



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

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

**Date: September 24, 2025
Time: 2:35 p.m.
Hearing No. 2025-09**

-
- 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

Citation No.	Property Owner/Violator Address Violation	Violation Date
---------------------	--	---------------------------

Officer Anthony Bell

C25050050	Allen, Nicholas D 4340 NW 3 Street Coconut Creek FL 33066-1714 Violation Address: 4340 NW 3 Street Chapter 6, Section 36-b-9 Lawn and or landscaping: non-maintenance	05/14/25
-----------	---	----------

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

Status Conference

- **Officer Anthony Bell**

C25010093	Dew, Misty H/E Harrell, Nathan 740 NW 43 Avenue Coconut Creek FL 33066 Violation Address: 740 NW 43 Avenue Chapter 13, Section 38-a Failure to obtain permit / complete permit process: new fence installed	01/29/25
-----------	---	----------

Minutes
Special Magistrate Hearing No. 2025-09
September 24, 2025
Page 2

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

Officer Briana Capone

<u>C25020055</u>	<u>Cody, Andrew & Patton, Michelle</u>	<u>02/08/25</u>
Cont. from 7/23	2340 NE 35 Street Lighthouse Point, FL 33064 Violation Address: 4000 NW 43 Street Chapter 13, Section 38-a Failure to obtain & complete permit process: fences *Repeat*	

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

Status Conference

- **Officer Briana Capone**

<u>C24120044</u>	<u>Cody, Andrew & Patton, Michelle</u>	<u>12/19/24</u>
Cont. from 7/23	2340 NE 35 Street Lighthouse Point, FL 33064 Violation Address: 4300 Vinkemulder Road Chapter 13, Section 38-a Failure to obtain & complete permit process: Fences *repeat violation*	

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.

<u>C24120045</u>	<u>Cody, Andrew & Patton, Michelle</u>	<u>12/19/24</u>
	2340 NE 35 Street Lighthouse Point, FL 33064 Violation Address: 4300 Vinkemulder Road Chapter 13, Section 38-a Failure to obtain and complete permit process: Stables *repeat violation*	

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.

<u>C25010075</u>	<u>Cody, Andrew & Patton, Michelle</u>	<u>01/28/25</u>
	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	

Disposition: This case has complied.

<u>C24090134</u>	<u>MG3 Preschool CC LLC</u>	<u>09/13/24</u>
	2980 NE 207 Street #603 Aventura, FL 33180 Violation Address: 5601 Regency Lakes Blvd Chapter 6, Section 16 25 year Safety Program BSIP Minimum Housing Code for Broward County Total area: 17,229	

Disposition: No action was taken.

Minutes
Special Magistrate Hearing No. 2025-09
September 24, 2025
Page 4

Disposition: The Special Magistrate found for the city and imposed a compliance date of October 23, 2025 or face a one-time fine of \$250 with a one-time administrative fee of \$25.

C25070133 LRF3 MIA Johnson Road LLC % Longpoint Partners LP 07/17/25
116 Huntington Avenue STE 1001 Boston MA 02116
Violation Address: 4801 Johnson Road STE 10
Chapter 13, Section 38-a
Failure to obtain permit / complete permit process for Commercial Alternation:
Ephraim Closets and more

Disposition: The Special Magistrate found for the city and imposed a compliance date of October 23, 2025 with a \$50 fine per day and a one-time administrative fee of \$25.

C25070081 LRF3 MIA Johnson Road LLC % Longpoint Partners LP 07/14/25
116 Huntington Avenue STE 1001 Boston MA 02116
Violation Address: 4801 Johnson Road STE 10
Chapter 9, Section 2
Fire Prevention: Failed Inspections for Ephraim Closets and More

Disposition: The Special Magistrate found for the city and imposed a compliance date of October 23, 2025 with a \$50 fine per day and a one-time administrative fee of \$25.

C25070197 Lyons Commerce Park LLC 07/29/25
4679 SW 72 Avenue Miami FL 33155
Violation Address: 6820 Lyons Technology Circle
Chapter 18, Section 29
Failure to obtain BTR for Mathew Lundy Law

Disposition: The Special Magistrate found for the city and imposed a compliance date of October 23, 2025 or face a one-time fine of \$250 with a one-time administrative fee of \$25.

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: The Special Magistrate found for the city and imposed a compliance date of October 23, 2025 with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on October 22, 2025

C25080057 Swordfish Real Estate LLC 08/13/25
1201 Oakfield Drive STE 109 Brandon FL 33511-4932
Violation Address: 3910 Hillsboro Boulevard
Chapter 13, Section 38-a
Failure to obtain and complete permit process for gas pump canopy and building façade. *Repeat Violator*

Disposition: The Special Magistrate found for the city and imposed a compliance date of October 23, 2025 with a \$75 fine per day and a one-time administrative fee of \$25.

Minutes

Special Magistrate Hearing No. 2025-09

September 24, 2025

Page 5

C25060031 TMT 4611- 4661 Lyons Tech Parkway 06/17/25

Cont. from 08/27 3550 Lenox Road NE Street 2000 Atlanta GA 30326
Violation Address: 4661 Johnson Road #4
Chapter 9, Section 2
Fire prevention and protection: Failed inspections for Capital Trading LLC

Disposition: The Special Magistrate found for the city and imposed a compliance date of October 1, 2025 or face a \$50 fine per day and a one-time administrative fee of \$25.

C25060034 TMT 4611- 4661 Lyons Tech Parkway 06/17/25

Cont. from 08/27 3550 Lenox Road NE Street 2000 Atlanta GA 30326
Violation Address: 4661 Johnson Road #4
Chapter 18, Section 29
Failure to obtain business Tax Receipt for Capital Trading LLC

Disposition: The Special Magistrate found for the city and imposed a compliance date of October 23, 2025 or face a one-time fine of \$250 with a one-time administrative fee of \$25.

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 building permit / complete permit process for self-serve propane tanks rack on south side entrance

Disposition: The Special Magistrate found for the city and imposed a compliance date of October 23, 2025 with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on October 22, 2025.

Status Conference

- **Officer Luis Montano-Garcia**

C24120034 Caligo Crossing LLC % Property Tax Dept. 12/17/24

PO Box 2539 San Antonio, TX 78299
Violation Address: 6970 N. State Road 7 #105
Chapter 13, Section 38-a
Failure to obtain/complete permit process for commercial alterations
Jeff's Bagel Run

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

C24120035 Caligo Crossing LLC % Property Tax Dept. 12/17/24

PO Box 2539 San Antonio, TX 78299
Violation Address: 6970 N State Road 7 #105
Chapter 18, Section 29
Failure to obtain BTR – required for Jeff's Bagel Run

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

Minutes
Special Magistrate Hearing No. 2025-09
September 24, 2025
Page 7

C25060007 Walker, Jason E H/E Walker & Stacey 06/04/25
1400 NW 47 Avenue Coconut Creek FL 33063
Violation Address: 1400 NW 47 Avenue
Chapter 13, Section 371-8-b
Swimming pools and spas: enclosure requirements life/safety issue: fence surrounding the pool and gate are not secured

Disposition: This case has complied.

Status Conference

- **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 Year Safety Program: Minimum Housing Code for Broward County

Disposition: This case has complied.

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 Year 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: This case has been continued to October 22, 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 October 23, 2025. This case is set for Status Conference on October 22, 2025.

Minutes
Special Magistrate Hearing No. 2025-09
September 24, 2025
Page 8

C24090005 Coconut Creek Associates % Midwest Diversified Prop. 09/04/24
PO Box 1030 O'Fallon MO 63366
Violation Address: 5800 NW 74 Place
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County
Total Area: 199,414

Disposition: The Special Magistrate found for the city and extended the time for compliance to November 20, 2025.

C24090009 Coconut Creek Associates % Midwest Diversified Prop. 09/04/24
PO Box 1030 O'Fallon MO 63366
Violation Address: 5800 NW 74 Place
Chapter 6, Section 16
25 Safety Program: Minimum Housing Code for Broward County
Total Area: 4,739

Disposition: The Special Magistrate found for the city and extended the time for compliance to November 20, 2025.

Code Fine Reduction

C24100025 CK 9 Investment LLC 10/03/24
Jean-Baptiste 1591 N Powerline Road Pompano Beach FL 33067
Violation Address: 3970 NW 5 Street
Chapter 13, Section 38-a
Failure to obtain permit AND/OR complete permit process: Fence installed without permit

FINE \$1,600

ADMIN. FEE \$25

Disposition: The Special Magistrate accepted the recommendation from the board and reduced the total fine amount to \$250. The fine has been paid.

C23030077 Fay, Dean 03/15/23
Moppert 4131 NW 8 Street Coconut Creek FL 33066
Violation Address: 4131 NW 8 Street
Chapter 13, Section 444-c-1-d-1
Minimum Landscape: Sod Requirements. Rocks and railroad ties on east property line

FINE \$8,200

ADMIN. FEE \$25

Continued from May 6, 2025

C23030210 Fay, Dean 03/28/23
Moppert 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 in swale

FINE \$8,050

ADMIN. FEE \$25

Minutes
Special Magistrate Hearing No. 2025-09
September 24, 2025
Page 9

Continued from May 6, 2025

C23090104 Fay, Dean 09/15/23
Moppert 4131 NW 8 Street Coconut Creek FL 33066
Violation Address: 4131 NW 8 Street
Chapter 19, Section 37-2
Parking: Commercial white SUV on property with ladder on the rack (3)

FINE \$8,950 ADMIN. FEE \$25

Continued from May 6, 2025

C23120034 Fay, Dean 12/22/23
Moppert 4131 NW 8 Street Coconut Creek FL 33066
Violation Address: 4131 NW 8 Street
Chapter 13, Section 371-8-b
Swimming pools and spas - Enclosure requirements

FINE \$18,000 ADMIN. FEE \$25

Continued from May 6, 2025

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

FINE \$8,050 ADMIN. FEE \$25

Continued from May 6, 2025

Disposition: The Special Magistrate accepted the recommendation from the board and reduced the total fine amount of all of Dean Fay cases to \$9,000. The fine has not been paid.

C24050086 Fernandez, Raimundo & Gucciardo, Katherine A (Antonelli Nancy Patricia) 05/15/24
Ordonez 5020 Ibis Court Coconut Creek FL 33073
Violation Address: 5020 Ibis Court
Chapter 13, Section 38-a
Failure to obtain permit: Interior Renovation

FINE \$14,500 ADMIN. FEE \$25

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

FINE \$15,675 ADMIN. FEE \$25

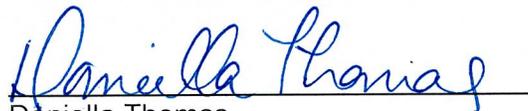
Disposition: The Special Magistrate accepted the recommendation from the board and reduced the total fine amount of both cases to \$2,225. The fine has been paid.

5. **Acceptance of Minutes:** Hearing No. 2025-08 for August 27, 2025.

The Minutes were accepted without corrections or deletions.

6. **ADJOURNMENT**

The meeting adjourned at 3:30 p.m.

A handwritten signature in blue ink, reading "Daniella Thomas", is written over a horizontal line.

Daniella Thomas
Senior Permit Technician