



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

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

**Date: July 24, 2024  
Time: 2:30 p.m.  
Hearing No. 2024-07**

**1. The Special Magistrate Richard Doody called the meeting to order at 2:31 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**

<b>Citation No.</b>	<b>Property Owner/Violator Address Violation</b>	<b>Violation Date</b>
---------------------	--	---------------------------

**Officer Briana Capone**

C24040223	1301 Lyons LLC %SFLRE Group LLC 1650 SE 17 Street #214 Fort Lauderdale, FL 33316 Violation Address: 1507 Lyons Road Chapter 18, Section 29 Business Tax Receipt required *Dental Team*	04/30/24
-----------	--	----------

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of August 29, 2024 with a one-time \$250 fine with a one-time administrative fee of \$25.

C24050007	Castaneda, Gabrielle & Coppola, Marc 4544 NW 50 Court Coconut Creek, FL 33073 Violation Address: 4544 NW 50 Court Chapter 13, Section 38-a Failure to obtain & Complete permit: fence *expired permit*	06/11/24
-----------	--	----------

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of August 29, 2024 with a \$50 fine per day with a one-time administrative fee of \$25.









