



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

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

**Date: June 25, 2025
Time: 2:30 p.m.
Hearing No. 2025-06**

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 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 Cont. from 04/23	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 August 27, 2025.

C25020054 Cont. from 04/23	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 August 27, 2025.

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Officer Erick Jean-Baptiste

C25040003 Benson, Ronald E Jr & Susann B & Benson, Ronald E III 04/02/25
Cont. from 05/28 1010 NW 45 Avenue, Coconut Creek, FL 33066
Violation Address: 1010 NW 45 Avenue
Chapter 13, Section 444-b-4-b
Improper Tree Pruning

Disposition: The Special Magistrate found for the city and imposed a one-time reduced fine of \$75 plus a \$25 administrative fee.

C24040023 Jones, Lymika S & Javares 04/01/25
Cont. from 05/28 350 Sunshine Drive Coconut Creek, FL 33066
Violation Address: 350 Sunshine Drive
Chapter 6, Section 36 b-1
Fence (Non – Maintenance) Discoloration and disrepair

Disposition: The Special Magistrate found for the city and imposed a compliance date of August 28, 2025 with a \$50 fine per day and a one-time administrative fee of \$25.

C24090050 Roberson, Bobby JR 09/10/24
1111 NW 40 Avenue Coconut Creek, FL 33066-1622
Violation Address: 1111 NW 40 Avenue
Chapter 19, Section 37-4
Vehicle Tag - Expired or Not Displayed Lexus (sedan) parked in front yard

Disposition: This case has complied.

C24090051 Roberson, Bobby JR 09/10/24
1111 NW 40 Avenue Coconut Creek, FL 33066-1622
Violation Address: 1111 NW 40 Avenue
Chapter 6, Section 36-b-8
Mechanical Equipment - Screening Required

Disposition: This case has complied.

C24090052 Roberson, Bobby JR 09/10/24
1111 NW 40 Avenue Coconut Creek, FL 33066-1622
Violation Address: 1111 NW 40 Avenue
Chapter 13, Section 241-i
Sidewalks - Failure to clean and/or clear adjacent areas

Disposition: This case has complied.

C24120039 Rodrigues Miranda, Mauricio 12/18/24
Cont. from 05/28 4420 NW 8 Street Coconut Creek FL 33066-1524
Violation Address: 4420 NW 8 Street
Chapter 6, Section 36-b
Exterior Premises Condition: Driveway needs to be resealed

Disposition: This case has complied.

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C24120040 Rodrigues Miranda, Mauricio 12/18/24
Cont. from 05/28 4420 NW 8 Street Coconut Creek FL 33066-1524
Violation Address: 4420 NW 8 Street
Chapter 13, Section 38-a
Failure to obtain permit and/or complete permit process: 2 structures being
Built in backyard

Disposition: The Special Magistrate found for the city and imposed a compliance date of August 28, 2025 with a \$50 fine per day and a one-time administrative fee of \$25.

C24120041 Rodrigues Miranda, Mauricio 12/18/24
Cont. from 05/28 4420 NW 8 Street Coconut Creek FL 33066-1524
Violation Address: 4420 NW 8 Street
Chapter 6, Section 36-b-9
Lawn and/or landscaping (non-maintenance)

Disposition: This case has complied.

C24120042 Rodrigues Miranda, Mauricio 12/18/24
Cont. from 05/28 4420 NW 8 Street Coconut Creek FL 33066-1524
Violation Address: 4420 NW 8 Street
Chapter 13, Section 38-a
Failure to obtain permit and/or complete permit process: 2 front gates installed

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

C25030081 Rodrigues Miranda, Mauricio 03/22/25
Cont. from 05/28 4420 NW 8 Street Coconut Creek FL 33066-1524
Violation Address: 4420 NW 8 Street
Chapter 18, Section 36
Home Based Businesses

Disposition: This case has complied.

C25040051 Rodrigues Miranda, Mauricio 04/21/25
Cont. from 05/28 4420 NW 8 Street Coconut Creek FL 33066-1524
Violation Address: 4420 NW 8 Street
Chapter 13, Section 322-c-1
Vacation Rentals - Registration Certificate Required

Disposition: This case has complied.

Officer Luis Montano-Garcia

C24090184 Assoc Builders & Contractors Florida East Coast Chapter Inc 09/16/24
3730 Coconut Creek Parkway #200 Coconut Creek FL 33066
Violation Address: 3720 Coconut Creek Parkway
Chapter 6, Section 16
25 Year Safety Program: Minimum Housing Code for Broward County,
Florida Association Builders & Contractors

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

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C24090185 Assoc Builders & Contractors Florida East Coast Chapter Inc 09/16/24
3730 Coconut Creek Parkway #200 Coconut Creek FL 33066
Violation Address: 3730 Coconut Creek Parkway
Chapter 6, Section 16
25 Year Safety Program: Minimum Housing Code for Broward County,
Florida Association Builders & Contractors

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

C25010008 Castle, Johnny 01/08/25
5120 NW 43 Terrace Coconut Creek FL 33073
Violation Address: 5120 NW 43 Terrace
Chapter 13, Section 40-a-1
Failure to complete Engineering Permit: Paver driveway and walkway

Disposition: The Special Magistrate found for the city and imposed a compliance date of September 26, 2025 with a \$50 fine per day and a one-time administrative fee of \$25.

C25020089 Chandrasekar, Raja & Krishnadoss, Hema M 02/19/25
Cont. from 05/28 5350 NW 52 Street Coconut Creek FL 33073
Violation Address: 5350 NW 52 Street
Chapter 13, Section 40-a-1
Failure to obtain and/or complete Engineering Permit: Pavers in side yard

Disposition: The Special Magistrate found for the city and imposed a compliance date of August 28, 2025 with a \$50 fine per day and a one-time administrative fee of \$25.

C24070013 Jeanty, Simone 07/03/24
5911 NW 40 Lane Coconut Creek FL 33073-4045
Violation Address: 5911 NW 40 Lane
Chapter 6, Section 36-b-9
Lawn and/or landscaping. Bare area on North side of property

Disposition: This case has been continued to July 23, 2025.

C24070015 Jeanty, Simone 07/03/24
5911 NW 40 Lane Coconut Creek FL 33073-4045
Violation Address: 5911 NW 40 Lane
Chapter 13, Section 444-c-3
Artificial turf installation standards not met. Artificial turf in rear and side property does not meet setback requirements.

Disposition: This case has been continued to July 23, 2025.

C25040048 Jeanty, Simone 04/17/25
5911 NW 40 Lane Coconut Creek FL 33073-4045
Violation Address: 5911 NW 40 Lane
Chapter 13, Section 444-b-4-b
Improper Tree Pruning: two trees in back yard

Disposition: This case has been continued to July 23, 2025.

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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 August 28, 2025.

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 July 24, 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 July 24, 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 July 24, 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 July 24, 2025.

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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 July 24, 2025.

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: The Special Magistrate found for the city and extended the time for compliance to August 28, 2025.

- **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 August 28, 2025. This case is set for Status Conference on August 27, 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 August 28, 2025. This case is set for Status Conference on August 27, 2025.

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

Disposition: This case has complied.

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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: No action was taken.

- **Officer Daniella Ordonez**

C24090280 Dicuia, Richard A 09/13/24
4549 NW 60 Court, Coconut Creek, FL 33073
Violation Address: 4549 NW 60 Court
Chapter 6, Section 36-a-2
Roof (Non-Maintenance) Signs of disrepair – White tarp

Disposition: This case has complied.

Code Fine Reduction

C24050007 Castaneda, Gabrielle I H/E Coppola, Marc 05/06/24
Capone 4544 NW 50 Court Coconut Creek FL 33073
Violation Address: 4544 NW 50 Court
Chapter 13, Section 38-a
Failure to obtain and complete permit: Fence

FINE \$11,700

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.

C23100191 Silva, Iure Da & Markone Contractors LLC 10/18/23
Montano-Garcia 436 S Military Trail Deerfield Beach, FL 33442
Violation Address: 5364 NW 54 Street
Chapter 13, Section 40-a-1
Failure to obtain/complete Engineering Permit process

FINE \$1,300

ADMIN. FEE \$25

Disposition: The Special Magistrate accepted the recommendation from the board and reduced the total fine amount to \$1,025 and imposed a compliance date of July 24, 2025. The fine has not been paid.

C24010052 Church of Jesus Christ of Latter Day Saints 01/18/24
Moppert 50 E North Temple St Salt Lake City, UT 84150
Violation Address: 3201 Lyons Road
Chapter 13, Section 38-a
Failure to obtain permit: Resealing/ Restriping

FINE \$9,000

ADMIN. FEE \$25

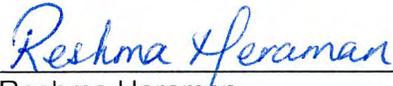
Disposition: The Special Magistrate accepted the recommendation from the board and reduced the total fine amount to \$775. The fine has been paid.

5. **Acceptance of Minutes:** Hearing No. 2025-05 for May 28, 2025.

The Minutes were accepted without corrections or deletions.

6. **ADJOURNMENT**

The meeting adjourned at 3:40 p.m.



Reshma Heraman
Senior Staff Assistant