



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

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

**Date: March 28, 2018
Time: 2:30 p.m.
Hearing No. 2018-03**

1. The Special Magistrate Richard Doody called the meeting to order at 2:30 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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Continued Cases

C17110088	Higgins, Mark A	11/07/17
Hecht	4010 NW 4th CT Coconut Creek, FL 33066 Violation Address: 4010 NW 4th Ct Chapter 6, Section 36-b-9 Failure to maintain landscaping	

Disposition: The Special Magistrate found for the city and imposed a compliance date of April 26, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

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C17110089	Higgins, Mark A	11/07/17
Hecht	4010 NW 4th CT Coconut Creek, FL 33066 Violation Address: 4010 NW 4th Ct Chapter 13, Section 241-i Failure to maintain sidewalks showing signs of Mildew, dirt and grime.	

Disposition: The Special Magistrate found for the city and imposed a compliance date of April 26, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C17110090	Higgins, Mark A	11/07/17
Hecht	4010 NW 4th CT Coconut Creek, FL 33066 Violation Address: 4010 NW 4th Ct Chapter 6, Section 36-b Failure to maintain driveway & walkway Showing signs of mildew, dirt and grime	

Disposition: The Special Magistrate found for the city and imposed a compliance date of April 26, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C17110091	Higgins, Mark A	11/07/17
Hecht	4010 NW 4th CT Coconut Creek, FL 33066 Violation Address: 4010 NW 4th Ct Chapter 6, Section 36-b-1 Failure to maintain fence, showing signs of mildew, dirt & grime	

Disposition: The Special Magistrate found for the city and imposed a compliance date of April 26, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C17110144	Higgins, Mark A	11/14/17
Hecht	4010 NW 4th CT Coconut Creek, FL 33066 Violation Address: 4010 NW 4th Ct Chapter 6, Section 36-b-7 Failure to maintain pool	

Disposition: The Special Magistrate found for the city and imposed a compliance date of April 26, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C18010041	Cerberus SFR Holdings LP	01/09/18
Hecht	14337 Commerce Way Miami Lakes, FL 33016 Violation Address: 4380 NW 4 Ct Chapter 6, Section 36-b-9 Failure to maintain lawn and landscaping.	

Disposition: The Special Magistrate found for the city and imposed a compliance date of April 26, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

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<u>C17110177</u>	<u>Flafil, Mohammed</u>	<u>11/16/17</u>
Stouffer	4080 NW 58 th St Coconut Creek, FL 33073 Violation Address: 4080 NW 58 th St Chapter 6, Section 36-b-9 Lawn not maintained bare areas, weeds	

Disposition: This case has complied.

<u>C17060105</u>	<u>Mio, James and Susan</u>	<u>06/08/17</u>
Roberts	6360 Osprey Ter. Coconut Creek, FL 33073-2621 Violation Address: 6360 Osprey Ter. Chapter 6, Section 36-a-2 Non-maintenance of roof. Roof shows signs of mildew.	

Disposition: This case has complied.

<u>C17080220</u>	<u>Pico, Gerardo and Virginia</u>	<u>08/15/17</u>
Roberts	4055 Crescent Creek Pl Coconut Creek, FL 33073 Violation Address: 4055 Crescent Creek Pl Chapter 6, Section 36-a-2 Non-maintenance of roof. Roof shows signs of mildew.	

Disposition: This case has been continued until April 25, 2018.

<u>C17120112</u>	<u>South FL Academy of Learning Inc</u>	<u>12/21/17</u>
Hecht	4640 NW 74 th PL Coconut Creek, FL 33073 Violation Address: 3700 Coconut Creek Pkwy Chapter 13, Section 38-a Failure to obtain permit: playground	

Disposition: This case has been continued until April 25, 2018.

New Cases

<u>C18010046</u>	<u>Bart, David and Maria</u>	<u>01/09/18</u>
Roberts	6972 Broadland Way Coconut Creek, FL 33073 Violation Address: 6972 Broadland Way Chapter 13, Section 38-a Failure to complete permit process for pavers. Permit # 17000851	

Disposition: The Special Magistrate found for the city and imposed a compliance date of April 26, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

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C18010043	Bolling, Wendy	07/09/18
Roberts	3766 NW 62 nd Ct Coconut Creek, FL 33073 Violation Address: 3766 NW 62 nd Ct Chapter 13, Section 38-a Failure to complete permit process for water heater. Permit #17001745	

Disposition: This case has complied.

C17120076	Cardello-Papa, Suzanne, Petrooki, Leigh	12/12/17
Clark	4518 Carambola Cir S #27291 Coconut Creek, FL 33066 Violation Address: 4518 Carambola Cir S #27291 Chapter 13, Section 38-a Failure to obtain permit for work completed: patio enclosure and sliding glass door.	

Disposition: The Special Magistrate found for the city and imposed a compliance date of May 24, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C17080171	Carrasco, Elizabeth	08/15/17
Clark	2060 NW 37 th Ave Coconut Creek, FL 33066 Violation Address: 2060 NW 37 th Ave Chapter 13, Section 40-a-1 Failure to obtain Engineering permit: Driveway extension and pavers added	

Disposition: The Special Magistrate found for the city and imposed a compliance date of April 26, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C17080225	Carrasco, Elizabeth	08/15/17
Clark	2060 NW 37 th Ave Coconut Creek, FL 33066 Violation Address: 2060 NW 37 th Ave Chapter 13, Section 443-2 Minimum landscape requirements not met (trees removed and pavers added).	

Disposition: The Special Magistrate found for the city and imposed a compliance date of April 26, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C18030092	DiPilato, Victor	03/07/18
Hecht	4230 NW 12 th St Coconut Creek, FL 33066 Violation Address: 4230 NW 12 th St Chapter 18, Section 29 Failure to obtain Business Tax Receipt	

Disposition: This case has complied.

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C18010022	Federal National Mortgage Assn	01/08/18
Stouffer	PO Box 650043 Dallas, TX 75265-0043 Violation Address: 4281 NW 53 rd Ct Chapter 6, Section 36-a-2 Roof non-maintenance. Disrepair, mildew, tarp.	

Disposition: The Special Magistrate found for the city and imposed a compliance date of June 20, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C17100186	Geiger, Mark and Sandra	10/31/17
Moppert	10723 NW 54 th PL Coral Springs, FL 33076 Violation Address: 921 NW 48 th Ave Chapter 13, Section 38-a Failure to obtain permit for new fence posts. Need to obtain and pass all inspections.	

Disposition: This case has been continued until April 25, 2018.

C18010268	Golden Global Equity LLC	01/24/18
Hecht	6499 Powerline Rd #206 Fort Lauderdale, FL 33009 Violation Address: 860 NW 49 th Way Chapter 6, Section 36-b-1 Failure to maintain fence- fence not secure, leaning.	

Disposition: The Special Magistrate found for the city and imposed a compliance date of August 22, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C17110009	Gomes, Mauricio and Martin, Priscila	11/01/17
Roberts	5324 Flamingo PL Coconut Creek, FL 33073 Violation Address: 5324 Flamingo PL Chapter 6, Section 36-b Non-maintenance of driveway. Driveway shows sign of mildew.	

Disposition: The Special Magistrate found for the city and imposed a compliance date of April 26, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C17110010	Gomes, Mauricio and Martin, Priscila	11/01/17
Roberts	5324 Flamingo PL Coconut Creek, FL 33073 Violation Address: 5324 Flamingo PL Chapter 6, Section 36-b-1 Non-maintenance of fence. Fence in disrepair.	

Disposition: The Special Magistrate found for the city and imposed a compliance date of April 26, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

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C18030128	Gonzalez, Tomas A	02/21/18
Clark	612 NW 43 rd Ave Coconut Creek, FL 33066 Violation Address: 612 NW 43 rd Ave Chapter 12, Section 36-a Use of exclusive franchisee required for construction & demolition debris.	

Disposition: This case has complied.

C18030125	Harris, Andrew D.	02/27/18
Clark	1858 Tamarind Ln Coconut Creek, FL 33063 Violation Address: 1858 Tamarind Ln Chapter 13, Section 331-o-2 Carport exceeds permissible use (open storage prohibited).	

Disposition: This case has complied.

C17120002	Ikalina, Brian	12/04/17
Stouffer	3764 Pebblebrook Mnr Coconut Creek, FL 33073 Violation Address: 3764 Pebblebrook Mnr Chapter 13, Section 38-a Failure to complete, permit #17001360	

Disposition: This case has been continued until April 25.

C18030090	Johnson, Ramon D	03/07/18
Hecht	4970 NW 10th St Coconut Creek, FL 33063 Violation Address: 4970 NW 10th St Chapter 18, Section 29 Failure to obtain Business Tax Receipt.	

Disposition: This case has complied.

C17100190	Khatami, Majid and Khatami, Souad	10/31/17
Clark	2003 Granada Dr. E4 Coconut Creek, FL 33066 Violation Address: 2003 Granada Dr. E4 Chapter 13, Section 38-a Failure to complete permit process (permit #18000391 Kit/Bath) Work completed.	

Disposition: The Special Magistrate found for the city and imposed a compliance date of April 26, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

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C17100185	Kurochkin, Vyacheslav and Kurochkina, Ekaterina	10/24/17
Clark	2118 NW 48 th Ave Coconut Creek, FL 33063 Violation Address: 2118 NW 48 th Ave Chapter 13, Section 38-a Failure to obtain permit for fence installation Application #17003890 not issued.	

Disposition: The Special Magistrate found for the city and imposed a compliance date of May 24, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C17110256	Leeber, Sally	11/29/17
Stouffer	5420 NW 49 th Ave Coconut Creek, FL 33073 Violation Address; 5420 NW 49 th Ave Chapter 6, Section 36-a-2 Roof non-maintenance, mildew, dirt or grime.	

Disposition: This case has been continued April 25, 2018.

C18010359	Longo Realty Group, LLC	01/27/18
Roberts	8250 NW Mnr Coral Springs, FL 33067 Violation Address: 5326 Flamingo Ct. Chapter 13, Section 38-a Failure to obtain permit for air conditioner replacement.	

Disposition: This case has complied.

C17100192	Martinique Village 2F Condo Assn c/o Findel, Jeffry Pres	10/31/17
Clark	4301 Martinique Cir K-1 Coconut Creek, FL 33066 Violation Address: 4301 Martinique Cir. Chapter 13, Section 38-a Failure to obtain building permit for security system/ cameras Work completed.	

Disposition: The Special Magistrate found for the city and imposed a compliance date of May 10, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C18030049	Parraga, Vicky H/E and Jean C.	03/04/18
Hecht	529 NW 47 th Way Coconut Creek, FL 33063 Violation Address: 529 NW 47 th Way Chapter 19, Section 37-a Commercial vehicle not permitted.	

Disposition: This case has complied.

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C17110034	Piper, Eunice D	11/02/17
Stouffer	5081 NW 45 th Ter. Coconut Creek, FL 33073 Violation Address: 5081 NW 45 Ter. Chapter 6, Section 36-a-2 Non-maintenance of roof, mildew, disrepair with tarp.	

Disposition: The Special Magistrate found for the city and imposed a compliance date of June 28, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C17110151	Queirolo, Victor and Carmen	11/15/17
Stouffer	5186 NW 50 th Ter. Coconut Creek, FL 33073 Violation Address: 5116 NW 47 th Ave Chapter 6, Section 36-a-2 Roof non-maintenance shows signs of mildew, dirt or grime.	

Disposition: This case has been continued until April 25.

C18010065	Rivera, Marlene	01/11/18
Clark	2378 NW 36 th Ave Coconut Creek, FL 33066 Violation Address: 2378 NW 36 th Ave Chapter 13, Section 38-a Failure to complete permit process (#17002937 windows/ doors).	

Disposition: The Special Magistrate found for the city and imposed a compliance date of April 26, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C18010378	Rodriguez, Joel P and Amanda C.	01/30/18
Stouffer	5256 NW 55 th St Coconut Creek, FL 33073 Violation Address: 5256 NW 55 th St Chapter 13, Section 38-a Failure to obtain permit, side of fence installed.	

Disposition: This case has been continued until May 23.

C17110157	Schmitz, R D. and Kay G.	11/15/17
Clark	560 NW 43 rd Ave Coconut Creek, FL 33066 Violation Address: 560 NW 43 rd Ave Chapter 6, Section 36-b Exterior premises condition: excessive outside storage.	

Disposition: The Special Magistrate found for the city and imposed a compliance date of April 26, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

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C17100124	Schroder, Maryam S. and Monshi, Maziar	10/19/17
Clark	2802 Victoria Way C4 Coconut Creek, FL 33066 Violation Address: 2802 Victoria Way C4 Chapter 13, Section 38-a Failure to complete permit process (Permit #18000426 Kit/Bath) work completed.	

Disposition: The Special Magistrate found for the city and imposed a compliance date of April 26, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C17110136	Urena, Hector and Edda, Hernandez, Barbara	11/13/17
Stouffer	4940 NW 55 th St Coconut Creek, FL 33073 Violation Address: 4940 NW 55 th St Chapter 6, Section 36-a-2 Roof non-maintenance, mildew, dirt, grime or disrepair.	

Disposition: This case has been continued until April 25.

C17110120	Victor, Reynold and Ushareme	11/09/17
Stouffer	4938 NW 48 th Ave. Coconut Creek, FL 33073 Violation Address: 4938 NW 48 th Ave. Chapter 6, Section 36-a-2 Roof non-maintenance mildew, dirt, grime, disrepair.	

Disposition: The Special Magistrate found for the city and imposed a compliance date of June 20, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C18030093	William, Melin and Willy	03/07/18
Hecht	4111 Edgewood Dr. Coconut Creek, FL 33066 Violation Address: 4111 Edgewood Dr. Chapter 18, Section 29 Failure to obtain Business Tax Receipt.	

Disposition: This case has complied.

C18010039	Walker-DeLarosa, Almeda and Waris DeLarosa, Pablo	01/09/18
Roberts	3742 NW 63 rd Ct Coconut Creek, FL 33073 Violation Address: 3742 NW 63 rd Ct Chapter 13, Section 38-a Failure to complete permit process for shutters. Permit #16003550	

Disposition: This case has complied.

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C17110032	Williams, Doreen Elfreda	11/02/17
Stouffer	5575 NW 41 st Ter. Coconut Creek, FL 33073	
	Violation Address: 5575 NW 41 st Ter.	
	Chapter 6, Section 36-a-2	
	Roof non-maintenance shows signs mildew, dirt or grime.	

Disposition: The Special Magistrate found for the city and imposed a compliance date of June 20, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

C17110269	Yoo, Jak W. and Yoo Hak S.	11/21/17
Clark	5341 W. Hillsboro Blvd #302 Coconut Creek, FL 33073	
	Violation Address: 4702 Martinique Dr. F2	
	Chapter 13, Section 38-a	
	Failure to complete permit process. (Permit # 18000019 Kitchen)	
	Stop work order issued.	

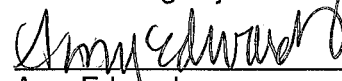
Disposition: The Special Magistrate found for the city and imposed a compliance date of April 26, 2018 and a \$50 fine per day would begin with a one-time administrative fee of \$25.

5. Acceptance of Minutes: Hearing No. 2018-02 for February 28, 2018.

The Minutes were accepted without corrections or deletions.

6. ADJOURNMENT

The meeting adjourned at 4:06 p.m.



Amy Edwards
Senior Staff Assistant