



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

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: October 22, 2025
Time: 2:33 p.m.
Hearing No. 2025-10

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1. The Special Magistrate Richard Doody called the meeting to order at 2:33 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 Anthony Bell

C25030005	Bonhomme, Carine Marie 731 NW 42 Avenue Coconut Creek FL 33066 Violation Address: 731 NW 42 Avenue Chapter 13, Section 38-a Failure to obtain / complete permit process: New dock installed	03/04/25
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Disposition: The Special Magistrate found for the city and imposed a compliance date of January 8, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

C25090091	FKH SFR Propco B-HLD LP % First Key Homes 600 Galleria Pkwy Ste 300 Atlanta GA 30067 Violation Address: 4401 NW 6 Court Chapter 6, Section 36-b-7 Sources of Infestation: Stagnant Pool	09/25/25
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Disposition: The Special Magistrate found for the city and imposed a compliance date of November 20, 2025 with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on November 19, 2025.

C25090092 FKH SFR Propco B-HLD LP %First Key Homes 09/25/25
600 Galleria Pkwy Ste 300 Atlanta GA 30067
Violation Address: 4401 NW 6 Court
Chapter 13, Section 371-8-b
Swimming Pool Enclosure Requirements

Disposition: The Special Magistrate found for the city and imposed a compliance date of November 20, 2025 with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on November 19, 2025.

Officer Briana Capone

Status Conference

C25020054 Cody, Andrew & Patton, Michelle 02/12/25
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

Disposition: The Special Magistrate found for the city and extended the time for compliance to November 20, 2025. This case is set for Status Conference on November 19, 2025.

C24050044 Dinicola, Eugenio & Cheryl 05/13/24
1503 Cayman Way #J1 Coconut Creek, FL 33066
Violation Address: 1503 Cayman Way # J1
Chapter 13, Section 38-a
Failure to complete permit process *expired permit* Alteration Residential

Disposition: The Special Magistrate found for the city and extended the time for compliance to January 29, 2026.

Officer Luis Montano-Garcia

C25040068 Hillsboro Executive Park Condo ASSN. 04/29/25
P.O Box 15624 Plantation FL 33318
Violation Address: 4855 W. Hillsboro Blvd - CA
Chapter 13, Section 444-b
Landscaping – Maintenance Standards: North side does not meet site plan

Disposition: The Special Magistrate found for the city and imposed a compliance date of January 8, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

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C25080044 Lyons Commerce Park LLC 08/12/25
4679 SW 72 Avenue Miami FL 33155
Violation Address: 6810 Lyons Technology Cir #165
Chapter 18, Section 29
Failure to obtain Business Tax Receipt: Pierce & Co.

Disposition: This case has complied.

C25080153 Lyons Commerce Park LLC 08/27/25
4679 SW 72 Avenue Miami FL 33155
Violation Address: 6810 Lyons Technology Cir #155
Chapter 18, Section 29
Failure to obtain Business Tax Receipt: Covemark Construction

Disposition: The Special Magistrate found for the city and imposed a compliance date of November 20, 2025 or face a one-time fine of \$250 with a one-time administrative fee of \$25.

C25080154 Lyons Commerce Park LLC 08/27/25
4679 SW 72 Avenue Miami FL 33155
Violation Address: 6810 Lyons Technology Cir #140
Chapter 18, Section 29
Failure to obtain Business Tax Receipt: MB Styles

Disposition: This case has complied.

C25080151 RLFE Properties LLC 08/27/25
6131 Lyons Road #100 Coconut Creek FL 33073
Violation Address: 6131 Lyons Rd Ste. 100
Chapter 18, Section 29
Failure to obtain Business Tax Receipt: RLFE Properties LLC

Disposition: This case was withdrawn.

C24090258 Tulloch, Dionne 09/24/24
5101 NW 47 Avenue Coconut Creek FL 33073
Violation Address: 5101 NW 47 Avenue
Chapter 6, Section 36-b-9
Lawn and Landscaping (non-maintenance)

Disposition: The Special Magistrate found for the city and imposed a compliance date of November 20, 2025 with a \$50 fine per day and a one-time administrative fee of \$25.

C25070143 Tulloch, Dionne 07/21/25
5101 NW 47 Avenue Coconut Creek FL 33073
Violation Address: 5101 NW 47 Avenue
Chapter 6, Section 36-b-4
Natural growth deterioration: Dead tree in backyard

Disposition: The Special Magistrate found for the city and imposed a compliance date of November 20, 2025 with a \$50 fine per day and a one-time administrative fee of \$25.

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C25070153 Tulloch, Dionne 07/22/25
5101 NW 47 Avenue Coconut Creek FL 33073
Violation Address: 5101 NW 47 Avenue
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 6, 2025 with a \$50 fine per day and a one-time administrative fee of \$25.

C25070154 Tulloch, Dionne 07/22/25
5101 NW 47 Avenue Coconut Creek FL 33073
Violation Address: 5101 NW 47 Avenue
Chapter 6, Section 36-b
Exterior Premise Conditions: Miscellaneous items stored outside

Disposition: The Special Magistrate found for the city and imposed a compliance date of November 20, 2025 with a \$50 fine per day and a one-time administrative fee of \$25.

Status Conference

- **Officer Luis Montano-Garcia**

C24090138 McDonald's USA LLC 09/13/24
110 N Carpenter Street Chicago IL 60607
Violation Address: 4200 W Sample Road
Chapter 6, Section 16
25 Year Safety Program: Minimum Housing Code for Broward County, Florida

Disposition: This case has complied.

C24040052 Moncayo, Nicholas Andrew Stars, Kelly 04/04/24
5144 NW 49 Avenue Coconut Creek FL 33073
Violation Address: 5144 NW 49 Avenue
Chapter 13, Section 38-a
Failure to obtain permit & complete permit process: For windows and doors

Disposition: This case has complied.

C25070070 Wal-Mart Stores East LP 07/10/25
PO BOX 8050 Bentonville AR 72712
Violation Address: 5571 W Hillsboro Boulevard
Chapter 13, Section 38-a
Failure to obtain / complete permit process for self-serve propane tanks rack on south side entrance

Disposition: This case has complied.

Officer Jan Moppert

C24090027 Apostolic Mission of Christ Inc 09/07/24
2350-2370 Hammock Boulevard
Violation Address: 2350 Hammock Boulevard
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County

Disposition: This case has complied.

Officer Daniella Ordonez

C25080016 Julia Gardens POA % M&M Property Management 08/05/25
1280 SW 36 Avenue #305 Pompano Beach FL 33069
Violation Address: 6848 Julia Gardens Drive
Chapter 13, Section 44-b-4-b
Improper Tree Pruning: 8 Mahogany's/8 Green Buttonwoods

Disposition: The Special Magistrate found for the city and imposed a one-time reduced fine of \$1,225.00, inclusive of the one-time \$25 administrative fee.

C25010072 Martin, Flavio Alves 01/28/25
4518 NW 51 Court Coconut Creek FL 33073
Violation Address: 4518 NW 51 Court
Chapter 13, Section 371-8-b
Swimming Pool and Spas – Enclosure Requirements

Disposition: The Special Magistrate found for the city and imposed a compliance date of November 20, 2025 with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on November 19, 2025.

C25090020 Nabi, Enamun & Farhana Haque 09/04/25
5173 NW 74 Court Coconut Creek FL 33073
Violation Address: 5173 NW 74 Court
Chapter 13, Section 444-b-4-b
Improper Tree Pruning: Hat raked Crape Myrtle

Disposition: This case has been continued to November 19, 2025.

Status Conference

- **Officer Daniella Ordonez**

C24090003 Bell Fund V Coconut Creek 09/03/24
PO Box 20197 Atlanta, GA 30325
Violation Address: 3600 W Hillsboro Boulevard
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County
Total Area: 371,508

Disposition: The Special Magistrate found for the city and extended the time for compliance to November 20, 2025. This case is set for Status Conference on November 19, 2025.

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C24090016 Altschuler, Vanessa H/E Rodriguez, Jose 09/06/25
6450 NW 41 Terrace Coconut Creek FL 33073
Violation Address: 6450 NW 41 Terrace
Chapter 6, Section 36-a-2
Roof (non-maintenance) signs of disrepair - White tarp

Disposition: This case has complied.

C25070030 Martinez, Luis J, Santana Pena, Musset 07/03/25
6011 NW 43 Terrace Coconut Creek FL 33073
Violation Address: 6011 NW 43 Terrace
Chapter 6, Section 36-a-2
Roof - non-maintenance: signs of disrepair - Blue tarp

Disposition: The Special Magistrate found for the city and extended the time for compliance to January 29, 2026. This case is set for Status Conference on January 28, 2026.

C25070045 Mckenzie, Hyson H/E Franklin, Elette 06/21/25
7138 Crescent Creek Lane Coconut Creek FL 33073-3129
Violation Address: 7138 Crescent Creek Lane
Chapter 13, Section 448-c-1
Tree Removal Permit Required: Front yard tree removal without permit

Disposition: The Special Magistrate found for the city and extended the time for compliance to February 26, 2026. This case is set for Status Conference on February 25, 2026.

Code Fine Reduction

C22090120 Marques, Fayruza Leal & Victor 09/15/22
Capone 1455 NW 49 Avenue Coconut Creek, FL 33063
Violation Address: 1455 NW 49 Avenue
Chapter 13, Section 40-a-1
Failure to obtain engineering permit:
Concrete pavers in the side/backyard

FINE \$9,300

ADMIN. FEE \$25

Disposition: The Special Magistrate accepted the recommendation from the board and reduced the total fine amount to \$1,125. The fine has not been paid and must be paid by January 29, 2026 or it will revert to the original amount.

C24070016 Centerpointe Condominium Association Inc. 07/03/24
Moppert 10191 W. Sample Road #203 Coral Springs, FL 33065
Violation Address: Access Road
Chapter 13, Section 38-a
Failure to obtain & complete permit: deck (remove & replace)

FINE \$3,300

ADMIN. FEE \$25

Disposition: The Special Magistrate accepted the recommendation from the board and reduced the total fine amount to \$925. The fine has been paid.

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5. **Acceptance of Minutes:** Hearing No. 2025-09 for September 24, 2025.

The Minutes were accepted without corrections or deletions.

6. **ADJOURNMENT**

The meeting adjourned at 3:33 p.m.



Reshma Heraman
Senior Staff Assistant