



**CITY OF COCONUT CREEK
CODE ENFORCEMENT FINE REDUCTION
RECOMMENDATION COMMITTEE HEARING MINUTES**

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

**Date: December 2, 2025
Time: 11:30 a.m.
Hearing No. 2025-12**

1. The meeting was called to order by Director of Resilient Design and Development Justin Proffitt at 11:32 a.m.

2. Present upon roll call:

Government Affairs Manager Bernadette Hughes
Director of Finance and Administrative Services Peta-Gay Lake
Director of Resilient Design and Development Justin Proffitt
Deputy City Attorney Kathryn Mehaffey

Also present: Code Compliance Supervisor Briana Capone, Senior Code Compliance Officer Luis Montano-Garcia, Code Compliance Officer Daniella Ordonez, Code Compliance Office Anthony Bell and Senior Staff Assistant Reshma Heraman.

Director of Resilient Design and 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. 2025-11 November 4, 2025

Motion: Director of Finance and Administrative Services Peta-Gay Lake made a motion to approve the Minutes from Hearing No. 2025-11. The motion was seconded by Government Affairs Manager Bernadette Hughes. Upon unanimous voice vote, the Minutes were approved without corrections.

4. Swear In:
Senior Staff Assistant (Florida Notary Public) Reshma Heraman swore-in persons intending to provide testimony.

5. Explanation of Proceedings:
Code Compliance Supervisor Briana Capone explained the proceedings.

6. **Cases**

Citation No.	Property Owner/Violator (New Owner) Address Violation	Violation Date
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

FINE \$6,500

ADMIN. FEE \$25

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Code Compliance Officer Anthony Bell presented a brief timeline for case number C24050117. There was a total of 14.5 staff hours spent on this case. Code Compliance Officer Anthony Bell stated the fine for case number C24050117 accrued 130 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$6,525.

Tony Fakiri, was present on behalf of the property owner for case number C24050117. He stated the violation was issued while the general contractor had already applied for the required permit and no further communication was received from the City after it was approved. Violation notices were not delivered because the U.S. Postal Service marked the apartment mailbox as vacant but after resolving the issue the mail delivery resumed. Tony Fakiri learned the original Code Compliance Officer Erick Jean-Baptiste was no longer employed with the City and the case was reassigned to Code Compliance Officer Anthony Bell. Tony Fakiri stated the permit was properly obtained and the failure to respond resulted solely from the mail delivery issues.

Motion: After hearing testimony regarding the subject property in case number C24050117 Director of Finance and Administrative Services Peta-Gay Lake made a motion to reduce the fine amount from \$6,525 to the total amount of \$1,475 inclusive of the one-time administrative fee of \$25.00. The motion was seconded by Government Affairs Manager Bernadette Hughes.

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

Code Compliance Officer Luis Montano-Garcia presented a brief timeline for case number C24040127. There was a total of 18.5 staff hours spent on this case. Code Compliance Officer Luis Montano-Garcia stated the fine for case number C24040127 accrued 370 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$18,525.

Davina Cancelliere, was present on behalf of case number C24040127. Davina Cancelliere stated Mr. Silva, owner of Leakxperts LLC hired a permit runner to manage the application process and after the permit was approved, BTR inspections could not be scheduled while an open permit had active violations.

Motion: After hearing testimony regarding the subject property in case number C24040127, Director of Resilient Design and Development Justin Profitt made a motion to reduce the fine of \$18,500 to the total amount of \$1,850 inclusive of the one-time administrative fee of \$25.00. The motion was seconded by Government Affairs Manager Bernadette Hughes.

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

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Senior Code Compliance Officer Luis Montano-Garcia presented a brief timeline for case number C23100142. There was a total of 15 staff hours spent on this case. Senior Code Compliance Officer Luis Montano-Garcia stated the fine for case number C23100142 accrued for 186 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$9,325.

Al Hamilton, was present on behalf of the property owner for case C23100142. Al Hamilton stated all the inspections were passed except for the front door which lacked a certification label due to a vendor change. Al Hamilton sourced the correct label and the inspection was passed, however the delay was beyond the homeowner's and installer's control.

Motion: After hearing testimony regarding the subject property in case number C23100142, Director of Finance and Administrative Services Peta-Gay Lake made a motion to reduce the fine amount of \$9,300 to the total amount of \$25, inclusive of the administrative fee. The motion was seconded by Government Affairs Manager Bernadette Hughes.

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

Code Compliance Officer Daniella Ordonez presented a brief timeline for case number C22110118. There was a total of 19 staff hours spent on this case. Code Compliance Officer Daniella Ordonez stated the fine for case number C22110118 accrued for 262 days at \$50.00 per day with a one-time administrative fee of \$25.00 for total fine amount of \$13,125.

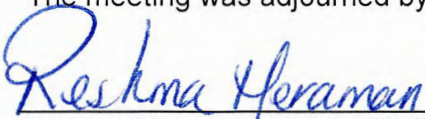
Jason Martinez, partial owner of the property was present for case number C22110118. He explained that a roof leak required a temporary tarp while waiting for the insurance approval. Repairs could not be made until the claim was processed. The roof has since been repaired, inspected and the insurance settlement is complete.

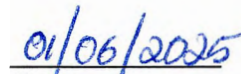
Motion: After hearing testimony regarding the subject property for case number C22110118, Director of Finance and Administrative Services Peta-Gay Lake made a motion to reduce the fine amount of \$13,100 to the total amount of \$250 inclusive of the one-time administrative fee of \$25.00. The motion was seconded by Government Affairs Manager Bernadette Hughes.

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

6. ADJOURNMENT

The meeting was adjourned by unanimous consent at: 12:18 p.m.


Reshma Heraman, Senior Staff Assistant


Date