



AGENDA FOR CODE ENFORCEMENT FINE REDUCTION COMMITTEE

DATE/TIME: December 2, 2025

11:30 am

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

Hearing No. 2025-12

The City of Coconut Creek Code Enforcement Fine Reduction Committee will be conducting a meeting on Tuesday, December 2, 2025, 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.gov;
- Go to "View Meetings, Agenda & Minutes;"
- Next select, "View Agenda, Meeting Notices and Minutes;"
- Next select "Yes, continue;"
- Next select "Code Enforcement Fine Reduction Committee" from the drop down menu, find the December 2, 2025 Meeting;
- Next select "Agenda" 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:

Code Compliance Division
City of Coconut Creek
4800 W. Copans Road
Coconut Creek, FL 33063
954-956-1476
rheraman@coconutcreek.gov

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.)

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1. Call to Order
2. Roll Call
3. Board Script
4. Acceptance of Minutes: Hearing No. 2025-11 for November 4, 2025.
5. Swear In (Board Clerk)
6. Explanation of Proceedings
7. Cases

Citation No.	Property Owner/Violator (or New Owner) Mailing Address Address Violation Violation Citation	Date
<u>C24050117</u>	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
<u>C24040127</u>	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
<u>C23100142</u>	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
<u>C22110118</u>	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

8. 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: 11/25/2025