



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

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

**Date: April 24, 2024
Time: 2:30 p.m.
Hearing No. 2024-04**

- 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

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

<u>C23080232</u>	<u>MCA Promenade Owner LLC 2 Seaport Lane Boston, MA 02210 Violation Address: 4437 Lyons Road Ste. 106 Chapter 13, Section 38-a Failure to obtain & complete permit process for Barber Poles (2)</u>	<u>08/30/23</u>
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Disposition: The Special Magistrate found for the city and imposed a compliance date of June 27, 2024 with a \$50 fine per day with a one-time administrative fee of \$25.

<u>C23010093</u>	<u>Nixon, Richard</u>	<u>01/21/23</u>
Cont. from 01/24	4960 NW 54 Street Coconut Creek, FL 33073 Violation Address: 4960 NW 54 Street Chapter 13, Section 447 Preservation of Natural Habitat: personal items encroaching preserve	

Disposition: This case has been continued to June 26, 2024.

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C23040022 Nicklos, Lee Bertha & Nicklos-Welch, Rae Elayne 04/04/23
4810 Swans Manor Coconut Creek, FL 33073
Violation Address: 4810 Swans Manor
Chapter 6, Section 36-a-2
Roof: non-maintenance signs of disrepair *tarp present*

Disposition: The Special Magistrate found for the city and imposed a compliance date of June 27, 2024 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on June 26, 2024.

C24030022 Schnakenberg, Jacquelyn & Tranchida, Anthony 03/04/24
4974 NW 48 Avenue Coconut Creek, FL 33073
Violation Address: 4974 NW 48 Avenue
Chapter 13, Section 38-a
Failure to complete permit process: pool equipment/AC/Fence

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

C24030023 Schnakenberg, Jacquelyn & Tranchida, Anthony 03/04/24
4974 NW 48 Avenue Coconut Creek, FL 33073
Violation Address: 4974 NW 48 Avenue
Chapter 13, Section 40-a-1
Failure to complete engineering permit process: rear pavers

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

Officer Erick Jean-Baptiste

C21070013 Centro NP Coconut Creek Own LLC 07/01/21
200 E. Broward Boulevard Ste. 1410 Fort Lauderdale, FL 33063
Violation Address: 4925 Coconut Creek Parkway
Chapter 6, Section 36-b-6
Ground surface hazard – potholes and cracks behind Publix area

Disposition: This case has been continued to May 22, 2024.

C23100227 Centro NP Coconut Creek Own LLC 10/21/23
200 E. Broward Boulevard Ste. 1410 Fort Lauderdale, FL 33063
Violation Address: 4805 Coconut Creek Parkway
Chapter 6, Section 36-a-2
Roof: non-maintenance

Disposition: This case has complied.

C23100228 Centro NP Coconut Creek Own LLC 10/21/23
200 E. Broward Boulevard Ste. 1410 Fort Lauderdale, FL 33063
Violation Address: 4805 Coconut Creek Parkway
Chapter 6, Section 36-b
Gate in disrepair – exterior premises condition

Disposition: This case has complied.

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Officer Jan Moppert

C23110052 Baywood Village II Condo- Assn Inc. % J&L Property Mgmt. 11/10/23
Cont. from 03/27 10191 W. Sample Road #203 Coral Springs, FL 33065
Violation Address: 4650 NW 22 Street
Chapter 6, Section 51-i
Backflow Prevention Regulations: 7 Devices

Disposition: This case has complied.

C23110056 Cunha, Fabio & Pechkurova, Oksana 11/10/23
2041 NW 40 Avenue Coconut Creek, FL 33066
Violation Address: 2041 NW 40 Avenue
Chapter 13, Section 38-a
Failure to complete permit process: Bathroom renovation

Disposition: The Special Magistrate found for the city and imposed a compliance date of June 27, 2024 with a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on June 26, 2024.

C23110016 Hammock at Coconut Creek Assoc. Inc. 11/04/23
5100 W. Copans Road Ste. 100 Margate, FL 33063
Violation Address: 4750 Satinwood Trail
Chapter 13, Section 38-a
Failure to complete permit process: permit is expired for seal coating/stripping

Disposition: This case has been continued to June 26, 2024.

C23110055 Karanda Village III Condo Assn Inc. % M&M Property Mgmt. 11/13/23
Cont. from 03/27 1280 SW 36 Avenue #305 Pompano Beach, FL 33069
Violation Address: 3873 Cocoplum Circle
Chapter 6, Section 51-i
Backflow prevention regulations (6 devices)

Disposition: This case has complied.

C23110175 Golden Raintree IV Condo Assoc Inc %Hawkeye Mgmt. LLC 11/20/23
Cont. from 03/27 1800 NW Corporate Boulevard Ste 200 Boca Raton, FL 33431
Violation Address: Carambola Circle S
Chapter 6, Section 51-i
Backflow prevention regulations (1 device)

Disposition: This case has complied.

Officer Ron Russell

C23110116 Altidor, Josette & Albert 11/15/23
4234 NW 56 Drive Coconut Creek, FL 33073
Violation Address: 4234 NW 56 Drive
Chapter 18, Section 29
Failure to renew BTR for: True Solution Electric LLC: Delinquent

Disposition: This case has complied.

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C23110115 Violator: Battle, Tammy / ERP Operating LTD Partnership 11/15/23
PO Box 4900 Scottsdale, AZ 85261
Violation Address: 5501 Winston Park Boulevard #204
Chapter 18, Section 29
Failure to renew BTR for: Tag HR Solutions LLC – Delinquent

Disposition: This case has complied.

C24010079 Coco Lake Home Owners Association 01/29/24
5665 Coral Ridge Drive Coral Springs, FL 33076
Violation Address: 3801 Coco Lake Drive
Chapter 6, Section 36-b-4
(2) Natural Growth Deterioration: Dead/dying large Palm Trees

Disposition: The Special Magistrate found for the city and imposed a compliance date of June 27, 2024 with a \$50 fine per day with a one-time administrative fee of \$25.

C23110106 Violator: Green, Jennepha / Peola Minott Rev TR 11/15/23
1502 Cayman Way #J3 Coconut Creek, FL 33066
Violation Address: 5532 NW 39 Avenue
Chapter 18, Section 29
Failure to renew BTR for: Jennepha Green – Delinquent

Disposition: This case has complied.

Status Conference

- **Officer Sean Flanagan**

C22110118 Chimera, Catherine & Martinez, Jason 11/15/22
4926 Pelican Street Coconut Creek, FL 33073
Violation Address: 4926 Pelican Street
Chapter 6, Section 36-a-3
Roof (non-maintenance) signs of disrepair: tarp present and discoloration

Disposition: The Special Magistrate found for the city and extended the time for compliance to June 27, 2024. This case is set for Status Conference on June 26, 2024.

C22100098 Imam, Taurean & Nerupa 10/12/22
5317 Flamingo Place Coconut Creek, FL 33073
Violation Address: 5317 Flamingo Place
Chapter 6, Section 36-a-2
Roof (non-maintenance): Discoloration & disrepair with tarp present

Disposition: The Special Magistrate found for the city and extended the time for compliance to June 27, 2024.

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- **Officer Luis Montano-Garcia**

C23120008 Yalla Market Inc. / Coconut Creek CP LLC 12/05/23
16950 Jog Road #104 Delray Beach, FL 33446
Violation Address: 6710 N. State Road 7
Chapter 18, Section 29
Business Tax Receipt for Beiruty Restaurant

Disposition: The Special Magistrate found for the city and extended the time for compliance to June 27, 2024. This case is set for Status Conference on June 26, 2024.

C23120009 Yalla Market Inc. / Coconut Creek CP LLC 12/05/23
16950 Jog Road #104 Delray Beach, FL 33446
Violation Address: 6710 N. State Road 7
Chapter 13, Section 38-a
Failure to obtain/complete permit process – Commercial Alterations
For Beiruty Restaurant

Disposition: The Special Magistrate found for the city and extended the time for compliance to June 27, 2024. This case is set for Status Conference on June 26, 2024.

- **Officer Jan Moppert**

C23030077 Fay, Dean 03/07/23
4131 NW 8 Street Coconut Creek, FL 33066
Violation Address: 4131 NW 8 Street
Chapter 13, Section 444-c-1-d-1 & 444-c-1-d-2
Minimum landscape – Sod or groundcover required

Disposition: No action was taken.

C23030210 Fay, Dean 03/28/23
4131 NW 8 Street Coconut Creek, FL 33066
Violation Address: 4131 NW 8 Street
Chapter 13, Section 424-a
Prohibition on objects in swale: rock and railroad ties

Disposition: No action was taken.

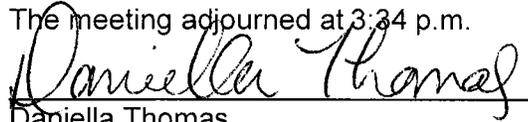
C24010072 Fay, Dean 01/25/24
4131 NW 8 Street Coconut Creek, FL 33066
Violation Address: 4131 NW 8 Street
Chapter 13, Section 397-b
Location of required parking

Disposition: No action was taken.

The Minutes were accepted without corrections or deletions.

6. ADJOURNMENT

The meeting adjourned at 3:34 p.m.

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

Daniella Thomas
Senior Staff Assistant