



AGENDA FOR CODE ENFORCEMENT FINE REDUCTION COMMITTEE

DATE/TIME: May 7, 2024

11:30 am

LOCATION: Coconut Creek Government Center
4800 West Copans Road
Coconut Creek, Florida 33063

Hearing No. 2024-05

The City of Coconut Creek Code Enforcement Fine Reduction Committee will be conducting a meeting on Tuesday, May 7, 2024 beginning at 11:30 a.m. at the Coconut Creek Government Center, Commission Chambers, located at 4800 W. Copans Road, Coconut Creek, Florida 33063.

In addition, the backup for this meeting can be accessed by using the following steps:

- In your internet browser, go to www.coconutcreek.net;
- Go to "Government" tab, select from the dropdown menu, "Agendas, Meeting Notices & Minutes;"
- Next select, "View Agenda, Meeting Notices and Minutes;"
- Next select "Continue to coconutcreek.legistar.com;" and
- Next select "Agenda" for the May 7, 2024 Meeting for the Code Enforcement Fine Reduction Committee to view the backup.

The public may appear in person and speak at the meeting. Prior to the meeting date, if any member of the public requires additional information on how the meeting will be conducted or how to participate in the meeting, please contact:

Daniella Thomas
City of Coconut Creek
4800 W. Copans Road
Coconut Creek, FL 33063
954-956-1476
dthomas@coconutcreek.net

NOTE: In accordance with Section 286.0105, Fla. Stat., if a person decides to appeal any final decision made by any of the boards with respect to any matter considered at a meeting or hearing, he/she will need a record of the proceedings and for such purpose may need to ensure that a verbatim recording of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by Florida Law. Anyone desiring a verbatim transcript shall have the responsibility at his/her own expense to arrange for the recording and transcript.)

May 7, 2024
Code Enforcement Fine Reduction Meeting
Page 2

1. Call to Order
2. Roll Call
3. Board Script
4. Acceptance of Minutes: Hearing No. 2024-04 for April 2, 2024.
5. Explanation of Proceedings
6. Swear In (Board Clerk)
7. Cases

Citation No.	Property Owner/Violator (or New Owner) Address Address Violation Violation Citation	Date
C23060004	Home Plus Group LLC 21701 Hammock Pt Drive Boca Raton, FL 33498 Violation Address: 3600 NW 19 Street Chapter 13, Section 38-a Failure to obtain permit: Interior Renovations	06/01/23
	FINE \$2,050	ADMIN. FEE \$25
C22090172	Medina, Luis M. & Flores, Ivon R. 4960 Egret Place Coconut Creek, FL 33073 Violation Address: 4960 Egret Place Chapter 6, Section 36-a-2 Roof non-maintenance – discoloration from dirt, grime, old and/or mildew Signs of disrepair *tarp present*	09/21/22
	FINE \$3,400	ADMIN. FEE \$25
C23100026	Ormond, Jonathan & Kelli 4042 Crescent Creek Place Coconut Creek, FL 33073 Violation Address: 4042 Crescent Creek Place Chapter 13, Section 448-c-1 Tree removal permit required – tree removed without a permit	10/04/23
	FINE \$1,900	ADMIN. FEE \$25

7. ADJOURNMENT

In accordance with the Americans with Disabilities Act, as amended, 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 (2) or more City Commissioners may be in attendance.**

Posted: 04/30/2024

CITY OF COCONUT CREEK

CODE ENFORCEMENT FINE REDUCTION RECOMMENDATION COMMITTEE HEARING MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: April 2, 2024
Time: 11:30 a.m.
Hearing No. 2024-04

1. The meeting was called to order by Assistant Director of Sustainable Development Justin Proffitt 11:30 a.m.

2. Present upon roll call:

Deputy City Manager Sheila Rose
Director of Finance and Administrative Services Peta-Gay Lake
Assistant Director of Sustainable Development Justin Proffitt
Assistant City Attorney Eve Lewis

Also present: Senior Code Compliance Luis Montano-Garcia, Code Compliance Officer Sean Flanagan and Senior Staff Assistant Daniella Thomas.

Assistant Director of Sustainable Development Justin Proffitt explained that the meeting was being conducted live with a quorum physically present and explained the procedures for public participation and comment for the meeting.

3. Approval of Minutes: Hearing No. 2024-03 for March 5, 2024.

Motion: Deputy City Manager Sheila Rose made a motion to approve the Minutes from Hearing No. 2024-03. The motion was seconded by Director of Finance and Administrative Services Peta-Gay Lake. Upon unanimous voice vote, the Minutes were approved without corrections or deletions.

4. Explanation of Proceedings:
Senior Code Compliance Officer Luis Montano-Garcia explained the proceedings.

5. Swear In:
Senior Staff Assistant (Florida Notary Public) Daniella Thomas swore-in persons intending to provide testimony.

6. **Cases**

Citation No.	Property Owner/Violator (New Owner) Address Violation	Violation Date
C22090072 Flanagan	Vasquez, Rolando & Arevalo, Luz 2304 Lucaya Lane J4 Coconut Creek, FL 33066 Violation Address: 1102 Bahama Bend D2 Chapter 13, Section 38-a Failure to obtain permit: Interior Renovations	09/07/22

FINE \$17,800

ADMIN. FEE \$25

Minutes No. 2024-04
Code Enforcement Fine Reduction Meeting
April 2, 2024
Page 2

Code Compliance Officer Sean Flanagan, presented a brief timeline for case number C22090072. There was a total of 16.5 staff hours spent on this case. Code Compliance Officer Sean Flanagan stated that the fine for case number C22090072 accrued for 356 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$17,825.00.

Luz Arevalo, owner of the property was present on behalf of case number C22090072. She explained that after she purchased the property there was a bad odor in the bedroom and she later discovered that someone passed away inside the home which made her start work without a permit. She stated that she struggled to find a contractor to finish the project but once she did she worked to complete the permit process.

Motion: Director of Finance and Administrative Services Peta-Gay Lake after hearing the testimony for case number C22090072 on the subject property, made a motion to reduce the aggregated fine (\$17,825) to a total of \$850.00 inclusive of the administrative fee. The motion was seconded by Deputy City Manager Sheila Rose.

Upon roll call, the motion passed by a 3-0 vote.

6. ADJOURNMENT

The meeting was adjourned by unanimous consent at 11:50 a.m.

Daniella Thomas, Senior Staff Assistant

date signed