



AGENDA FOR CODE ENFORCEMENT FINE REDUCTION COMMITTEE

DATE/TIME: August 5, 2025

11:30 am

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

Hearing No. 2025-08

The City of Coconut Creek Code Enforcement Fine Reduction Committee will be conducting a meeting on Tuesday, August 5, 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.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 August 5, 2025 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:

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

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1. Call to Order
2. Roll Call
3. Board Script
4. Acceptance of Minutes: Hearing No. 2025-07 for July 1, 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
C23030077 Moppert	Fay, Dean 4131 NW 8 Street Coconut Creek FL 33066 Violation Address: 4131 NW 8 Street Chapter 13, Section 444-c-1-d-1 Minimum Landscape: Sod Requirements. Rocks and railroad ties on east property line	03/15/23

FINE \$8,200

ADMIN. FEE \$25

Continued from May 6, 2025

C23030210 Moppert	Fay, Dean 4131 NW 8 Street Coconut Creek FL 33066 Violation Address: 4131 NW 8 Street Chapter 13, Section 424-a Prohibition on objects in swale, rock and railroad ties in swale	03/28/23
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FINE \$8,050

ADMIN. FEE \$25

Continued from May 6, 2025

C23090104 Moppert	Fay, Dean 4131 NW 8 Street Coconut Creek FL 33066 Violation Address: 4131 NW 8 Street Chapter 19, Section 37-2 Parking: Commercial white SUV on property with ladder on the rack (3)	09/15/23
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FINE \$8,950

ADMIN. FEE \$25

Continued from May 6, 2025

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C23120034	Fay, Dean	12/22/23
Moppert	4131 NW 8 Street Coconut Creek FL 33066 Violation Address: 4131 NW 8 Street Chapter 13, Section 371-8-b Swimming pools and spas - Enclosure requirements	

FINE \$18,000

ADMIN. FEE \$25

Continued from May 6, 2025

C24010072	Fay, Dean	01/25/24
Moppert	4131 NW 8 Street Coconut Creek FL 33066 Violation Address: 4131 NW 8 Street Chapter 13, Section 397-b Location of required parking	

FINE \$8,050

ADMIN. FEE \$25

Continued from May 6, 2025

C23010019	Pipalva, Vivek Mansukhlal	01/04/23
Montano-Garcia	7132 Crescent Creek Way Coconut Creek FL 33073 Violation Address: 7132 Crescent Creek Way Chapter 6, Section 36-a-2 Roof (non-maintenance) discoloration from dirt, grime, mold, mildew and signs of disrepair -tarp on roof-	

FINE \$28,500

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: 07/29/2025