



CITY OF COCONUT CREEK SPECIAL MAGISTRATE HEARING MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: January 28, 2026
Time: 2:30 p.m.
Hearing No. 2026-0128

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

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
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Disposition: The Special Magistrate found for the city and imposed a compliance date of March 26, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

Minutes

Special Magistrate Hearing No. 2026-0128

January 28, 2026

Page 2

C25090098 Iannotti, Karem Z & David L Zafrane Blanco, Raiza 09/29/25
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

Disposition: The Special Magistrate found for the city and imposed a compliance date of February 26, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

C25090066 Monnelys Legacy Inc 09/17/25
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

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

C25100009 Monnelys Legacy Inc 10/08/25
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

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

Status Conference

- **Officer Anthony Bell**

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 extended the time for compliance to February 26, 2026.

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: This case has complied.

Minutes
Special Magistrate Hearing No. 2026-0128
January 28, 2026
Page 3

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: This case has complied.

Officer Briana Capone

- **Status Conference**

C24120044 Cody, Andrew & Patton, Michelle 12/19/24
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 March 26, 2026. This case is set for Status Conference on March 25, 2026.

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 March 26, 2026. This case is set for Status Conference on March 25, 2026.

Officer Luis Montano-Garcia

C25020076 Interstate Coconut LLC 02/20/25
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

Disposition: The Special Magistrate found for the city and imposed a compliance date of February 26, 2026 with a \$250 one time fine and a one-time administrative fee of \$25.

C25080064 Jean, Miriame 08/19/25
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

Disposition: The Special Magistrate found for the city and imposed a compliance date of March 26, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

Minutes
Special Magistrate Hearing No. 2026-0128
January 28, 2026
Page 4

C25070125 1301 Lyons LLC % SFLRE Group LLC 07/17/25
1650 SE 17 Street #214 Fort Lauderdale FL 33316
Violation Address: 1301 Lyons Road
Chapter 13, Section 40-a-1
Failure to complete engineering permit process for asphalt repairs

Disposition: The Special Magistrate found for the city and imposed a compliance date of March 26, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

C25050119 1301 Lyons LLC % SFLRE Group LLC 05/20/25
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

Disposition: The Special Magistrate found for the city and imposed a compliance date of March 26, 2026, with a \$250 one time fine and a one-time administrative fee of \$25.

C25110022 1301 Lyons LLC % SFLRE Group LLC 11/12/25
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

Disposition: The Special Magistrate found for the city and imposed a compliance date of March 26, 2026, with a \$50 fine per day and a one-time administrative fee of \$25.

Officer Jan Moppert

C24090070 Baywood Village I Condo Association % J&L Property Mgmt 09/10/24
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

Disposition: The Special Magistrate found for the city and imposed a compliance date of February 26, 2026, with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on February 25, 2026.

C25070035 EC-Riviera Palms LLC 07/05/25
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

Disposition: The Special Magistrate found for the city and accepted the stipulated settlement agreement.

Minutes
Special Magistrate Hearing No. 2026-0128
January 28, 2026
Page 5

C25120010 Elliot Cocoplum Borrower LLC % Alliance Tax Advisors 12/03/25
6191 State Highway 161 #100 Irving Texas 75038
Violation Address: 4065 Cocoplum Circle
Chapter 20, Section 12
Water Meter Bypass

Disposition: This case has complied.

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

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

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 February 26, 2026. This case is set for Status Conference on February 25, 2026.

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 extended the time for compliance to February 26, 2026. This case is set for Status Conference on February 25, 2026.

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 extended the time for compliance to February 26, 2026. This case is set for Status Conference on February 25, 2026.

Minutes

Special Magistrate Hearing No. 2026-0128

January 28, 2026

Page 7

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 extended the time for compliance to February 26, 2026. This case is set for Status Conference on February 25, 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 extended the time for compliance to February 26, 2026. This case is set for Status Conference on February 25, 2026.

C25070030 Martinez, Luis J, Santana Pena, Musset 07/03/25
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

Disposition: The Special Magistrate found for the city and extended the time for compliance to March 26, 2026.

Code Fine Reduction

C24050117 Arnold, Elliott & Arnold, Joann B 05/21/24
Bell 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

FINE \$6,500

ADMIN. FEE \$25

Disposition: The Special Magistrate accepted the recommendation from the board and reduced the total fine amount to \$1,475, inclusive of the \$25 administrative fee. The fine has been paid.

Minutes
Special Magistrate Hearing No. 2026-0128
January 28, 2026
Page 8

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

Disposition: The Special Magistrate accepted the recommendation from the board and reduced the total fine amount to \$125. The fine has been paid.

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

Disposition: The Special Magistrate accepted the recommendation from the board and reduced the total fine amount of both cases to \$1,700. The fine has not been paid.

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

Disposition: The Special Magistrate accepted the recommendation from the board and reduced the total fine amount to \$1,850. The fine has been paid.

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

Disposition: The Special Magistrate accepted the recommendation from the board and reduced the total fine amount to \$25. The fine has been paid.

Minutes

Special Magistrate Hearing No. 2026-0128

January 28, 2026

Page 9

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	

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

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

The Minutes were accepted without corrections or deletions.

6. ADJOURNMENT

The meeting adjourned at 4:10 p.m.



Reshma Heraman
Senior Staff Assistant