



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

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

**Date: April 23, 2025
Time: 2:30 p.m.
Hearing No. 2025-04**

- 1. The Special Magistrate Richard Doody called the meeting to order at 2:32 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 Statue 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

Citation No.	Property Owner/Violator Address Violation	Violation Date
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Officer Briana Capone

C25010075	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point, FL 33064 Violation Address: 4551 NW 39 Avenue Chapter 13, Section 40-a-1 Failure to obtain & complete engineering permit: paver walkway	01/28/25
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Disposition: This case has been continued to June 25, 2025.

C25020054	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point, FL 33064 Violation Address: 4551 NW 39 Avenue Chapter 13, Section 40-a-1 Failure to obtain & complete engineering permit: asphalt installation	02/12/25
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Disposition: This case has been continued to June 25, 2025.

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C25010027 Hillsboro Marketplace Investments LLC 01/13/25
215 N Federal Highway, Boca Raton, FL 33432
Violation Address: 4423 W Hillsboro Boulevard
Chapter 13, Section 38-a
Failure to obtain permit/complete permit process for Commercial Alterations
(SantaFe Insurance)

Disposition: The Special Magistrate found for the city and imposed a compliance date of May 29, 2025 with a \$50 fine per day with a one-time administrative fee of \$25.

C24090099 Ramkissoon, Avinash & Amanda C 09/11/24
5433 NW 50 Court Coconut Creek, FL 33073
Violation Address: 5433 NW 50 Court
Chapter 13, Section 40-a-1
Failure to complete Engineering permit process for pavers in rear yard

Disposition: This case has been continued to May 28, 2025.

C25030036 Rosier, Jacky & Myriam M 03/12/25
5457 NW 50 Court Coconut Creek, FL 33073
Violation Address: 5457 NW 50 Court
Chapter 13, Section 444-b-4-b
Improper tree pruning (live oak)

Disposition: The Special Magistrate found for the city and imposed a one-time fine of \$150 and imposed a compliance date of July 24, 2025 or pay a \$50 fine per day with a one-time administrative fee of \$25.

C24080018 Vargas, Alejandro & Maria 08/02/24
3960 NW 54 Court Coconut Creek, FL 33073
Violation Address: 3960 NW 54 Court
Chapter 13, Section 38-a
Failure to obtain/complete permit process – Shed in side yard,
Gazebo in rear yard, Trellis in rear yard, & pool/spa – hot tub pavers

Disposition: This case has been continued to June 25, 2025.

Officer Jan Moppert

C25010041 Bari, Bashar H/E Bari, Manal 01/16/25
4101 Coral Tree Cir # 215, Coconut Creek, FL 33073
Violation Address: 4101 Coral Tree Circle #215,
Chapter 18 Section 36
Home based business: BTR required for "Turnkey Remodeling LL"

Disposition: This case has complied.

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C25010020 Radiani Ana SCG ATLAS Coconut Palm Club 01/13/25
5380 NW 55 Boulevard, #307, Coconut Creek FL 33073
Violation Address: 5380 NW 55 Boulevard
Chapter 18 Section 36
Home Based Business – Regulatory Criteria – Radiani Consulting LLC

Disposition: The Special Magistrate found for the city and imposed a compliance date of May 29, 2025 with a one-time fine of \$250 with a one-time administrative fee of \$25.

C25010028 Simpson, Paul A 01/13/25
7137 Pinecreek Lane, Coconut Creek, FL 33073
Violation Address: 7137 Pinecreek Lane
Chapter 18, Section 36
Home Based Business – Regulatory Criteria – Simpson's Home Inc

Disposition: The Special Magistrate found for the city and imposed a compliance date of May 29, 2025 with a one-time fine of \$250 with a one-time administrative fee of \$25.

Status Conference

- **Officer Briana Capone**

C25020080 Phelps, Michael & Sarah 02/20/25
4430 NW 9 Court, Coconut Creek, FL 33066
Violation Address: 4430 NW 9 Court
Chapter 13, Section 371-8-b
Swimming pool and spas: enclosure requirements

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 29, 2025.

C24020068 Whispering Trails Prop Owners Assn 02/12/24
7932 Wiles Road Coral Springs FL 33067
Violation Address: 3990 Honeysuckle Circle
Chapter 13, Section 38-a
Failure to obtain & complete permit process: demo of trellis & installation of new Trellis by entrance

Disposition: The Special Magistrate found for the city and extended the time for compliance to June 26, 2025.

C24020070 Whispering Trails Prop Owners Assn 02/12/24
7932 Wiles Road Coral Springs FL 33067
Violation Address: 3990 Honeysuckle Circle
Chapter 13, Section 549
Modifications to approved site plan –
Unapproved – removal of 'trellis' in community

Disposition: This case has complied.

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C24090195 SCG Atlas St Andrews LLC %Ryan 09/17/24
PO Box 4900 Scottsdale, AZ 85261
Violation Address: 5400 Lyons Road
Chapter 6, Section 16
25 year Safety Program BSIP Minimum Housing Code for Broward County
Total area: 7,028

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 29, 2025. This case is set for Status Conference on May 28, 2025.

C24090197 SCG Atlas St Andrews LLC %Ryan 09/17/24
PO Box 4900 Scottsdale, AZ 85261
Violation Address: 5400 Lyons Road
Chapter 6, Section 16
25 year Safety Program BSIP Minimum Housing Code for Broward County
Total area: 164,019

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 29, 2025. This case is set for Status Conference on May 28, 2025.

C24120028 SCG Atlas St Andrews LLC %Ryan 12/10/24
PO Box 4900 Scottsdale, AZ 85261
Violation Address: 5501 Winston Park Boulevard
Chapter 6, Section 16
25 year Safety Program BSIP Minimum Housing Code for Broward County
Total area: 5,954

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 29, 2025. This case is set for Status Conference on May 28, 2025.

C24120029 SCG Atlas St Andrews LLC %Ryan 12/10/24
PO Box 4900 Scottsdale, AZ 85261
Violation Address: 5501 Winston Park Boulevard
Chapter 6, Section 16
25 year Safety Program BSIP Minimum Housing Code for Broward County
Total area: 305,726

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 29, 2025. This case is set for Status Conference on May 28, 2025.

C24120030 SCG Atlas St Andrews LLC %Ryan 12/10/24
PO Box 4900 Scottsdale, AZ 85261
Violation Address: 5450 Lyons Road
Chapter 6, Section 16
25 year Safety Program BSIP Minimum Housing Code for Broward County
Total area: 101,118

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 29, 2025. This case is set for Status Conference on May 28, 2025.

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- Officer Jan Moppert

C24090025 Alternate Educational Systems Property 1 LLC 09/07/24
10540 La Reina Road Delray Beach, FL 33446
Violation Address: 2251 NW 36 Avenue
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County

Disposition: The Special Magistrate found for the city and extended the time for compliance to June 26, 2025. This case is set for Status Conference on June 25, 2025.

C24090026 Alternate Educational Systems Property 2 LLC 09/07/24
10540 La Reina Road Delray Beach, FL 33446
Violation Address: 2300 NW 39 Avenue
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County

Disposition: The Special Magistrate found for the city and extended the time for compliance to June 26, 2025. This case is set for Status Conference on June 25, 2025.

C24090053 Baywood Village I Condo Assn % J&L Property Mgmt 09/10/24
10191 W. Sample Road #203 Coral Springs, FL 33065
Violation Address: 2502 thru 2509 Carambola Cir N.
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County

Disposition: This case has complied.

C24090089 Golden Raintree IV Condo Assoc. % HRT Realty Services 09/10/24
1200 Clint Moore Road #8 Boca Raton, FL 33487
Violation Address: 3345 thru 3353 Carambola Cir S.
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 29, 2025. This case is set for Status Conference on May 28, 2025.

C24090145 Olivine LLC % Forest Properties Mgmt Inc. 09/13/24
625 Mount Auburn Street Ste. 210 Cambridge, MA 02138
Violation Address: 3600 Coral Tree Circle
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 29, 2025. This case is set for Status Conference on May 28, 2025.

