit for a/c replacement	
*C09060495	Martens, Barbara	06/29/09
Clark	14530 Tabago Bay Drive Winter Garden, FL 34787 Violation Address: 4480 NW 3 Street Chapter 13, Section 371-8-b Swimming pools and spas- enclosure requirements	
*C09060496	Martens, Barbara	06/29/09
Clark	14530 Tabago Bay Drive Winter Garden, FL 34787 Violation Address: 4480 NW 3 Street Chapter 14, Section 42-c & d Sources of infestation: pool	
*C09060497	Martens, Barbara	06/29/09
Clark	14530 Tabago Bay Drive Winter Garden, FL 34787 Violation Address: 4480 NW 3 Street Chapter 6, Section 36-b Exterior premises condition: back patio with weeds	

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*C12120462	Martens, Barbara	12/18/12
Clark	14530 Tabago Bay Drive Winter Garden, FL 34787 Violation Address: 4480 NW 3 Street Chapter 14, Section 42- c & d Sources of infestation: pool	

*C15050120	Martens, Barbara	05/05/15
Clark	14530 Tabago Bay Drive Winter Garden, FL 34787 Violation Address: 4480 NW 3 Street Chapter 6, Section 36-b-7 Sources of infestation: pool	

Code Fine Reduction

C19060123	Bacchus, Lilian	06/19/19
Montano-Garcia	2703 Nassau Bend B1 Coconut Creek, FL 33066 Violation Address: 2703 Nassau Bend B1 Chapter 13, Section 38-a Failure to obtain permit: interior renovations	

FINE \$550.00

ADMIN. FEE \$25

C17100143	Bank of New York Mellon	10/24/17
Moppert	8742 Lucent Boulevard #300 Highlands Ranch, CO 80129 Violation Address: 6050 NW 44 Lane Chapter 6, Section 36-a-2 Non-maintenance of roof	

FINE \$28,150.00

ADMIN. FEE \$25

C17100144	Bank of New York Mellon	10/24/17
Moppert	8742 Lucent Boulevard #300 Highlands Ranch, CO 80129 Violation Address: 6050 NW 44 Lane Chapter 19, Section 37-4 Vehicle- inoperable condition expired tag in driveway	

FINE \$6,600.00

ADMIN. FEE \$25

C14100506	Barba, Michael & Vicki (Federal National Mortgage Assn)	10/25/14
Capone	1 E Broward Blvd #1400 Fort Lauderdale, FL 33301 Violation Address: 5524 NW 41 Terrace Chapter 19, Section 37-2 Parking: commercial (box truck)	

FINE \$100.00

ADMIN. FEE \$25

C15060243	Barba, Michael & Vicki (Federal National Mortgage Assn)	06/12/15
Capone	1 E Broward Blvd #1400 Fort Lauderdale, FL 33301 Violation Address: 5524 NW 41 Terrace Chapter 19, Section 37-2 Parking: commercial / recreational / trailer	

FINE \$200.00

ADMIN. FEE \$25

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C15080037	Barba, Michael & Vicki (Federal National Mortgage Assn)	08/03/15
Capone	1 E Broward Blvd #1400 Fort Lauderdale, FL 33301	
	Violation Address: 5524 NW 41 Terrace	
	Chapter 19, Section 37-2	
	Parking: commercial - white box truck	

FINE \$250.00

ADMIN. FEE \$25

C15080457	Barba, Michael & Vicki (Federal National Mortgage Assn)	08/31/15
Capone	1 E Broward Blvd #1400 Fort Lauderdale, FL 33301	
	Violation Address: 5524 NW 41 Terrace	
	Chapter 19, Section 37-2	
	Parking: commercial (box truck)	

FINE \$250.00

ADMIN. FEE \$25

C15100113	Barba, Michael & Vicki (Federal National Mortgage Assn)	10/05/15
Capone	1 E Broward Blvd #1400 Fort Lauderdale, FL 33301	
	Violation Address: 5524 NW 41 Terrace	
	Chapter 6, Section 36-b-7	
	Sources of infestation: pool	

FINE \$1,200.00

ADMIN. FEE \$25

C16010193	Barba, Michael & Vicki (Federal National Mortgage Assn)	01/12/16
Capone	1 E Broward Blvd #1400 Fort Lauderdale, FL 33301	
	Violation Address: 5524 NW 41 Terrace	
	Chapter 6, Section 36-b-9	
	Non-maintenance of lawn and/or landscaping	

FINE \$2,100.00

ADMIN. FEE \$25

C17040392	Barba, Michael & Vicki (Federal National Mortgage Assn)	04/24/17
Capone	1 E Broward Blvd #1400 Fort Lauderdale, FL 33301	
	Violation Address: 5524 NW 41 Terrace	
	Chapter 6, Section 36-b-7	
	Sources of infestation: Pool not maintained	

FINE \$29,900.00

ADMIN. FEE \$25

C17060089	Barba, Michael & Vicki (Federal National Mortgage Assn)	06/08/17
Capone	1 E Broward Blvd #1400 Fort Lauderdale, FL 33301	
	Violation Address: 5524 NW 41 Terrace	
	Chapter 19, Section 37-2	
	Parking: Commercial	

FINE \$75.00

ADMIN. FEE \$25

C18010416	Barba, Michael & Vicki (Federal National Mortgage Assn)	01/31/18
Capone	1 E Broward Blvd #1400 Fort Lauderdale, FL 33301	
	Violation Address: 5524 NW 41 Terrace	
	Chapter 6, Section 36-a-2	
	Non-maintenance of roof	

FINE \$13,650.00

ADMIN. FEE \$25

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C18010418	Barba, Michael & Vicki (Federal National Mortgage Assn)	01/31/18
Capone	1 E Broward Blvd #1400 Fort Lauderdale, FL 33301	
	Violation Address: 5524 NW 41 Terrace	
	Chapter 6, Section 36-b	
	Exterior premises condition: Driveway has stains	

FINE \$13,650.00

ADMIN. FEE \$25

C18040330	Barba, Michael & Vicki (Federal National Mortgage Assn)	04/19/18
Capone	1 E Broward Blvd #1400 Fort Lauderdale, FL 33301	
	Violation Address: 5524 NW 41 Terrace	
	Chapter 19, Section 37-4	
	Vehicle tag- no tag black truck	

FINE \$13,800.00

ADMIN. FEE \$25

C18110050	Federal National Mortgage Assn %SHD Legal Group PA	11/14/18
Capone	1 E Broward Blvd #1400 Fort Lauderdale, FL 33301	
	Violation Address: 5524 NW 41 Terrace	
	Chapter 6, Section 36-b-7	
	Sources of infestation: Stagnant pool	

FINE \$3,650.00

ADMIN. FEE \$25

C18110051	Federal National Mortgage Assn %SHD Legal Group PA	11/14/18
Capone	1 E Broward Blvd #1400 Fort Lauderdale, FL 33301	
	Violation Address: 5524 NW 41 Terrace	
	Chapter 6, Section 36-b	
	Exterior Premises Condition: 1. Driveway discoloration 2. Mailbox disrepair	

FINE \$5,400.00

ADMIN. FEE \$25

C18110052	Federal National Mortgage Assn %SHD Legal Group PA	11/14/18
Capone	1 E Broward Blvd #1400 Fort Lauderdale, FL 33301	
	Violation Address: 5524 NW 41 Terrace	
	Chapter 6, Section 36-b-9	
	Non-maintenance of lawn and/or landscaping	

FINE \$5,400.00

ADMIN. FEE \$25

C18110053	Federal National Mortgage Assn %SHD Legal Group PA	11/14/18
Capone	1 E Broward Blvd #1400 Fort Lauderdale, FL 33301	
	Violation Address: 5524 NW 41 Terrace	
	Chapter 6, Section 36-a-2	
	Non-maintenance of roof	

FINE \$2,250.00

ADMIN. FEE \$25

C18110054	Federal National Mortgage Assn %SHD Legal Group PA	11/14/18
Capone	1 E Broward Blvd #1400 Fort Lauderdale, FL 33301	
	Violation Address: 5524 NW 41 Terrace	
	Chapter 13, Section 444-b-3	
	Height maintenance for hedges	

FINE \$5,400.00

ADMIN. FEE \$25

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C18110037	Prior, Cassie Lynn & Finkelstein, Matthew	11/11/18
Capone	4291 NW 53 Court, Coconut Creek, FL 33073 Violation Address: 4291 NW 53 Court Chapter 19, Section 37-2 Parking: utility trailer in driveway	

FINE \$75.00

ADMIN. FEE \$25

C18110047	Prior, Cassie Lynn & Finkelstein, Matthew	11/14/18
Capone	4291 NW 53 Court, Coconut Creek, FL 33073 Violation Address: 4291 NW 53 Court Chapter 18, Section 29 Business tax receipt- required	

FINE \$4,750.00

ADMIN. FEE \$25

C19020014	Prior, Cassie Lynn & Finkelstein, Matthew	01/19/19
Capone	4291 NW 53 Court, Coconut Creek, FL 33073 Violation Address: 4291 NW 53 Court Chapter 19, Section 37-2 Parking: utility trailer in driveway	

FINE \$225.00

ADMIN. FEE \$25

C18120043	United Properties of S. FL, LLC	12/04/18
Clark	1891 SW 29 Avenue Fort Lauderdale, FL 33312 Violation Address: 2811 Lyons Road Chapter 13, Section 38-a Failure to obtain permit: interior renovations, exterior poured concrete	

FINE \$1,450.00

ADMIN. FEE \$25

5. Acceptance of Minutes: Hearing No. 2019-10 for September 25, 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 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.**

* Asterisk signifies that these cases were added to the docket per the request of the parties after original publication.