



**CITY OF COCONUT CREEK
SPECIAL MAGISTRATE HEARING
MINUTES**

**Government Center
4800 W. Copans Road
Coconut Creek, Florida**

**Date: October 23, 2019
Time: 2:30 p.m.
Hearing No. 2019-11**

1. The Special Magistrate Richard Doody called the meeting to order at 2:35 p.m.

2. Explanation of Proceedings by Special Magistrate

Mr. Doody explained that he was an attorney appointed by the City to hear alleged Code violations and that this was a quasi-judicial proceeding, which is more formal than an appearance before the City Commission but less formal than courtroom proceedings. Persons intending to speak would be sworn in. Both sides would have the right to cross-examine anyone who speaks, and both sides would have the right to submit evidence into the record. Although the burden to prove the case is upon the City, State Statute and local ordinances provide that those parties who are found guilty of a Municipal code violation can be subject to a fine amount or a fine amount that runs on a daily basis. Mr. Doody emphasized that his role is not that of a judge but that of a fact-finder and hearing officer to determine the facts and make a ruling on the facts that are submitted into the record. He also clarified that unlike a judge, a Special Magistrate does not have equitable powers, and he cautioned that although he would answer questions about the process at any time during the proceedings, he could not give legal advice. He requested that if a person agreed with the violation but was seeking additional time to remedy the violation, the formality of the hearing would be dispensed so that it could be addressed. In contested violations, the City would speak first with the individual's response following.

3. Swearing in of Witnesses

4. Cases

<u>Citation No.</u>	<u>Property Owner/Violator Address Violation</u>	<u>Violation Date</u>
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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
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Disposition: The Special Magistrate found for the city and imposed a compliance date of December 5, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

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
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Disposition: The Special Magistrate found for the city and imposed a compliance date of December 5, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

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C19040068	Frany Realty Co LLC	04/16/19
	101 W. 55 Street New York, NY 10019	
	Violation Address: 4525 Wiles Road	
	Chapter 6, Section 36-a-2	
	Non-maintenance of roof	

Disposition: The Special Magistrate found for the city and imposed a compliance date of December 5, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C19040071	Frany Realty Co LLC	04/16/19
	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	

Disposition: The Special Magistrate found for the city and imposed a compliance date of December 19, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C19040072	Frany Realty Co LLC	04/16/19
	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	

Disposition: The Special Magistrate found for the city and imposed a compliance date of December 19, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C19090064	Frany Realty Co LLC	09/24/19
	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	

Disposition: The Special Magistrate found for the city and imposed a compliance date of December 5, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C19060135	Karon, Joseph & Claudia	06/19/19
	5424 NW 52 Avenue Coconut Creek, FL 33073	
	Violation Address: 5424 NW 52 Avenue	
	Chapter 6, Section 36-a-2	
	Non-maintenance of roof	

Disposition: This case has been continued to November 20, 2019.

C19080149	Karon, Joseph & Claudia	08/15/19
	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	

Disposition: This case has been continued to November 20, 2019.

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C19060116	Rogers, Tammy J & Antonio	06/19/19
	5531 NW 52 Circle Coconut Creek, FL 33073	
	Violation Address: 5531 NW 52 Circle	
	Chapter 6, Section 36-a-2	
	Non-maintenance of roof	

Disposition: This case has complied.

Officer Janet Clark

C19050104	Barone, Joyce & William – Etal	05/14/19
Cont. from 9/25	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	

Disposition: This case has been continued to November 20, 2019.

C19060061	Chambers, Tammoye S	06/10/19
	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)	

Disposition: The Special Magistrate found for the city and imposed a compliance date of November 21, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C19060062	Chambers, Tammoye S	06/10/19
	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	

Disposition: This case has complied.

C19070099	Chambers, Tammoye S	07/16/19
	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	

Disposition: The Special Magistrate found for the city and imposed a compliance date of November 21, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C19060063	Hamilton, Claudette	06/10/19
	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)	

Disposition: The Special Magistrate found for the city and imposed a compliance date of November 21, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

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<u>C19080089</u>	<u>Johns Family Property LLLP</u>	<u>08/08/19</u>
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)	

Disposition: This case has been continued to November 20, 2019.

<u>C19080090</u>	<u>Johns Family Property LLLP</u>	<u>08/08/19</u>
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*	

Disposition: This case has been continued to November 20, 2019.

<u>C19080091</u>	<u>Johns Family Property LLLP</u>	<u>08/08/19</u>
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*	

Disposition: This case has been continued to November 20, 2019.

<u>C19050092</u>	<u>Miller, Barry & Marla</u>	<u>05/13/19</u>
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)	

Disposition: The Special Magistrate found for the city and imposed a compliance date of December 19, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

<u>C19060024</u>	<u>Thomas, Ileen</u>	<u>06/04/19</u>
	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)	

Disposition: The Special Magistrate found for the city and imposed a compliance date of November 21, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

Officer Luis Montano-Garcia

<u>C19070060</u>	<u>2018-3 IH Borrower LP Invitation Homes Tax Dept</u>	<u>07/10/19</u>
	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	

Disposition: This case has been continued to November 20, 2019.

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<u>C19040021</u>	<u>Adept Real Estate of FL LLC</u>	<u>04/04/19</u>
	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	

Disposition: The Special Magistrate found for the city and imposed a compliance date of November 21, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

<u>C19060074</u>	<u>Adept Real Estate of FL LLC</u>	<u>06/12/19</u>
	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	

Disposition: The Special Magistrate found for the city and imposed a compliance date of November 21, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

<u>C19080097</u>	<u>Bent, Maureen M A</u>	<u>08/08/19</u>
	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	

Disposition: The Special Magistrate found for the city and imposed a compliance date of November 21, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

<u>C19080198</u>	<u>Contento, Bryce & Price, Irene</u>	<u>08/20/19</u>
	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	

Disposition: This case has complied.

<u>C19080285</u>	<u>Gollobit, Gerald & Fitzpatrick, Daphne</u>	<u>08/28/19</u>
	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	

Disposition: The Special Magistrate found for the city and imposed a compliance date of November 7, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

<u>C19090051</u>	<u>Martel, Jacques & Post, Andrew T</u>	<u>09/18/19</u>
	4161 NW 9 Court Coconut Creek, FL 33066	
	Violation Address: 4161 NW 9 Court	
	Chapter 13, Section 444-b-4-b	
	Improper tree pruning	

Disposition: This case has complied.

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<u>C19070081</u>	<u>Pavlo, Anthony & Lydia</u>	<u>07/15/19</u>
	281 NW 42 Avenue Coconut Creek, FL 33066	
	Violation Address: 281 NW 42 Avenue	
	Chapter 19, Section 37-2-b	
	Parking: Recreational vehicle - boat	

Disposition: The Special Magistrate found for the city and imposed a one-time administrative fee of \$50.

Officer Jan Moppert

<u>C18120191</u>	<u>Isaac, Segourney K</u>	<u>12/13/18</u>
	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	

Disposition: The Special Magistrate found for the city and imposed a compliance date of December 19, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

<u>C19100055</u>	<u>Louisdor, James & Shelley-Ann</u>	<u>10/09/19</u>
	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	

Disposition: This case has been continued to November 20, 2019.

<u>C19100056</u>	<u>Louisdor, James & Shelley-Ann</u>	<u>10/09/19</u>
	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	

Disposition: This case has been continued to November 20, 2019.

<u>C19100078</u>	<u>Teachers Insurance & Annuity</u>	<u>10/10/19</u>
	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	

Disposition: This case has been continued to November 20, 2019.

Officer Craig Vanek

<u>C19070218</u>	<u>FC Land Investment A LLC</u>	<u>07/30/19</u>
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	

Disposition: This case has been continued to November 20, 2019.

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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	

Disposition: This case has complied.

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	

Disposition: This case has been continued to November 20, 2019.

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	

Disposition: The Special Magistrate found for the city and imposed a compliance date of November 21, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

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	

Disposition: This case has complied.

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)	

Disposition: The Special Magistrate found for the city and accepted the stipulated agreement.

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)	

Disposition: The Special Magistrate found for the city to amend the Final Order to impose a compliance date of November 21, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

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<u>C19020001</u>	<u>Bank of America %Celink</u>	<u>02/01/19</u>
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)	

Disposition: The Special Magistrate found for the city and extended the time for compliance to November 21, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25. This case is set for Status Conference for November 20, 2019.

<u>C19020003</u>	<u>Bank of America %Celink</u>	<u>02/01/19</u>
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	

Disposition: The Special Magistrate found for the city and extended the time for compliance to November 21, 2019 and a \$50 fine per day would begin with a one-time administrative fee of \$25. This case is set for Status Conference for November 20, 2019.

<u>C19080125</u>	<u>JLF Sternthal Investments LLC</u>	<u>08/13/19</u>
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	

Disposition: The Special Magistrate found for the city and made no changes to the Final Order.

<u>C19080130</u>	<u>JLF Sternthal Investments LLC</u>	<u>08/13/19</u>
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	

Disposition: The Special Magistrate found for the city and made no changes to the Final Order.

<u>*C06110302</u>	<u>Martens, Barbara</u>	<u>11/30/06</u>
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	

Disposition: The Special Magistrate found for the city and accepted the Tripartite Agreement.

<u>*C07040141</u>	<u>Martens, Barbara</u>	<u>11/30/06</u>
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	

Disposition: The Special Magistrate found for the city and accepted the Tripartite Agreement.

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*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	

Disposition: The Special Magistrate found for the city and accepted the Tripartite Agreement.

*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	

Disposition: The Special Magistrate found for the city and accepted the Tripartite Agreement.

*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	

Disposition: The Special Magistrate found for the city and accepted the Tripartite Agreement.

*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	

Disposition: The Special Magistrate found for the city and accepted the Tripartite Agreement.

*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	

Disposition: The Special Magistrate found for the city and accepted the Tripartite Agreement.

*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	

Disposition: The Special Magistrate found for the city and accepted the Tripartite Agreement.

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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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the fine at \$100.00. The fine has been paid.

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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the fine at \$1,025.00. The fine has been paid.

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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the fine at \$1,225.00. The fine has been paid.

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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the aggregate fine at \$14,000.00. The fine has not been paid. (C14100506, C15060243, C15080037, C15080457, C15100113, C16010193, C17040392, C17060089, C18010416, C18010418 & C18040330)

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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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the aggregate fine at \$14,000.00. The fine has not been paid. (C14100506, C15060243, C15080037, C15080457, C15100113, C16010193, C17040392, C17060089, C18010416, C18010418 & C18040330)

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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the aggregate fine at \$14,000.00. The fine has not been paid. (C14100506, C15060243, C15080037, C15080457, C15100113, C16010193, C17040392, C17060089, C18010416, C18010418 & C18040330)

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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the aggregate fine at \$14,000.00. The fine has not been paid. (C14100506, C15060243, C15080037, C15080457, C15100113, C16010193, C17040392, C17060089, C18010416, C18010418 & C18040330)

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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the aggregate fine at \$14,000.00. The fine has not been paid. (C14100506, C15060243, C15080037, C15080457, C15100113, C16010193, C17040392, C17060089, C18010416, C18010418 & C18040330)

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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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the aggregate fine at \$14,000.00. The fine has not been paid. (C14100506, C15060243, C15080037, C15080457, C15100113, C16010193, C17040392, C17060089, C18010416, C18010418 & C18040330)

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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the aggregate fine at \$14,000.00. The fine has not been paid. (C14100506, C15060243, C15080037, C15080457, C15100113, C16010193, C17040392, C17060089, C18010416, C18010418 & C18040330)

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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the aggregate fine at \$14,000.00. The fine has not been paid. (C14100506, C15060243, C15080037, C15080457, C15100113, C16010193, C17040392, C17060089, C18010416, C18010418 & C18040330)

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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the aggregate fine at \$14,000.00. The fine has not been paid. (C14100506, C15060243, C15080037, C15080457, C15100113, C16010193, C17040392, C17060089, C18010416, C18010418 & C18040330)

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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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the aggregate fine at \$14,000.00. The fine has not been paid. (C14100506, C15060243, C15080037, C15080457, C15100113, C16010193, C17040392, C17060089, C18010416, C18010418 & C18040330)

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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the aggregate fine at \$14,000.00. The fine has not been paid. (C14100506, C15060243, C15080037, C15080457, C15100113, C16010193, C17040392, C17060089, C18010416, C18010418 & C18040330)

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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the aggregate fine at \$14,000.00. The fine has not been paid. (C14100506, C15060243, C15080037, C15080457, C15100113, C16010193, C17040392, C17060089, C18010416, C18010418 & C18040330)

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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the aggregate fine at \$14,000.00. The fine has not been paid. (C14100506, C15060243, C15080037, C15080457, C15100113, C16010193, C17040392, C17060089, C18010416, C18010418 & C18040330)

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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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the aggregate fine at \$14,000.00. The fine has not been paid. (C14100506, C15060243, C15080037, C15080457, C15100113, C16010193, C17040392, C17060089, C18010416, C18010418 & C18040330)

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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the aggregate fine at \$14,000.00. The fine has not been paid. (C14100506, C15060243, C15080037, C15080457, C15100113, C16010193, C17040392, C17060089, C18010416, C18010418 & C18040330)

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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the aggregate fine at \$14,000.00. The fine has not been paid. (C14100506, C15060243, C15080037, C15080457, C15100113, C16010193, C17040392, C17060089, C18010416, C18010418 & C18040330)

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**

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the fine at \$100.00. The fine has been paid.

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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

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the fine at \$25.00. The fine has been paid.

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

Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the fine at \$250.00. The fine has been paid.

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

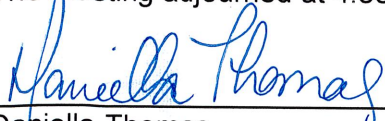
Disposition: The Special Magistrate accepted the recommendation of the Code Fine Reduction committee and certified the fine at \$800.00. The fine has been paid.

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

The Minutes were accepted without corrections or deletions.

6. ADJOURNMENT

The meeting adjourned at 4:35 p.m.



Daniella Thomas
Senior Staff Assistant