



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

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

**Date: October 23, 2024  
Time: 2:30 p.m.  
Hearing No. 2024-10**

- 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>
---------------------	--	---------------------------

**Officer Briana Capone**

C24090102	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point, FL 33064 Violation Address: 4551 NW 39 Avenue Chapter 13, Section 38-a Failure to obtain & complete permit process: Plumbing *repeat violation*	09/11/24
-----------	---	----------

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 23, 2025 with a \$300 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on January 22, 2025.

C24090104	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point, FL 33064 Violation Address: 4551 NW 39 Avenue Chapter 13, Section 38-a Failure to obtain & complete permit process: Electrical *repeat violation*	09/11/24
-----------	---	----------

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of November

**Minutes**  
**Special Magistrate Hearing No. 2024-10**  
**October 23, 2024**  
**Page 2**

21, 2024 with a \$300 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on November 20, 2024.

C24090105                      Cody, Andrew & Patton, Michelle                      09/11/24  
2340 NE 35 Street Lighthouse Point, FL 33064  
Violation Address: 4551 NW 39 Avenue  
Chapter 13, Section 38-a  
Failure to obtain & complete permit process: Demo of structures from fire  
\*repeat violation\*

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of November 21, 2024 with a \$300 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on November 20, 2024.

C24080136                      Lyons Road Group LLC                      08/20/24  
1260 NW 72 Avenue Miami, FL 33126  
Violation Address: 5901 Lyons Road  
Chapter 18, Section 29  
Business tax required: Budo Martial Arts

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of November 21, 2024 with a one-time fine of \$250 with a one-time administrative fee of \$25.

C24080137                      Lyons Road Group LLC                      08/20/24  
1260 NW 72 Avenue Miami, FL 33126  
Violation Address: 5901 Lyons Road  
Chapter 13, Section 38-a  
Failure to obtain & complete permit process: Commercial Alterations

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of November 21, 2024 with a \$50 fine per day with a one-time administrative fee of \$25.

C24080138                      Lyons Road Group LLC                      08/20/24  
1260 NW 72 Avenue Miami, FL 33126  
Violation Address: 5901 Lyons Road  
Chapter 16, Section 20-a  
Promotional activity without a permit: Banners

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of November 21, 2024 with a \$50 fine per day with a one-time administrative fee of \$25.

C24080001                      Orsi Springs Partners LLC %Township Plaza Partners LLC                      08/01/24  
1449 37 Street Ste. 408 Brooklyn, NY 11218  
Violation Address: 4400 W. Sample Road #146  
Chapter 18, Section 35  
Suspension or revocation of business tax receipt: Firegrills

**Disposition:** This case has been continued to November 20, 2024.

C24090221                      Orsi Springs Partners LLC %Township Plaza Partners LLC                      09/18/24  
1449 37 Street Ste. 408 Brooklyn, NY 11218  
Violation Address: 4400 W. Sample Road #146

**Minutes**  
**Special Magistrate Hearing No. 2024-10**  
**October 23, 2024**  
**Page 3**

Chapter 13, Section 38-a  
Failure to obtain and complete permit process: Commercial Alterations

**Disposition:** This case has been continued to November 20, 2024.

**Officer Sean Flanagan**

C24080162                      Acosta, Roberto & Gonzalez, Maria                      08/21/24  
Cont. from 9/25              4550 NW 52 Street Coconut Creek, FL 33073  
Violation Address: 4550 NW 52 Street  
Chapter 13, Section 444-b-4-b  
Improper tree pruning: 1 tree

**Disposition:** This case has been continued to November 20, 2024.

C24030257                      Alexander, Shelley                      03/27/24  
5405 NW 55 Drive Coconut Creek, FL 33073  
Violation Address: 5405 NW 55 Drive  
Chapter 13, Section 38-a  
Failure to complete permit process: Fence

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 9, 2025 with a \$50 fine per day with a one-time administrative fee of \$25.

C24050077                      Edmunds, Lincoln & Stephanie                      05/15/24  
4934 Egret Court Coconut Creek, FL 33073  
Violation Address: 4934 Egret Court  
Chapter 6, Section 36-a-2  
Roof (non-maintenance) discoloration

**Disposition:** This case has been continued to November 20, 2024.

C24050060                      Faus, Juliana & Hoffman, Dor                      05/14/24  
5304 NW 54 Street Coconut Creek, FL 33073  
Violation Address: 5304 NW 54 Street  
Chapter 13, Section 341-i  
Sidewalks – failure to clean and clear adjacent areas: Hedges

**Disposition:** This case has complied.

C24080187                      Fernandez, Raimundo & Gucciardo                      08/30/24  
5020 Ibis Court Coconut Creek, FL 33073  
Violation Address: 5020 Ibis Court  
Chapter 13, Section 38-a  
Failure to complete permit process: Fence

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 9, 2025 with a \$50 fine per day with a one-time administrative fee of \$25.

C24080163                      Labonte, Eliezer & St. Cyr, Ginette                      08/21/24  
Cont. from 9/25              4540 NW 52 Street Coconut Creek, FL 33073  
Violation Address: 4540 NW 52 Street  
Chapter 13, Section 444-b-4-b  
Improper tree pruning: 2 trees

**Minutes**  
**Special Magistrate Hearing No. 2024-10**  
**October 23, 2024**  
**Page 4**

**Disposition:** This case has been continued to November 20, 2024.

C24060065	Larose, Claude & Louise	06/27/24
5060 NW 54 Street Coconut Creek, FL 33073		
Violation Address: 5060 NW 54 Street		
Chapter 13, Section 241-i		
Sidewalks – failure to clean adjacent areas		

**Disposition:** This case has complied.

C24040008	Moss, Brian & Christa	04/01/24
5342 NW 55 Terrace Coconut Creek, FL 33073		
Violation Address: 5342 NW 55 Terrace		
Chapter 6, Section 36-a-2		
Roof (non-maintenance) discoloration		

**Disposition:** This case has complied.

C24030258	Pavon, Vidal	03/26/24
5456 NW 56 Drive Coconut Creek, FL 33073		
Violation Address: 5456 NW 56 Drive		
Chapter 13, Section 38-a		
Failure to obtain, pass, and close permit: Fence		

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 9, 2025 with a \$50 fine per day with a one-time administrative fee of \$25.

C24080185	Rondinone, Steven & Sukhai, Neera	08/28/24
4275 NW 52 Street Coconut Creek, FL 33073		
Violation Address: 4275 NW 52 Street		
Chapter 19, Section 37-2		
Parking: Commercial trailer for Bladeworx Lawn Care stored at residence		

**Disposition:** This case has complied.

C24080186	Rondinone, Steven & Sukhai, Neera	08/28/24
4275 NW 52 Street Coconut Creek, FL 33073		
Violation Address: 4275 NW 52 Street		
Chapter 18, Section 36		
Homebased Business regulatory criteria for Bladeworx Lawn Care		

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of November 21, 2024 with a one-time fine of \$250 with a one-time administrative fee of \$25.

C24080164	Wallace Forbes, Kemorine & Forbes, Allan	08/21/24
Cont. from 9/25	5161 NW 45 Terrace Coconut Creek, FL 33066	
Violation Address: 5161 NW 45 Terrace		
Chapter 13, Section 444-b-4-b		
Improper tree pruning: 2 trees		

**Disposition:** This case has been continued to November 20, 2024.



**Minutes**  
**Special Magistrate Hearing No. 2024-10**  
**October 23, 2024**  
**Page 6**

Cont. from 9/25      2100 West Cypress Road Fort Lauderdale, FL 33309  
Violation Address: Lyons Road  
Chapter 13, Section 40-a-1  
Failure to obtain and complete engineering permit \*directional boring\*

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 9, 2025 with a \$50 fine per day with a one-time administrative fee of \$25.

C24070136      Hotwire Communications      07/18/24

Cont. from 9/25      2100 West Cypress Road Fort Lauderdale, FL 33309  
Violation Address: Antigua Circle  
Chapter 13, Section 40-a-1  
Failure to obtain and complete engineering permit  
\*Directional boring inside Wynmoor\*

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 9, 2025 with a \$50 fine per day with a one-time administrative fee of \$25.

C24060014      Mark, Earl Richard Marco III & Valdes-Mark, Wendy      06/04/24

720 NW 48 Avenue Coconut Creek, FL 33063  
Violation Address: 720 NW 48 Avenue  
Chapter 13, Section 241-i  
Sidewalks – failure to clean and/or clear adjacent areas

**Disposition:** This case has complied.

C24060015      Mark, Earl Richard Marco III & Valdes-Mark, Wendy      06/04/24

720 NW 48 Avenue Coconut Creek, FL 33063  
Violation Address: 720 NW 48 Avenue  
Chapter 6, Section 36-b  
Exterior premises condition: driveway needs to be resealed

**Disposition:** This case has been continued to November 20, 2024.

**Officer Luis Montano-Garcia**

C24080011      Bre Alpha Industrial Owner LLC %Link Logistics      08/02/24

PO Box 2980 Chicago, IL 60690  
Violation Address: 4801 Johnson Road #4  
Chapter 13, Section 38-a  
Failure to obtain/complete permit process for commercial alterations  
Ramos Woodwork

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 9, 2025 with a \$50 fine per day with a one-time administrative fee of \$25.

C24080012      Bre Alpha Industrial Owner LLC %Link Logistics      08/02/24

PO Box 2980 Chicago, IL 60690  
Violation Address: 4801 Johnson Road #4  
Chapter 18, Section 29  
Failure to obtain BTR for Ramos Woodwork LLC  
Workshop at unit 4

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 9,

**Minutes**  
**Special Magistrate Hearing No. 2024-10**  
**October 23, 2024**  
**Page 7**

2025 with a one-time fine of \$250 with a one-time administrative fee of \$25.

C24080030                      Caligo Crossing LLC %Property Tax Dept                      08/05/24  
P.O. Box 2539 San Antonio, TX 78299  
Violation Address: 6970 N. State Road 7 #101  
Chapter 18, Section 29  
Failure to obtain BTR for Talkin' Tacos

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 9, 2025 with a one-time fine of \$250 with a one-time administrative fee of \$25.

C24080035                      Caligo Crossing LLC %Property Tax Dept                      08/05/24  
P.O. Box 2539 San Antonio, TX 78299  
Violation Address: 6970 N. State Road 7 #101  
Chapter 13, Section 38-a  
Failure to obtain/complete permit process for commercial alterations:  
Talkin' Tacos

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 9, 2025 with a \$50 fine per day with a one-time administrative fee of \$25.

C24070169                      Lightning Labs LLC                      07/24/24  
Cont. from 9/25                      4715 S. Lindhurst Avenue Dallas, TX 75229  
Violation Address: 4800 Lyons Tech Parkway #4  
Chapter 18, Section 29  
Failure to obtain BTR – Business Tax Receipt

**Disposition:** This case has been continued to November 20, 2024.

C24070170                      Lightning Labs LLC                      07/24/24  
Cont. from 9/25                      4715 S. Lindhurst Avenue Dallas, TX 75229  
Violation Address: 4800 Lyons Tech Parkway #4  
Chapter 13, Section 38-a  
Failure to obtain/complete permit process for commercial alterations

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of January 9, 2025 with a \$50 fine per day with a one-time administrative fee of \$25.

C24080176                      W.Weekley Enterprises LLC                      08/06/24  
Cont. from 9/25                      20701 Stirling Road Pembroke Pines, FL 33332  
Violation Address: 3600 W. Sample Road  
Chapter 20, Section 12  
Water meter bypass – connection to hydrant without proper equipment

**Disposition:** This case has complied.

C24080179                      W.Weekley Enterprises LLC                      08/26/24  
Cont. from 9/25                      20701 Stirling Road Pembroke Pines, FL 33332  
Violation Address: SE Corner of W. Copans Road & 42 Ave  
Chapter 20, Section 12  
Water meter bypass – connection to hydrant without proper equipment



**Minutes**  
**Special Magistrate Hearing No. 2024-10**  
**October 23, 2024**  
**Page 9**

Violation Address: 7741 NW 39 Avenue  
Chapter 13, Section 448-c-1  
Removal of 33 trees/palms without permit

**Disposition:** This case has been continued to November 20, 2024.

**Officer Jennifer Shoffner**

<u>C24100027</u>	<u>Dilello, Michael &amp; Zoulas, Toula</u>	<u>09/27/24</u>
	3722 Woodfield Court Coconut Creek, FL 33073	
	Violation Address: 5095 Stagecoach Drive	
	Chapter 5, Section 6-c	
	Animal dog bite to human	

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of November 21, 2024 with a \$50 fine per day.

**Status Conference**

- **Officer Sean Flanagan**

<u>C24030126</u>	<u>Baltazard, Dieuseul &amp; Solange</u>	<u>03/18/24</u>
	5427 NW 49 Street Coral Springs, FL 33073	
	Violation Address: 5427 NW 49 Street	
	Chapter 6, Section 36-a-2	
	Roof (non-maintenance) signs of disrepair *tarp present*	

**Disposition:** The Special Magistrate found for the city and extended the time for compliance to January 23, 2025. This case is set for Status Conference on January 22, 2025.

<u>C24040180</u>	<u>Camargo, Renata Mendonca &amp; Costa, Lucas Gomes</u>	<u>04/24/24</u>
	5343 NW 55 Terrace Coconut Creek, FL 33073	
	Violation Address: 5343 NW 55 Terrace	
	Chapter 13, Section 38-a	
	Failure to complete permit process: Gazebo	

**Disposition:** The Special Magistrate found for the city and extended the time for compliance to October 24, 2024.

<u>C23070070</u>	<u>Felix, Cassia Regina</u>	<u>03/18/24</u>
	5040 NW 56 Street Coconut Creek, FL 33073	
	Violation Address: 5040 NW 56 Street	
	Chapter 6, Section 36-a-2	
	Roof (non-maintenance) signs of disrepair *tarp present*	

**Disposition:** This case has complied.

<u>C24050026</u>	<u>Goncalves, Marian Pisaniello &amp; Rosa, Guilherme A Dalia</u>	<u>05/09/24</u>
	5464 NW 55 Drive Coconut Creek, FL 33073	
	Violation Address: 5464 NW 55 Drive	
	Chapter 13, Section 38-a	
	Failure to complete permit process: Pergola in side yard	

**Minutes**  
**Special Magistrate Hearing No. 2024-10**  
**October 23, 2024**  
**Page 10**

**Disposition:** The Special Magistrate found for the city and extended the time for compliance to January 9, 2025.

C24050027                      Goncalves, Marian Pisaniello & Rosa, Guilherme A Dalia                      05/09/24  
5464 NW 55 Drive Coconut Creek, FL 33073  
Violation Address: 5464 NW 55 Drive  
Chapter 6, Section 36-a-2  
Roof (non-maintenance) signs of disrepair \*tarp present\*

**Disposition:** The Special Magistrate found for the city and extended the time for compliance to January 23, 2025. This case is set for Status Conference on January 22, 2025.

C23090147                      Winston Park Foundation, Inc % M&M Property Mgmt                      09/28/23  
1280 SW 36 Avenue #305 Pompano Beach, FL 33069  
Violation Address: NW 56 Street  
Chapter 13, Section 40-a-1  
Failure to complete engineering permit: Excavation & pavement repair

**Disposition:** The Special Magistrate found for the city and extended the time for compliance to November 21, 2024.

- **Officer Luis Montano-Garcia**

C23090138                      Orjuela, Jaime & Monica                      09/25/23  
6930 Long Pine Circle Coconut Creek, FL 33073  
Violation Address: 6930 Long Pine Circle  
Chapter 6, Section 36-a-2  
Non-maintenance of roof – Tarp on roof

**Disposition:** The Special Magistrate found for the city and extended the time for compliance to January 23, 2025.

C23020054                      Tedicah LLC                      02/13/23  
5300 Broken Sound Boulevard #110 Boca Raton, FL 33487  
Violation Address: 4400 Hillsboro Boulevard #2  
Chapter 18, Section 29  
Failure to obtain BTR for: AD Vida Em Cristo

**Disposition:** The Special Magistrate found for the city and extended the time for compliance to January 9, 2025.

C23040127                      Tedicah LLC                      04/17/24  
5300 Broken Sound Boulevard #110 Boca Raton, FL 33487  
Violation Address: 4400 Hillsboro Boulevard #2  
Chapter 13, Section 38-a  
Failure to complete permit process for Commercial Alterations  
Change of use AD Vida Em Cristo

**Disposition:** The Special Magistrate found for the city and extended the time for compliance to January 9, 2025.

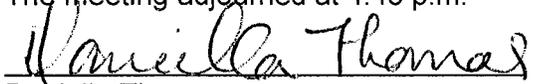


**5. Acceptance of Minutes:** Hearing No. 2024-09 for September 25, 2024.

The Minutes were accepted without corrections or deletions.

**6. ADJOURNMENT**

The meeting adjourned at 4:43 p.m.

A handwritten signature in black ink that reads "Daniella Thomas". The signature is written in a cursive style and is positioned above a horizontal line.

Daniella Thomas  
Senior Staff Assistant