

**AMENDED DOCKET FOR SPECIAL MAGISTRATE HEARING NO. 2022-09****DATE/TIME:** September 28, 2022 **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>C22080149</u>	Betancourt, Denisse 4391 NW 51 Street Coconut Creek, FL 33073 Violation Address: 4391 NW 51 Street Chapter 13, Section 371-8-b Swimming pools & spas: enclosure requirements *permit required*	<u>08/12/22</u>
<u>C21080247</u> Cont. from 8/24	Parkwood V Homeowners Assn Inc. %Phoenix Mgmt Services Inc 4800 N. State Road 7 #105 Lauderdale Lakes, FL 33319 Violation Address: NW 58 Street (Preserve) Chapter 13, Section 447 Preservation of natural habitats – eradication of invasive exotic plant species	<u>06/01/22</u>

Officer Janet Clark

<u>C22020192</u> Cont. from 8/24	Chapov, Gayle L. 6370 Osprey Terrace Coconut Creek, FL 33073 Violation Address: 6370 Osprey Terrace Chapter 6, Section 36-a-2 Non-maintenance of roof: discoloration	<u>03/12/22</u>
<u>C22020193</u> Cont. from 8/24	Chapov, Gayle L. 6370 Osprey Terrace Coconut Creek, FL 33073 Violation Address: 6370 Osprey Terrace Chapter 13, Section 241-i Sidewalks: failure to clean discoloration	<u>03/12/22</u>
<u>C22020194</u> Cont. from 8/24	Chapov, Gayle L. 6370 Osprey Terrace Coconut Creek, FL 33073 Violation Address: 6370 Osprey Terrace Chapter 6, Section 36-b Exterior premises condition: driveway discoloration	<u>03/12/22</u>

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C22020195	Chapov, Gayle L.	03/12/22
Cont. from 8/24	6370 Osprey Terrace Coconut Creek, FL 33073 Violation Address: 6370 Osprey Terrace Chapter 6, Section 36-b-8 Mechanical equipment: screening required	
C22040105	Cuevas, Johnny & Parafon, Guadalupe	04/12/22
	5485 NW 49 Court Coconut Creek, FL 33073 Violation Address: 5485 NW 49 Court Chapter 13, Section 38-a Failure to obtain permit: bathroom renovation *work completed*	
C22040178	Gilchrist, Christopher L. & Bailey, Paula	06/01/22
	5160 NW 51 Court Coconut Creek, FL 33073 Violation Address: 5160 NW 51 Court Chapter 6, Section 36-b-9 Lawn and landscaping (non-maintenance) - sod and planter areas bare/brown	
C22040179	Gilchrist, Christopher L. & Bailey, Paula	06/01/22
	5160 NW 51 Court Coconut Creek, FL 33073 Violation Address: 5160 NW 51 Court Chapter 6, Section 36-b Exterior premises condition: driveway discoloration/disrepair (asphalt)	
C22020147	Greenwald, Rene S.	03/12/22
	4914 NW 57 Manor Coconut Creek, FL 33073 Violation Address: 4914 NW 57 Manor Chapter 6, Section 36-a-2 Non-maintenance of roof: signs of disrepair (tarp)	
C22020356	Lewis-Nelson, Nina & Nelson, Thomas	03/31/22
	5776 NW 49 Way Coconut Creek, FL 33073 Violation Address: 5776 NW 49 Way Chapter 6, Section 36-a-2 Non-maintenance of roof: discoloration	
C21080230	Lyons Corporate Park LLLP	08/03/22
	6601 Lyons Road # C1 Coconut Creek, FL 33073 Violation Address: 6601 Lyons Road # A4 Chapter 18, Section 29 Business tax receipt required: All Home Improvements, LLC – failed OU	
C22070209	Lyons Corporate Park LLLP	08/03/22
	6601 Lyons Road # C1 Coconut Creek, FL 33073 Violation Address: 6601 Lyons Road # A4 Chapter 13, Section 38-a Failure to obtain permit: commercial alterations – dust collector	
C22080024	Lyons Corporate Park LLLP	08/03/22
	6601 Lyons Road # C1 Coconut Creek, FL 33073 Violation Address: 6601 Lyons Road # A4 Chapter 9, Section 2 Fire prevention & protection: failed inspections	

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C22030374	Ontoni, Rodrigo J & Valeria V 5360 NW 52 Street Coconut Creek, FL 33073 Violation Address: 5360 NW 52 Street Chapter 13, Section 38-a Failure to obtain permit: fence *work completed*	05/31/22
C22030226	Progress Residential Borrower 1, LLC PO Box 4090 Scottsdale, AZ 85261 Violation Address: 5262 NW 55 Terrace Chapter 13, Section 38-a Failure to obtain permit: fence *work completed*	03/15/22
C22050148	Townsend, Jack Light Jr. 5364 NW 54 Street Coconut Creek, FL 33073 Violation Address: 5364 NW 54 Street Chapter 13, Section 38-a Failure to obtain permit: fence *work completed*	06/28/22
C22020075	Velez, Alfredo & Lopez Acevedo, Jessica 5309 Flamingo Place Coconut Creek, FL 33073 Violation Address: 5309 Flamingo Place Chapter 6, Section 36-a-2 Non-maintenance of roof: discoloration and signs of disrepair (tarp)	03/12/22

Officer Sean Flanagan

C22060074	Ashworth, Julia 4451 NW 8 Street Coconut Creek, FL 33066 Violation Address: 4451 NW 8 Street Chapter 13, Section 241-i Sidewalks: failure to clean/clear adjacent areas	06/15/22
C22060075	Ashworth, Julia 4451 NW 8 Street Coconut Creek, FL 33066 Violation Address: 4451 NW 8 Street Chapter 6, Section 36-a-2 Roof (non-maintenance): roof and fascia discoloration	06/15/22
C22060089	Ashworth, Julia 4451 NW 8 Street Coconut Creek, FL 33066 Violation Address: 4451 NW 8 Street Chapter 6, Section 36-b-8 Mechanical equipment – screening required: A/C condenser	06/15/22
C22080306	CGL Banyan Bay LP % Ryan Tax Compliance Services PO Box 56607 Atlanta, GA 30343 Violation Address: 4303 W. Atlantic Boulevard Chapter 12, Section 32 Trash – storage by commercial establishments: accumulation	08/29/22

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C22070163	Cherry, Alan & Sarasohn, Vicki & Sanchez, Manny 200 E. Palmetto Park Road # 507 Boca Raton, FL 33432 Violation Address: 2006 Granada Drive # L1 Chapter 13, Section 38-a Failure to obtain permit: interior renovation	<u>07/25/22</u>
C22080305	Coco Parc Condominiums Association, Inc. 961 Lyons Road Coconut Creek, FL 33063 Violation Address: 961 Lyons Road Chapter 12, Section 32 Trash – storage by commercial establishments: accumulation	<u>08/29/22</u>
C22050118	F&L Armstrong Investments, LLC 2325 Nashville Pike, Apt. 827, Gallatin, TN 37066 Violation Address: 367 Sunshine Drive Chapter 6, Section 36-b Exterior premises condition: outdoor storage – pallets of pavers	<u>05/09/22</u>
C22050110	Liriano, Vladimir 303 Sunshine Drive Coconut Creek, FL 33066 Violation Address: 303 Sunshine Drive Chapter 13, Section 241-i Sidewalks: failure to clean adjacent areas	<u>05/19/22</u>
C22050116	Liriano, Vladimir 303 Sunshine Drive Coconut Creek, FL 33066 Violation Address: 303 Sunshine Drive Chapter 13, Section 38-a Failure to obtain permit: fence	<u>05/19/22</u>
C22050006 Cont. from 8/24	Mitchell, Kelly & Bialuk, Olga 730 NW 43 Avenue Coconut Creek, FL 33066 Violation Address: 730 NW 43 Avenue Chapter 13, Section 38-a Failure to obtain permit: fence	<u>05/02/22</u>
C22050104	Pilgrim, Brijida B 4210 NW 10 Street Coconut Creek, FL 33066 Violation Address: 4210 NW 10 Street Chapter 13, Section 241-i Sidewalks: failure to clean adjacent areas	<u>05/18/22</u>
C22050105	Pilgrim, Brijida B 4210 NW 10 Street Coconut Creek, FL 33066 Violation Address: 4210 NW 10 Street Chapter 6, Section 36-b Exterior premises condition: driveway in disrepair	<u>05/18/22</u>

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Officer Erick Jean-Baptiste

C22060196	4 H Investment Properties, LLC	06/27/22
Cont. from 8/24	12642 Grand Oaks Drive Davie, FL 33330 Violation Address: 3700 NW 23 Court Chapter 13, Section 38-a Failure to obtain permit: kitchen renovation	
C21100149	Carrasco, Elizabeth	10/20/21
	2060 NW 37 Avenue Coconut Creek, FL 33066 Violation Address: 2060 NW 37 Avenue Chapter 6, Section 36-a-2 Roof (non-maintenance): signs of disrepair	
C21110047	Carrasco, Elizabeth	11/04/21
	2060 NW 37 Avenue Coconut Creek, FL 33066 Violation Address: 2060 NW 37 Avenue Chapter 13, Section 40-a-1 Failure to obtain Engineering permit: pavers installed in front / back yards	
C22040112	Centro NP Coconut Creek Own LLC	04/14/22
	500 East Broward Blvd. # 1130 Fort Lauderdale, FL 33394 Violation Address: 4967 Coconut Creek Parkway Chapter 13, Section 38-a Failure to obtain permit: commercial alteration	
C22080212	Orsi Springs Partners LLC / Township Plaza Partners LLC	08/17/22
	1449 37 Street, Ste 408 Brooklyn, NY 11218 Violation Address: 4400 W. Sample Road Chapter 6, Section 36-b-4 Natural growth deterioration: (2) dead laurel oaks	

Officer Luis Montano-Garcia

C22070199	Almeida, Sergio & Wilma	07/28/22
	7107 Pinecreek Lane Coconut Creek, FL 33073 Violation Address: 7107 Pinecreek Lane Chapter 13, Section 38-a Failure to obtain permit: pool *life/safety*	
C22070201	Almeida, Sergio & Wilma	07/28/22
	7107 Pinecreek Lane Coconut Creek, FL 33073 Violation Address: 7107 Pinecreek Lane Chapter 13, Section 371-8-b Swimming pools & spas: enclosure requirements *life/safety*	
C22020281	Brigman, Shane D & Rebecca J	02/16/22
	3827 NW 62 Street Coconut Creek, FL 33073 Violation Address: 3827 NW 62 Street Chapter 6, Section 36-a-2 Roof (non-maintenance): tarp on roof	

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C22090100	Cohen, Shlomo & Miller, Lindsay 7145 Crescent Creek Way Coconut Creek, FL 33073 Violation Address: 7145 Crescent Creek Way Chapter 13, Section 444-b-4-b Improper tree pruning: live oak	08/12/22
C22020133 Cont. from 8/24	Collins, Roy & Liliana 6060 NW 44 Way Coconut Creek, FL 33073 Violation Address: 6060 NW 44 Way Chapter 6, Section 36-a-2 Non-maintenance of roof	02/07/22
C22090099	Dau, Thu Thi Minh & Le, Chung Xuan, et al 7139 Crescent Creek Way Coconut Creek, FL 33073 Violation Address: 7139 Crescent Creek Way Chapter 13, Section 448-c-1 Tree removal without permit: live oak	09/12/22
C22080157	Durosier, Annette 4040 Crescent Creek Court Coconut Creek, FL 33073 Violation Address: 4040 Crescent Creek Court Chapter 13, Section 444-b-4-a Tree abuse: gumbo limbo	08/15/22
C22080312	E S Kaplan-Hillsboro LLC % Tax Dept # 32678 PO Box 711 Dallas, TX 75221 Violation Address: 4550 W. Hillsboro Boulevard Chapter 13, Section 444-b-4-b Improper tree pruning: (4) trees	08/30/22
C22030357	Hernandez, Marisol 4023 Crescent Creek Drive Coconut Creek, FL 33073 Violation Address: 4023 Crescent Creek Drive Chapter 6, Section 36-a-2 Roof (non-maintenance): tarp on roof	03/29/22
C22070025	Kesavan, Sasidharan & Sasindran Nair, Rohini 6915 Pines Circle Coconut Creek, FL 33073 Violation Address: 6915 Pines Circle Chapter 13, Section 40-a-1 Failure to complete Engineering permit process: paver permit is expired	07/07/22
C22080032	Progress Residential Borrower 7, LLC PO Box 4090 Scottsdale, AZ 85261 Violation Address: 3992 NW 62 Court Chapter 13, Section 38-a Failure to obtain permit: A/C exchange	08/03/22
C22090018	Ramos DaSilva, Miriana & Mascarenhas, Gustavo C 6303 NW 42 Terrace Coconut Creek, FL 33073 Violation Address: 6303 NW 42 Terrace Chapter 13, Section 444-b-4-b Improper tree pruning: live oak	08/30/22

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C22060164	Vista Gardens Ballroom, LLC 12800 SW 128 Street Miami, FL 33186 Violation Address: 5011 W. Hillsboro Boulevard Chapter 6, Section 16 Minimum Housing Code: 40 years or longer Building Safety Inspection Program	06/22/22
C22080054	Vu, Steven Tn 6245 NW 45 Terrace Coconut Creek, FL 33073 Violation Address: 6245 NW 45 Terrace Chapter 13, Section 40-a-1 Failure to complete Engineering permit process for patio pavers - expired	08/08/22

Officer Jan Moppert

C22060183	MDC Coast 26 LLC % Realty Income Corp 11995 El Camino Real San Diego, CA 92127 Violation Address: 4550 Lyons Road Chapter 13, Section 38-a Failure to obtain permit: sealcoating / striping	05/23/22
C22030373	Schrier, Jeffrey 4500 Banyan Trails Drive Coconut Creek, FL 33073 Violation Address: 4395 NW 52 ST Chapter 6, Section 36-b-9 Lawn and/or landscaping (non-maintenance)	03/30/22
C22030375	Schrier, Jeffrey 4500 Banyan Trails Drive Coconut Creek, FL 33073 Violation Address: 4395 NW 52 ST Chapter 13, Section 444-a-4 Landscape standards: use of organic mulch	03/30/22
C22050165 Cont. from 8/24	Terrejon, Hugo & Milagritos 24107 SW 114 Court Homestead, FL 33032 Violation Address: 3825 NW 43 Terrace Chapter 6, Section 36-b-9 Lawn (non-maintenance)	05/26/22

Status Conference

C21010004 Clark	Carrington at Coconut Creek Condominium Association Inc. 4804 N State Road 7 Coconut Creek, FL 33073 Violation Address: 4842 07 AB (common areas) Chapter 13, Section 444-b Landscape maintenance standards (restore to site plans)	10/18/21
C21040142 Clark	Evergreen Lakes Condominium Association, Inc. 5665 Coral Ridge Drive Coral Springs, FL 33076 Violation Address: 5001-5065 Wiles Road Chapter 13, Section 444-b Landscape maintenance standards (restore to site plan)	10/18/21

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C22020289	Sotelo, Cristian & Gil, Miriam	03/16/22
Clark	5351 NW 49 Avenue Coconut Creek, FL 33073 Violation Address: 5351 NW 49 Avenue Chapter 13, Section 38-a Failure to obtain permit: fence replaced	

C22020277	Zanon, Gledston	03/16/22
Clark	5331 NW 49 Avenue Coconut Creek, FL 33073 Violation Address: 5331 NW 49 Avenue Chapter 13, Section 30-a-1 Failure to obtain engineering permit: Paver additions: walkway and pool deck	

5. **Acceptance of Minutes:** Hearing No. 2022-08 for August 24, 2022.

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.**