

City of Coral Springs Special Magistrate Hearing
September 21, 2023
Valerie Vicente
Doc # 138094
AGENDA

1. Call to order by Special Magistrate
2. Explanation of Hearing by Special Magistrate
3. Administration of Oath to all who will testify.
4. Acceptance of the minutes for **July 27, 2023**
5. Presentation of Cases
6. Adjournment

Persons with disabilities who need accommodation to participate in this proceeding should contact the City Clerk's Office at 954-344-1065 at least three (3) business days before the meeting. If you are hearing or speech impaired, you may contact the City Clerk's Office through the Florida Relay Service, 711.

If any person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Summary Sheet

Agenda Item:

Meeting Date: September 21,
2023

Subject: Backup Documentation

Placement: Backup Documentation

Attachments: [September 21, 2023 SM Docket](#)

SPECIAL MAGISTRATE HEARING
THURSDAY, SEPTEMBER 21, 2023
FIRE INSPECTIONS/BUILDING/CODE COMPLIANCE CASES
SM: VALERIE VICENTE

CASE # CEO/INSP.	RESPONDENT AND PROPERTY ADDRESS	FOLIO #	VIOLATION	COMMENT	DISPOSITION
FD23-0017 KENNETH HENLEY	FRANCIS,MICHAEL H/E FRANCIS,JULIAN 4123 WOODSIDE DR	4841-1404-2430	FIRE INSPECTION FEE DUE FIRE RE-INSPECTION FEE	AMEND FO TO ADD THE RE- INSPECTION FEE VIOLATION	
BCV23-0091 JOHN HELLER, ASSISTANT BUILDING OFFICIAL	CORAL SPRINGS ESTATE TOWNHOMES II CONDOMINIUM ASSOCIATION, I 10289 10341 NW 33 ST	4841-21AE- MULT	BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7) BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7) BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)	LIEN	
BCV22-0225 VLADIMIR MELO	DAHAN,LISA ROBIN DAHAN,RONNIE SIMON 10680 NW 56 CT	4841-0805-1140	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	LIEN	
BCV22-0128 VLADIMIR MELO	DUPONT,LOUNA 3701 NW 110 AVE N	4841-1704-0930	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	LIEN	

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BCV22-0184 VLADIMIR MELO	HEINTSKILL,TIMOTHY VALENTINE,PEGGY 3090 NW 107 AVE	4841-2001-1380	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	LIEN	
BCV22-0049 CARLOS RESTREPO	LEMETS,VLADIMIR & MELISSA RAE 3071 NW 107 AVE	4841-2001-0820	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3 FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	LIEN	
BCV23-0004 VLADIMIR MELO	MALDONADO,CARLOS VALDEZ,NELIDA 3503 NW 82 AVE	4841-1502-1520	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	LIEN	
BCV22-0278 VLADIMIR MELO	PAREDES,LISSET 11059 CYPRESS RUN CIR	4841-2904-0380	GARAGE CONVERSION MC 5-0.5	LIEN	
BCV23-0147 JOHN HELLER, ASSISTANT BUILDING OFFICIAL	RIVERSIDE SCHOOL DEVELOPMENT LLC 2251 RIVERSIDE DR	4841-2219-0010	BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)	FINAL ORDER	
BCV22-0182	STEVENS,LEOLA M STEVENS,RAE-MARIE	4841-27AG-0290	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	LIEN	

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CARLOS RESTREPO	8771 SHADOW WOOD BLVD				
BCV22-0018 CARLOS RESTREPO	WILES ROAD PLAZA LLC 7880 WILES RD	4841-1406-0080	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	LIEN	
BCV23-0065 JOHN HELLER, ASSISTANT BUILDING OFFICIAL	MEPG LLC 7541 NW 44 CT	4841-1404-1540	Admin Cost:	LIEN ADMIN COST \$444.82 + \$100.00	
CC23-1082 DEYONNA MORGAN	ADVANCED CABLE COMMUNICATIONS LLC 12409 NW 35 ST	4841-1802-0190	BUILDING EXTERIOR STORAGE MC 8-20.2 (d) EXPIRED PERMIT	LIEN Extend Compliance date to 10/12/23 and Certify Lien on 11/2/23.	
CC23-4057 JULIAN TROPEPE	ALIANIELLO,STEPHEN 3251 NW 86 AVE	4841-2204-0100	MINIMUM HOUSING LDC 1109(B)(1) BASIC SANITARY FACILITIES REQUIRED MINIMUM HOUSING LDC 1109(B)(2)(D) HOT AND COLD WATER REQUIRED	NO CTC 10/12/23 10/19/23	

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CC23-1445 AARON NEWMAN	ANABI REAL ESTATE DEV LLC DESIGNATED SERIES N5 4150 N STATE ROAD 7	4841-1301-2551	LANDSCAPE REQUIRED MULCH LDC 250834 (8) LANDSCAPE GRASS AREAS LDC 250834_ (19) TRASH AND LITTER MC 8-20 (a)	LIEN		
CC23-2949 VINCENT STECKLER	ANGEL OAK MTGE TRUST 1-REO LLC C/O BSI FINANCIAL SERVICES 1547 NW 92 WAY	4841-2702-2850	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e) FENCE HEDGES LDC 250128 (14) LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835 LANDSCAPE REQUIRED MULCH LDC 250834 (8) MINIMUM LANDSCAPE REQUIREMENTS LDC 250833 PARK OR STORAGE COMMERCIAL OR RECREATIONAL VEHICLE MC 18- 5 (C) PARKING ON GRASS MC 18-4 (c)		FINAL ORDER	

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			ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)		
			TRASH RECEPTACLE MAINTENANCE MC 8-2		
			USES PERMITTED FAMILY LDC 250105		
			LANDSCAPE MAINTENANCE NUISANCE VEG LDC 250835 B. (8)		
CC23-0666	ATRIUM SQUARE LLC	4841-1711-0060	EXPIRED PERMIT		
GEOFFREY OLDEHOFF	3372 3734 CORAL SPRINGS DR			LIEN	
CC23-1006	BAZILE, MARIE G & JEAN D	4841-1609-0040	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)		
BRIAN MOBERG	10351 NW 44 ST			FINAL ORDER	
CC23-2229	BROWN, HERMINE C	4841-0903-0480	ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)		
BRIAN MOBERG	10055 NW 52 ST			FINAL ORDER	

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CC23-2168 AARON NEWMAN	CABELL,ANTOINE 6340 NW 38 DR	4841-1306-0090	LANDLORD REGISTRATION LDC 215 A 3	FINAL ORDER.	
CC23-2433 GEOFFREY OLDEHOFF	CARBY,BRANDON C 11401 NW 39 CT	4841-1708-0930	LANDSCAPE MAINTENANCE NUISANCE VEG LDC 250835 B. (8) BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e) FENCE HEDGES LDC 250128 (14) ACCESSORY STRUCTURE HEDGE LDC 250129 (4) (a)	FINAL ORDER	
CC22-3878 AARON NEWMAN	CHAVEZ,JOSE LUIS & ALTAGRACIA 5380 NW 64 WAY	4841-1203-4360	BUILDING PERMIT MC 5-0.5 (a) and (b)	LIEN	
CC23-0624 VINCENT STECKLER	CORAL RUN CONDOMINIUM ASSOCIATION, INC. 10569 10587 ROYAL PALM BLVD	4841-20CG- MULT	PARKING LOT MAINTENANCE LDC 250814	FINAL ORDER	

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CC23-0560 LUIS CUELLAR	CORAL SPRINGS JOINT VENTURE 9100 9190 WILES RD	4841-1513-0020	BUILDING PERMIT MC 5-0.5 (a) and (b)	FINAL ORDER	
CC22-3076 GEOFFREY OLDEHOFF FOR MARK GAROFALO	COUNTRY PARK CONDOMINIUM ASSOCIATION, INC. 2816 2882 CORAL SPRINGS DR	4841-20HC-MULT	PARKING LOT MAINTENANCE LDC 250814	FINAL ORDER	
CC23-1555 GEOFFREY OLDEHOFF	FERRARA,JENNIFER M H/E FERRARA,FREDRICK 3731 NW 115 AVE	4841-1706-0730	BUILDING EXTERIORS MC 8-20.2 (a)	LIEN	
CC23-2904 BRIAN MOBERG	GAITAN,JOEL A 10377 NW 49 CT	4841-0906-0980	TRASH RECEPTACLE MAINTENANCE MC 8-2	FINAL ORDER	
VR23-0029 GEOFFREY OLDEHOFF FOR MARK GAROFALO	GARBACZ,ADRIAN MICHAEL 10877 NW 6 ST	4841-3201-2240	VACATION RENTALS SEC. 250160 REGISTRATION	FINAL ORDER - RECURRING VIOLATION	

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CC23-2374 BRIAN MOBERG	GRINDEL,JENNIFER & GRINDEL,LUCY 5055 NW 98 WAY	4841-0903-1430	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835 BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e) TREE PERMIT REQUIRED LDC Chapter 2 212 (b)	FINAL ORDER	
CC23-4043 BRIAN MOBERG	HENDRICKSON,SHIRLEY M 9540 NW 42 CT	4841-1601-0350	OVERGROWN LAWN MC 8-20 (B)	NO CTC 9/26/23 10/05/23	
CC23-2340 BRIAN MOBERG FOR MARK GAROFALO	IDALBERT SEVERE,LOUNAS L H/E SEVERE,GARY 11380 SW 1 ST	4841-3201-4580	LANDSCAPE REQUIRED MULCH LDC 250834 (8) ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)	FINAL ORDER	
CC23-2228 GEOFFREY OLDEHOFF	IH4 PROPERTY FLORIDA LP 3407 NW 112 TER	4841-1712-1420	LANDSCAPE MAINTENANCE NUISANCE VEG LDC 250835 B. (8)	FINAL ORDER	
CC23-2514 BRIAN MOBERG	JOHNSON,JAMIE SUE 5026 NW 102 DR	4841-0906-1770	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	FINAL ORDER	

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CC22-3803 BRIAN MOBERG	KIRSNER,MATTHEW J MAYER,SANDRA J 9509 NW 38 ST	4841-1603-0320	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	FINAL ORDER	
CC23-2535 BRIAN MOBERG	MINIET,DENISE M MINIET LAND TR 9610 NW 52 PL	4841-0907-0020	TREE PERMIT REQUIRED LDC Chapter 2 212 (b)	FINAL ORDER	
CC23-0056 JULIAN TROPEPE	NEW YORK COMMUNITY BANK 3001 UNIVERSITY DR	4841-2102-1510	PARKING LOT MAINTENANCE LDC 250814	FINAL ORDER	
CC23-0715 LUIS CUELLAR	PAGLIARO,JUDY A WILLIAMS,THOMAS JEFFERSON 7511 NW 40 ST	4841-1404-0870	EXPIRED PERMIT	LIEN	
CC23-3678 BRIAN MOBERG	PARELLO,MARK J SR 4722 NW 99 TER	4841-0903-4160	PARK OR STORAGE COMMERCIAL OR RECREATIONAL VEHICLE MC 18- 5 (C)	FINAL ORDER	

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VR23-0030 GEOFFREY OLDEHOFF FOR MARK GAROFALO	PEREZ,CARMEN ROSA 2522 NW 82 TER	4841-2206-2300	VACATION RENTALS SEC. 250160 REGISTRATION	FINAL ORDER - RECURRING VIOLATION GEOFFREY OLDEHOFF	
CC23-1411 DEYONNA MORGAN	QUINOY,MARIA H/E WAY,DOMINICK H/E ETAL 648 NW 88 DR	4841-3404-0560	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e) ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)	LIEN	
CC23-2643 GEOFFREY OLDEHOFF	RUANE,DALIS 11546 NW 41 ST	4841-1708-0020	MINIMUM LANDSCAPE REQUIREMENTS LDC 250833	FINAL ORDER	
CC23-2807 JULIAN TROPEPE	SAUDER PROPERTIES LLC 2789 UNIVERSITY DR	4841-2102-1710	PARKING LOT MAINTENANCE LDC 250814 PARKING FACILITIES COMMERCIAL MC 18-15	FINAL ORDER	
CC23-0953 GEOFFREY OLDEHOFF FOR	SEIDE,GUILDRIINE 1348 NW 111 AVE	4841-2902-6780	TREE PERMIT REQUIRED LDC Chapter 2 212 (b)	LIEN	

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MARK GAROFALO					
CC23-3468 GEOFFREY OLDEHOFF	SPOREA,PETER H/E SPOREA,CORNELIA 11454 NW 45 ST	4841-1702-0160	MINIMUM HOUSING LDC 1110(D)(1) SUPPLIED CABINETS AND OR SHELVES MINIMUM HOUSING LDC 1110(D)(5)(B) FLOORS SHALL BE MAINTAINED IN A GOOD STATE OF REPAIR MINIMUM HOUSING LDC 1110(D)(3)(B) PLUMBING FIXTURES SHALL BE MAINTAINED PROPERLY	FINAL ORDER	
CC23-4007 GEOFFREY OLDEHOFF	SYMPHONY BLDRS AT THE PARK LLC 11550 11568 NW 39 ST	4841-1706-0340	MINIMUM HOUSING LDC 1110(D)(3)(B) PLUMBING FIXTURES SHALL BE MAINTAINED PROPERLY MINIMUM HOUSING LDC 1109(C)(2) EXTERMINATION REQUIRED: EXTERIOR MINIMUM HOUSING LDC 1110(D)(6)(A) INTERIOR WALLS OR PARTITIONS SHALL BE MAINTAINED MINIMUM HOUSING LDC 1110(D)(7)(A) INTERIOR CEILING SHALL BE KEPT IN A GOOD STATE OF REPAIR	NO CTC 10/02/23 10/19/23	
CC23-4125 GEOFFREY OLDEHOFF	SYMPHONY BUILDERS AT GLENWOOD LLC 11551 11585 NW 45 ST	4841-1702-0040	STAGNANT SWIMMING POOL MC 8- 20.1	NO CTC 9/26/23 10/05/23	

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CC23-2087 AARON NEWMAN	THR FLORIDA LP 5703 NW 46 DR	4841-1204-2330	TREE PERMIT REQUIRED LDC Chapter 2 212 (b)	LIEN	
CC23-1862 BRIAN MOBERG FOR MARK GAROFALO	WEBER,MARK WEBER,MICHELLE 10957 NW 14 ST	4841-2907-0080	BUILDING EXTERIOR STORAGE MC 8-20.2 (d)	LIEN	
CC22-0123 GEOFFREY OLDEHOFF	WILES ROAD CENTER CONDOMINIUM II, INC. 12290 12346 WILES RD	4841-18AK- MULT	PARKING LOT MAINTENANCE LDC 250814 TRASH AND LITTER MC 8-20 (a) LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835 LANDSCAPE GRASS AREAS LDC 250834_ (19) FENCE HEDGES LDC 250128 (14)	LIEN	

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			PERIMETER HEDGE LDC 250833 (10) and (11)		
CC23-2045 NICKEYA CLOWERS	WILK,JOEL & WILK,ELISA 1680 NW 104 AVE	4841-2803-2880	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	FINAL ORDER	
CC23-2771 GEOFFREY OLDEHOFF	ZIDOR,PRESLET & MARCELINE 11300 NW 37 CT	4841-1704-1620	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e) BUILDING EXTERIOR STORAGE MC 8-20.2 (d)	FINAL ORDER	
CC23-1423 AARON NEWMAN	8151 CORAL SPRINGS FL LLC 8151 WILES RD	4841-1013-0030	LANDSCAPE REQUIRED MULCH LDC 250834 (8)	LIEN	
CC22-3920 LUIS CUELLAR	ARC FLORIDA INVESTMENTS LLC 7831 7865 W SAMPLE RD	4841-1403-0150	EXPIRED PERMIT	RESCIND FO	

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CC22-1911 BRIAN MOBERG	KENNY, SHASHANK & ANISHA 5399 NW 102 AVE	4841-0916-0280	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	LIEN
CC23-0789 BRIAN MOBERG	ES KAVELL CORP 4125 NW 103 DR	4841-1609-1720	Admin Cost:	LIEN ADMIN COST \$314.59 + \$100.00
CC23-0338 BRIAN MOBERG	HENDRICKSON, SHIRLEY M 9540 NW 42 CT	4841-1601-0350	Admin Cost:	ADMIN COST LIEN : \$508.36 + \$100.00
CC23-1469 VINCENT STECKLER	ROLLE, RYAN 1946 NW 85 DR	4841-2702-6030	ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)	Consent Agenda for: 09/21/23 Future Hearing Date: 12/14/23
CC23-0426 MARK GAROFALO	ROYAL GARDEN OF CORAL SPRINGS CONDOMINIUM ASSOCIATION, INC. 12193 12207 ROYAL PALM BLVD	4841-19AG- MULT	PARKING LOT MAINTENANCE LDC 250814	Consent Agenda for: 09/21/23 Future Hearing Date: 12/07/23