



CITY OF COCONUT CREEK SPECIAL MAGISTRATE HEARING MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: November 19, 2025
Time: 2:33 p.m.
Hearing No. 2025-11

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 Anthony Bell

C25050050	Allen, Nicholas D	05/14/25
Cont. from 09/24	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	

Disposition: The Special Magistrate found for the city and imposed a compliance date of January 29, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

C25020017	Caraballo, Yvette	02/03/25
	4161 NW 9 Court Coconut Creek FL 33066 Violation Address: 4161 NW 9 Court Chapter 13, Section 241-i Failure to clean areas: Sidewalk Discoloration	

Disposition: This case has complied.

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C25020018	Caraballo, Yvette	02/03/25
	4161 NW 9 Court Coconut Creek FL 33066	
	Violation Address: 4161 NW 9 Court	
	Chapter 6, Section 36-b	
	Exterior Premises Condition: Driveway Discoloration	

Disposition: This case has complied.

C25020079	Chin, Alston Aderson Jr, Chin, Katrina Densie	02/20/25
	4601 Cedar Hill Road Coconut Creek FL 33066	
	Violation Address: 4601 Cedar Hill Road	
	Chapter 13, Section 38-a	
	Failure to obtain / complete permit process: For Interior Alterations	

Disposition: The Special Magistrate found for the city and imposed a compliance date of January 29, 2026 with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on January 28, 2026.

C25090070	Paulino, Jairo Francisco	09/17/25
	4410 NW 10 Street Coconut Creek FL 33066	
	Violation Address: 4410 NW 10 Street	
	Chapter 6, Section 36-b-9	
	Lawn and Landscaping: Overgrown Lawn	

Disposition: This case has complied.

C25090071	Paulino, Jairo Francisco	09/17/25
	4410 NW 10 Street Coconut Creek FL 33066	
	Violation Address: 4410 NW 10 Street	
	Chapter 12, Section 28-1	
	Improper storage and / or screening: Trash Containers	

Disposition: The Special Magistrate found for the city and imposed a compliance date of January 29, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

C25090072	Paulino, Jairo Francisco	09/17/25
	4410 NW 10 Street Coconut Creek FL 33066	
	Violation Address: 4410 NW 10 Street	
	Chapter 13, Section 241-i	
	Sidewalks: Discoloration of Sidewalk	

Disposition: The Special Magistrate found for the city and imposed a compliance date of January 29, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

C25090073	Paulino, Jairo Francisco	09/17/25
	4410 NW 10 Street Coconut Creek FL 33066	
	Violation Address: 4410 NW 10 Street	
	Chapter 6, Section 36-b	
	Exterior Premises Condition: Driveway in Disrepair	

Disposition: The Special Magistrate found for the city and imposed a compliance date of January 29, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

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C25020019	Royal, Lorraine	02/03/25
	711 NW 42 Avenue Coconut Creek FL 33066-1633	
	Violation Address: 711 NW 42 Avenue	
	Chapter 13, Section 241-l	
	Failure to clean: Sidewalk Discoloration	

Disposition: This case has complied.

C25020039	Sortino, Vincent & Dawn-Michelle	02/06/25
	4450 NW 9 Court Coconut Creek FL 33066	
	Violation Address: 4450 NW 9 Court	
	Chapter 13, Section 241-i	
	Failure to clean: Sidewalk Discoloration	

Disposition: This case has complied.

C25090042	Sortino, Vincent & Dawn-Michelle	09/11/25
	4450 NW 9 Court Coconut Creek FL 33066	
	Violation Address: 4450 NW 9 Court	
	Chapter 6, Section 36-b	
	Exterior Premises Condition: Discoloration of Walkway	

Disposition: This case has complied.

C25070022	Wong, Simon Chi-Hin	06/02/25
	3801 NW 11 Street #1-2 Coconut Creek FL 33066	
	Violation Address: 3801 NW 11 Street #1-2	
	Chapter 13, Section 38-a	
	Failure to obtain permit / complete permit process: Fence Installed on West Side	

Disposition: The Special Magistrate found for the city and imposed a compliance date of January 29, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

Status Conference

- **Officer Anthony Bell**

C25090091	FKH SFR Propco B-HLD LP % First Key Homes	09/25/25
	600 Galleria Pkwy Suite 300 Atlanta GA 30067	
	Violation Address: 4401 NW 6 Court	
	Chapter 6, Section 36-b-7	
	Sources of Infestation: Stagnant Pool	

Disposition: The Special Magistrate found for the city and extended the time for compliance to December 11, 2025. This case is set for Status Conference on January 28, 2026.

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C25090092	FKH SFR Propco B-HLD LP % First Key Homes	09/25/25
	600 Galleria Pkwy Suite 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 extended the time for compliance to December 11, 2025. This case is set for Status Conference on January 28, 2026.

Officer Briana Capone

C25020055	Cody, Andrew & Patton, Michelle	02/08/25
Cont. from 09/24	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 Violation*	

Disposition: This case has complied.

Status Conference**- Officer Briana Capone**

C24070040	Cody, Andrew & Patton Michelle	07/18/24
	2340 NE 35 Street Lighthouse Point, FL 33064	
	Violation Address: 4551 NW 39 Avenue	
	Chapter 13, Section 38-a	
	Failure to obtain permit and complete permit process: Stables *Repeat Violation*	

Disposition: This case was granted an Order of Dismissal.

C24120044	Cody, Andrew & Patton, Michelle	12/19/24
Cont. from 9/24	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 January 29, 2026. This case is set for Status Conference on January 28, 2026.

C24120045	Cody, Andrew & Patton, Michelle	12/19/24
Cont. from 09/24	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: This case was granted an Order of Dismissal.

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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 January 29, 2026. This case is set for Status Conference on January 28, 2026.

Officer Luis Montano-Garcia

C25110004	Cardenas, David R Gomez, Diana	11/13/25
	4947 NW 55 Boulevard Coconut Creek FL 33073-3306	
	Violation Address: 4947 NW 55 Boulevard	
	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, obtain and complete tree permit by February 26, 2026 or a \$50 fine per day with a one-time administrative fee of \$25.

C25090051	Hypolite, John & Astrid	09/15/25
	4971 NW 10 Street Coconut Creek FL 33063-4647	
	Violation Address: 4971 NW 10 Street	
	Chapter 13, Section 38-a	
	Failure to complete permit process for fence	

Disposition: The Special Magistrate found for the city and imposed a compliance date of December 18, 2025 with a \$50 fine per day and a one-time administrative fee of \$25.

C24070013	Jeanty, Simone	07/03/24
Cont. from 09/24	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 (non-maintenance): Bare Area on North Side of Property	

Disposition: This case has been continued to February 25, 2026.

C24070015	Jeanty, Simone	07/03/24
Cont. from 09/24	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 February 25, 2026.

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C25040048	Jeanty, Simone	04/17/25
Cont. from 09/24	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 February 25, 2026.

C25110005	Patel, Chetan & Sital	11/03/25
	4211 Blue Major Dr Windermere FL 34786-3239 Violation Address: 5430 NW 50 Court Chapter 13, Section 444-B-4-B Improper Tree Pruning: One Live Oak	

Disposition: The Special Magistrate found for the city and imposed a one-time reduced fine of \$75, make corrective cuts by January 29, 2026 or a \$50 fine per day with a one-time administrative fee of \$25.

Status Conference

- Officer Luis Montano-Garcia

C24120034	Caligo Crossing LLC % Property Tax Dept	12/17/24
	PO Box 2539 San Antonio Texas 78299-2539 Violation Address: 6970 N State Road 7 #105 Chapter 13, Section 38-a Failure to obtain / Complete Permit Process for Commercial Alteration	

Disposition: The Special Magistrate found for the city and extended the time for compliance to December 18, 2025.

C24120035	Caligo Crossing LLC % Property Tax Dept	12/17/24
	PO Box 2539 San Antonio Texas 78299-2539 Violation Address: 6970 N State Road 7 #105 Chapter 19, 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 December 18, 2025.

C25020089	Chandrasekar, Raja & Krishnadoss, Hema M	02/19/25
	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 extended the time for compliance to January 29, 2026.

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C25050111 LRF3 Mia Johnson Road LLC % Longpoint Partners LP 05/19/25
116 Huntington Avenue Suite 1001 Boston MA 02116
Violation Address: 4801 Johnson Road #4
Chapter 13, Section 38-a
Failure to obtain permit / Complete Permit Process for Commercial
Alteration for Ramos Woodwork LLC

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

C25050112 LRF3 Mia Johnson Road LLC % Longpoint Partners LP 05/19/25
116 Huntington Avenue Suite 1001 Boston MA 02116
Violation Address: 4801 Johnson Road #4
Chapter 18, Section 29
Failure to obtain BTR for Ramos Woodwork LLC Workshop

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

Officer Jan Moppert

C25110006 Albert, Isaac & Gilberte 10/30/25
4161 Carambola Circle S #2158 Coconut Creek FL 33066
Violation Address: 4161 Carambola Circle S #2158
Chapter 9, Section 28-1
Open burning: Failure to Obtain Open Burn Permit

Disposition: The Special Magistrate found for the city and imposed a one-time fine of \$50 and a one-time administrative fee of \$25.

C24060053 Golden Raintree II Homeowner's 06/20/24
% Fyve Property Management 5100 W Copans Rd Ste 410 Margate FL
33063-7700
Violation Address: NW 45 Avenue
Chapter 13, Section 444-a-4
Landscape standards: Installation of Mulch Required

Disposition: This case has complied.

C25060017 Nguyen, Nghia M 06/05/25
2031 NW 40 Avenue Coconut Creek FL 33066-2030
Violation Address: 2031 NW 40 Avenue
Chapter 13, Section 322-c-1
Vacation rental: Registration Certificate Required

Disposition: The Special Magistrate found for the city and imposed a compliance date of December 18, 2025, with a \$50 fine per day and a one-time administrative fee of \$25

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C24090176	Olivine LLC	09/13/24
	% Forest Properties Mgmt Inc 625 Mount Auburn St Suite 210 Cambridge MA 02138-4518 Violation Address: 3893 thru 3900 Coral Tree Circle Chapter 16, Section 16 25 Year Safety Program: Minimum Housing Code for Broward County	

Disposition: The Special Magistrate found for the city and imposed a compliance date January 29, 2026, with a \$50 fine per day and a one-time administrative fee of \$25.

C25060060	Stevens, Donald J & Domenica	06/25/25
	2059 NW 45 Avenue Coconut Creek FL 33066-1036 Violation Address: 2059 NW 45 Avenue Chapter 13, Section 38-a Failure to obtain and complete permit process: Shed	

Disposition: The Special Magistrate found for the city and imposed a compliance date of January 29, 2026, with a \$50 fine per day and a one-time administrative fee of \$25.

C25100008	Tamarind Village Homeowners Association Inc	08/15/25
	PO Box 559009 Fort Lauderdale FL 33355-9009 Violation Address: 2550 Calamondin Circle Chapter 13, Section 444-b-4-c Improper Palm Pruning: Throughout the Development – 173 Palms	

Disposition: The Special Magistrate found for the city and accepted the terms of the Mutual Release.

C25100073	Whispering Trails Prop Owners Assn	10/14/25
	7932 Wiles Road Coral Springs FL 33067 Violation Address: 3990 Honeysuckle Circle Chapter 13, Section 444-b-4-c Improper Palm Pruning: 55 Palms Improperly Pruned in the Entry to the Development	

Disposition: This case has been continued to January 28, 2026.

Officer Daniella Ordonez

C24090204	Club Caribe Condominium Association, Inc	09/17/24
	5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5510 NW 61 Chapter 6, Section 16 25 Year Safety Program: Minimum Housing Code for Broward County, Florida Permit #24003349	

Disposition: The Special Magistrate found for the city and imposed a compliance date of December 18, 2025 with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on January 28, 2026.

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C24090205	Club Caribe Condominium Association, Inc	09/17/24
	5500 NW 61 Street Coconut Creek, FL 33073	
	Violation Address: 5520 NW 61 Street	
	Chapter 6, Section 16	
	25 Year Safety Program: Minimum Housing Code for Broward County,	
	Florida Permit #24003350	

Disposition: The Special Magistrate found for the city and imposed a compliance date of December 18, 2025 with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on January 28, 2026.

C24090206	Club Caribe Condominium Association, Inc	09/17/24
	5500 NW 61 Street Coconut Creek, FL 33073	
	Violation Address: 5530 NW 61 Street	
	Chapter 6, Section 16	
	25 Year Safety Program: Minimum Housing Code for Broward County,	
	Florida Permit #24003351	

Disposition: The Special Magistrate found for the city and imposed a compliance date of December 18, 2025 with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on January 28, 2026.

C24090207	Club Caribe Condominium Association, Inc	09/17/24
	5500 NW 61 Street Coconut Creek, FL 33073	
	Violation Address: 5540 NW 61 Street	
	Chapter 6, Section 16	
	25 Year Safety Program: Minimum Housing Code for Broward County,	
	Florida Permit #24003352	

Disposition: The Special Magistrate found for the city and imposed a compliance date of December 18, 2025 with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on January 28, 2026.

C24090208	Club Caribe Condominium Association, Inc	09/17/24
	5500 NW 61 Street Coconut Creek, FL 33073	
	Violation Address: 5550 NW 61 Street	
	Chapter 6, Section 16	
	25 Year Safety Program: Minimum Housing Code for Broward County,	
	Florida Permit #24003353	

Disposition: The Special Magistrate found for the city and imposed a compliance date of December 18, 2025 with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on January 28, 2026.

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C24090209	Club Caribe Condominium Association, Inc	09/17/24
	5500 NW 61 Street Coconut Creek, FL 33073	
	Violation Address: 5560 NW 61 Street	
	Chapter 6, Section 16	
	25 Year Safety Program: Minimum Housing Code for Broward County,	
	Florida Permit #24003397	

Disposition: The Special Magistrate found for the city and imposed a compliance date of December 18, 2025 with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on January 28, 2026.

C24090210	Club Caribe Condominium Association, Inc	09/17/24
	5500 NW 61 Street Coconut Creek, FL 33073	
	Violation Address: 5570 NW 61 Street	
	Chapter 6, Section 16	
	25 Year Safety Program: Minimum Housing Code for Broward County,	
	Florida Permit #24003398	

Disposition: The Special Magistrate found for the city and imposed a compliance date of December 18, 2025 with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on January 28, 2026.

C24090211	Club Caribe Condominium Association, Inc	09/17/24
	5500 NW 61 Street Coconut Creek, FL 33073	
	Violation Address: 5580 NW 61 Street	
	Chapter 6, Section 16	
	25 Year Safety Program: Minimum Housing Code for Broward County,	
	Florida Permit #24003399	

Disposition: The Special Magistrate found for the city and imposed a compliance date of December 18, 2025 with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on January 28, 2026.

C24090212	Club Caribe Condominium Association, Inc	09/17/24
	5500 NW 61 Street Coconut Creek, FL 33073	
	Violation Address: 5590 NW 61 Street	
	Chapter 6, Section 16	
	25 Year Safety Program: Minimum Housing Code for Broward County,	
	Florida Permit # 24003401	

Disposition: The Special Magistrate found for the city and imposed a compliance date of December 18, 2025 with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on January 28, 2026.

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C25090020	Nabi, Enamun & Farhana Haque	09/04/25
Cont. from 10/22	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 Racked Crape Myrtle	

Disposition: The Special Magistrate found for the city and imposed a one-time fine of \$150 with a one-time administrative fee of \$25.

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 December 18, 2025. This case is set for Status Conference on January 28, 2026.

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 extended the time for compliance to January 29, 2026.

Code Fine Reduction

C23110013	Guerrier, Marc & Nadege	01/10/24
Capone	5540 NW 40 Terrace Coconut Creek, FL 33073 Violation Address: 5540 NW 40 Terrace Chapter 13, Section 40-a-1 Failure to complete engineering permit process: Driveway pavers	

FINE \$24,350

ADMIN. FEE \$25

C23110014	Guerrier, Marc & Nadege	01/10/24
Capone	5540 NW 40 Terrace Coconut Creek, FL 33073 Violation Address: 5540 NW 40 Terrace Chapter 13, Section 38-a Failure to complete permit process: Addition Residential	

FINE \$21,150

ADMIN. FEE \$25

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Disposition: The Special Magistrate accepted the recommendation from the board and reduced the total fine amount of both cases to \$1,100. The fines have been paid.

C24100114	Coconut Creek CP LLC	10/30/24
Montano-Garcia	16950 Jog Road #104, Delray Beach, Florida 33446	
	Violation Address: 6750 N State Road 7	
	Chapter 13, Section 38-a	
	Failure to obtain & complete permit process: PVC fence in Rear of Property	

FINE \$1,600

ADMIN. FEE \$25

C25010053	Coconut Creek CP LLC	01/23/25
Montano-Garcia	16950 Jog Road #104, Delray Beach, Florida 33446	
	Violation Address: 6750 N State Road 7	
	Chapter 13, Section 38-a	
	Failure to obtain & complete permit process: Remediation System Trailer	

FINE \$1,600

ADMIN. FEE \$25

Disposition: The Special Magistrate accepted the recommendation from the board and reduced the total fine amount of both cases to \$1,000. The fines have been paid.

5. Acceptance of Minutes: Hearing No. 2025-10 for October 22, 2025.

The Minutes were accepted without corrections or deletions.

6. ADJOURNMENT

The meeting adjourned at 4:10 p.m.


Reshma Heraman
Senior Staff Assistant