



CITY OF COCONUT CREEK DOCKET FOR SPECIAL MAGISTRATE HEARING

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: January 28, 2026
Time: 2:30 p.m.
Hearing No. 2026-01

1. Call to Order
2. Explanation of Proceedings by Special Magistrate
3. Swearing in of Witnesses
4. Cases

Citation No.	Property Owner/Violator Address Violation	Violation Date
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Officer Anthony Bell

C25080065	Guarisma, Joaquin Armando 740 NW 44 Avenue Coconut Creek FL 33066 Violation Address: 740 NW 44 Avenue Chapter 13, Section 40-a-1 Failure to obtain / complete Engineering permit: Driveway installed without a permit	08/18/25
C25090098	Iannotti, Karem Z & David L Zafrane Blanco, Raiza 2004 Granada Drive #H1 Coconut Creek FL 33066 Violation Address: 2004 Granada Drive #H1 Chapter 13, Section 38-a Failure to obtain / complete permit process: Interior Renovations	09/29/25
C25090066	Monnelys Legacy Inc 3520 NW 35 Avenue Lauderdale Lakes FL 33309 Violation Address: 651 NW 42 Avenue Chapter 13, Section 322-c-1 Vacation Rentals: Registration certificate required	09/17/25
C25100009	Monnelys Legacy Inc 3520 NW 35 Avenue Lauderdale Lakes FL 33309 Violation Address: 651 NW 42 Avenue Chapter 13, Section 38-a Failure to obtain permit / complete permit process: No permit for AC systems	10/08/25

Status Conference

- **Officer Anthony Bell**

C25020079	Chin, Alston Aderson Jr, Chin, Katrina Densie 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	02/20/25
C25090091	FKH SFR Propco B-HLD LP % First Key Homes 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	09/25/25
C25090092	FKH SFR Propco B-HLD LP % First Key Homes 600 Galleria Pkwy Suite 300 Atlanta GA 30067 Violation Address: 4401 NW 6 Court Chapter 13, Section 371-8-b Swimming Pool Enclosure Requirements	09/25/25

Officer Briana Capone

- **Status Conference**

C24120044	Cody, Andrew & Patton, Michelle 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*	12/19/24
C25020054	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

Officer Luis Montano-Garcia

C25020076	Interstate Coconut LLC 5853 SW 21 Street West Park FL 33023-3008 Violation Address: 4450 N State Road 7 #1c Chapter 18, Section 29 Failure to obtain Business Tax Receipt for T- Mobile	02/20/25
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Minutes No. 2026-01
Special Magistrate Administrative Hearing Docket
January 28, 2026
Page 3

C25080064	Jean, Miriame 4960 Cypress Lane Coconut Creek FL 33073 Violation Address: 4960 Cypress Lane Chapter 13, Section 40-a-1 Failure to obtain/complete engineering permit process for driveway expansion	08/19/25
C25070125	1301 Lyons LLC % SFLRE Group LLC 1650 SE 17 Street #214 Fort Lauderdale FL 33316 Violation Address: 1349 Lyons Road Chapter 13, Section 40-a-1 Failure to complete engineering permit process for asphalt repairs	07/17/25
C25050119	1301 Lyons LLC % SFLRE Group LLC 1650 SE 17 Street #214 Fort Lauderdale FL 33316 Violation Address: 1349 Lyons Road Chapter 18, Section 29 Failure to obtain BTR (Business Tax Receipt) for The Glory Center FL Inc	05/20/25
C25110022	1301 Lyons LLC % SFLRE Group LLC 1650 SE 17 Street #214 Fort Lauderdale FL 33316 Violation Address: 1349 Lyons Road Chapter 13, Section 38-a Failure to obtain / complete permit process: Failed OU The Glory Center FL Inc change of occupancy	11/12/25

Officer Jan Mopert

C24090070	Baywood Village I Condo Association % J&L Property Mgmt 10191 W Sample Road #203 Coral Springs FL 33065 Violation Address: 2590 through 2597 Carambola Circle N Chapter 6, Section 16 25 Year Safety Program: Minimum housing code for Broward County	09/10/24
C25070035	EC-Riviera Palms LLC 400 Galleria Parkway #1450 Atlanta Georgia 30339 Violation Address: Lyons Road Chapter 13, Section 444-b Landscaping: Restore to site plan on the berm and entry adjacent to Lyons Road	07/05/25
C25120010	Elliot Cocoplum Borrower LLC % Alliance Tax Advisors 6191 State Highway 161 #100 Irving Texas 75038 Violation Address: 4065 Cocoplum Circle Chapter 20, Section 12 Water Meter Bypass	12/03/25

Minutes No. 2026-01
Special Magistrate Administrative Hearing Docket
January 28, 2026
Page 4

C25100073	Whispering Trails Prop Owners Association	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	

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	

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	

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	

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	

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	

Minutes No. 2026-01
Special Magistrate Administrative Hearing Docket
January 28, 2026
Page 5

C24090208	Club Caribe Condominium Association, Inc 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	09/17/24
C24090209	Club Caribe Condominium Association, Inc 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	09/17/24
C24090210	Club Caribe Condominium Association, Inc 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	09/17/24
C24090211	Club Caribe Condominium Association, Inc 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	09/17/24
C24090212	Club Caribe Condominium Association, Inc 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	09/17/24
C25070030	Martinez, Luis J, Santana Pena, Musset 6011 NW 43 Terrace Coconut Creek FL 33073 Violation Address: 6011 NW 43 Terrace Chapter 6, Section 36-a-2 Roof - non-maintenance: signs of disrepair - Blue tarp	07/03/25

Code Fine Reduction

C24050117 Bell	Arnold, Elliott & Arnold, Joann B 1805 Eleuthera PT #A2 Coconut Creek FL 33066 Violation Address: 1805 Eleuthera PT #A2 Chapter 13, Section 38-a Failure to obtain permit and / or complete permit process: Interior renovation	05/21/24
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FINE \$6,500

ADMIN. FEE \$25

Minutes No. 2026-01
Special Magistrate Administrative Hearing Docket
January 28, 2026
Page 6

[C24040177](#) Harbeck-Adeimy, Lindsay 04/23/24
Bell 720 NW 43 AVE Coconut Creek FL 33066
Violation Address: 720 NW 43 Avenue
Chapter 6, Section 36-b
Exterior premises condition: Driveway in disrepair / reseal.

FINE \$1,600

ADMIN. FEE \$25

[C24120040](#) Rodrigues Miranda, Mauricio 12/18/24
Bell 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

FINE \$2,400

ADMIN. FEE \$25

[C24120042](#) Rodrigues Miranda, Mauricio 12/18/24
Bell 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

FINE \$1,350

ADMIN. FEE \$25

[C24040127](#) Leakxperts LLC 04/14/24
Montano-Garcia 11862 Wiles Road Coral Springs FL 33076
Violation Address: 4851 W Hillsboro Boulevard # 5-A
Chapter 13, Section 38-a
Failure to obtain / complete permit process: For interior commercial alterations

FINE \$18,500

ADMIN. FEE \$25

[C23100142](#) Aleksinko, Maria Gabrielle Schneider, Matthew Scott 10/16/23
Montano-Garcia 5380 NW 52 Street Coconut Creek FL 33073
Violation Address: 5380 NW 52 Street
Chapter 13, Section 38-a
Failure to complete permit process: Windows / doors

FINE \$9,300

ADMIN. FEE \$25

[C22110118](#) Chimera, Catherine & Martinez, Jason 11/15/22
Ordonez 4926 Pelican Street Coconut Creek FL 33073
Violation Address: 4926 Pelican Street
Chapter 6, Section 36-a-2
Roof (non-maintenance) signs of disrepair *tarp / patch present* and discoloration

FINE \$13,100

ADMIN. FEE \$25

5. **Acceptance of Minutes:** Hearing No. 2025-11 for November 19, 2025

6. **ADJOURNMENT**

NOTE: If a person, firm, or corporation decides to appeal any decisions made by the above Special Magistrate with respect to any matter considered at such hearing, they will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence, if any, upon which the appeal is to be based. (F.S. 286.0105)

In accordance with the Americans with Disabilities Act, any person with a disability who requires assistance to participate in said meeting may contact the City Clerk Department at 954-973-6774 at least two (2) days prior to the meeting. **Please note that two or more City Commissioners may be in attendance.**