

**AMENDED DOCKET FOR SPECIAL MAGISTRATE HEARING NO. 2021-04****DATE/TIME:** April 28, 2021**2:30 p.m.****LOCATION:** Coconut Creek Government Center
4800 West Copans Road
Coconut Creek, Florida 33063

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

C21040001	Coconut Fields LLC 521 NE Spanish Trail Boca Raton, FL 33432 Violation Address: 6806 N. State Road 7 Chapter 13, Section 444-b-4-b Improper pruning of 19 trees: Live Oak and Royal Poinciana	04/01/21
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C21020133	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 1. Gas pumps 2. Monument Sign	02/16/21
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C21020135	Keane Realty Holding LLC 6850 Lyons Technology Cir Coconut Creek, FL 33073 Violation Address: 6850 Lyons Tec Cir Chapter 13, Section 444-b-4-b Improper tree pruning 14 Crape Myrtles 5 Gumbo Limbos	02/16/21
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C21020140	Lyons 7600 LLC 12740 Yardley Drive Boca Raton, FL 33428 Violation Address: 7650 Lyons Road Chapter 19, Section 37-2 Parking: commercial recreational/trailers not permitted	02/16/21
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C21020141	Lyons 7600 LLC 12740 Yardley Drive Boca Raton, FL 33428 Violation Address: 7650 Lyons Road Chapter 13, Section 241-i Sidewalk discoloration & vegetation	02/16/21
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C21030019	Lyons 7600 LLC 12740 Yardley Drive Boca Raton, FL 33428 Violation Address: 7650 Lyons Road Chapter 6, Section 36-b Exterior premise condition: outside storage not permitted	03/03/21
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C21030113	Lyons Corporate Park LLLP 6601 Lyons Road #C1 Coconut Creek, FL 33073 Violation Address: 6601 Lyons Road #D8 Chapter 13, Section 38-a Failure to complete permit process commercial alterations *Stop work order issued 3/16/21*	03/16/21
C21030114	Lyons Corporate Park LLLP 6601 Lyons Road #C1 Coconut Creek, FL 33073 Violation Address: 6601 Lyons Road #D8 Chapter 6, Section 16 Unsafe structure *minimum housing code for Broward County Commercial Alterations	03/16/21
C21040055	Rudolf Winston Sr Est %Jolonda Rudolf 18115 NW 42 Court Miami, FL 33055 Violation Address: 4920 NW 48 Avenue Chapter 20, Section 12 Water meter bypass	04/08/21
C21020022	Tulloch, Dionne R 5101 NW 47 Avenue Coconut Creek, FL 33073 Violation Address: 5101 NW 47 Avenue Chapter 18, Section 29 Business tax receipt renewal required Golden Retreat Inc.	02/02/21
C21040069	Tulloch, Dionne R 5101 NW 47 Avenue Coconut Creek, FL 33073 Violation Address: 5101 NW 47 Avenue Chapter 9, Section 2 Fire prevention & protection: failed inspections	04/13/21
C21040063	Vuscan, Rojeir & Katya 9582 Lancaster Place Boca Raton, FL 33434 Violation Address: 4755 NW 76 Street Chapter 9, Section 2 Fire prevention & protection Sec. F-124 uniform generator code	04/13/21
C21040064	Vuscan, Rojeir & Katya 9582 Lancaster Place Boca Raton, FL 33434 Violation Address: 4755 NW 76 Street Chapter 13, Section 38-a Failure to obtain permit 1. Generator 2. Transfer switch on house panel	04/13/21
C21040065	Whyte, Cynthia 5317 NW 125 Avenue Coral Springs, FL 33076 Violation Address: 5030 NW 44 Avenue Chapter 9, Section 2 Fire prevention & protection Sec. F-124 uniform generator code	04/13/21

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C21040066	Whyte, Cynthia	04/13/21
5317 NW 125 Avenue Coral Springs, FL 33076		
Violation Address: 5030 NW 44 Avenue		
Chapter 13, Section 38-a		
Failure to obtain permit 1. Generator		

Officer Janet Clark

C21020211	Dematteo Management, Inc. %CVS Health#5215-01 Store Acting 02/24/21	
1 CVS Drive MC 2320 Woonsocket, RI 02895		
Violation Address: 4500 N State Road 7		
Chapter 6, Section 36-b		
Exterior premises condition: parking lot lighting disrepair		
(Safety hazard) *remove & replace with a permit*		

C21030092	Dematteo Management, Inc. %CVS Health#5215-01 Store Acting 03/11/21	
1 CVS Drive MC 2320 Woonsocket, RI 02895		
Violation Address: 4500 N State Road 7		
Chapter 13, Section 241-i		
Sidewalks: failure to clean/clear		
Adjacent areas of sidewalks, curbs, gutters (Wiles Road)		

C21030093	Dematteo Management, Inc. %CVS Health#5215-01 Store Acting 03/11/21	
1 CVS Drive MC 2320 Woonsocket, RI 02895		
Violation Address: 4500 N State Road 7		
Chapter 13, Section 444-b		
Landscaping – maintenance standards:		
Restore landscape to original site plan		

C20110055	Pompano Imports Inc.	11/17/20
700 N. Federal Hwy Pompano Beach, FL 33062		
Violation Address: 4401 W. Sample Road		
Chapter 13, Section 38-a		
Failure to obtain permit: damage to structure from vehicle accident		

Officer Terra Johnson

C21040092	CGL Banyan Bay LP – Renter: Lewis, Valencia J	04/14/21
P.O. Box 56607 Atlanta, GA 30343		
Violation Address: 4501 W. Atlantic Boulevard #1510		
Chapter 5, Section 6-c		
Animal bite to human		

C21040035	Polanco Vargas, Benjamin & Payano Quezada, Ashmy	04/03/21
4281 NW 53 Court Coconut Creek, FL 33073		
Violation Address: 4281 NW 53 Court		
Chapter 5, Section 6-c		
Animal bite to human		

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Officer Luis Montano-Garcia

C21030106	Garcia, Emmanuel	03/15/21
	1210 Bahama Bend #D1 Coconut Creek, FL 33066 Violation Address: 1210 Bahama Bend #D1 Chapter 13, Section 38-a Failure to obtain permit for door replacement	
C21020189	Johnson, Yvonne	02/22/21
Cont. from 3/24	4471 Coconut Creek Boulevard Coconut Creek, FL 33066 Violation Address: 4471 Coconut Creek Boulevard Chapter 13, Section 444-b-4-b Improper tree pruning: 1 Hong Kong Orchid & 1 Live Oak	
C20080140	Numa, Roody	08/17/20
Cont. from 3/24	514 NW 47 Avenue Coconut Creek, FL 33063 Violation Address: 514 NW 47 Avenue Chapter 13, Section 444-b-4-b Improper tree pruning: 1 Mahogany tree	
C20120018	Songer, Eugene & Cynthia	12/02/20
Cont. from 3/24	4470 NW 7 Street Coconut Creek, FL 33066 Violation Address: 4470 NW 7 Street Chapter 13, Section 444-b-4-b Improper tree pruning: 1 Black Olive	
C21030154	Uptown Properties LLC	03/23/21
	958 Harbor View S Hollywood, FL 33019 Violation Address: 286 Sunshine Drive Chapter 12, Section 33-3 Trash: unauthorized accumulation	

Officer Jan Moppert

C21040071	Aldajuste, Frederica	03/31/21
	4151 NW 62 Court Coconut Creek, FL 33073 Violation Address: 4151 NW 62 Court Chapter 13, Section 44-b-4-b Improper tree pruning: tree in front yard hatracked	
C21020088	Johnson, Kemoy & Isiaa	02/10/21
	6261 NW 41 Way Coconut Creek, FL 33073 Violation Address: 6261 NW 41 Way Chapter 18, Section 29 Business Tax Receipt – required *Dynamic Contractor Services LLC*	
C21040006	St. Victor, Mirassania & Vilson	03/31/21
	4061 NW 62 Court Coconut Creek, FL 33073 Violation Address: 4061 NW 62 Court Chapter 13, Section 444-b-4-b Improper tree pruning: tree hatracked – left front lawn	

Officer Craig Vanek

C21030141	Frauman, David	03/20/21
	4264 NW 51 Street Coconut Creek, FL 33073 Violation Address: 4264 NW 51 Street Chapter 13, Section 38-a Failure to obtain permit: interior renovations	
C20120027	Tanfulla, Maria Rosa	12/03/20
	1440 Coral Ridge Drive Coral Springs, FL 33071 Violation Address: 5304 NW 54 Street Chapter 6, Section 36-a-2 Non-maintenance of roof	
C21030142	Tanfulla, Maria Rosa	03/20/21
	1440 Coral Ridge Drive Coral Springs, FL 33071 Violation Address: 5304 NW 54 Street Chapter 6, Section 36-b-9 Non-maintenance of lawn & landscaping	

Status Conference

C19100172	Dibari, Julie & Julie A Dibari LIV TR	10/22/19
Moppert	4834 NW 57 Manor Coconut Creek, FL 33073 Violation Address: 4834 NW 57 Manor Chapter 6, Section 36-a-2 Non-maintenance of roof	
C20080115	Lima, Cherese	08/27/20
Moppert	19199 NW 23 Court Pembroke Pines, FL 33029-5336 Violation Address: 4904 NW 57 Manor Chapter 6, Section 36-a-2 Non-maintenance of roof	
C21020131	Lyons Plaza Coconut Creek LLC	02/13/21
Clark	361 NE 167 Street North Miami Beach, FL 33162 Violation Address: 1301-1509 Lyons Road Chapter 6, Section 36-b Exterior premises condition: parking lot lighting disrepair (Safety Hazard) *Remove & replace with a permit*	
C20070058	Thomas, Ileen	07/29/20
Clark	2343 NW 34 Terrace Coconut Creek, FL 33066 Violation Address: 2343 NW 34 Terrace Chapter 6, Section 36-a-2 Non-maintenance of roof- discoloration and disrepair (tarp present) *Repeat Violation*	

5. **Acceptance of Minutes:** Hearing No. 2021-03 for March 24, 2021.

6. **ADJOURNMENT**

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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.**