



## SPECIAL AGENDA FOR CODE ENFORCEMENT FINE REDUCTION COMMITTEE

**DATE/TIME:** November 21, 2024 9:00 am

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

**Hearing No. 2024-09**

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The City of Coconut Creek Code Enforcement Fine Reduction Committee will be conducting a meeting on Thursday, November 21, 2024 beginning at 9:00 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](http://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 November 21, 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](mailto: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.)

**November 21, 2024**  
**Special Code Enforcement Fine Reduction Meeting**  
**Page 2**

1. Call to Order
2. Roll Call
3. Board Script
4. Acceptance of Minutes: Hearing No. 2024-08 for October 1, 2024.
5. Swear In (Board Clerk)
6. Explanation of Proceedings
7. Cases

Citation No.	Property Owner/Violator (or New Owner) Address Address Violation Violation Citation	Date
<a href="#">C21110039</a> Flanagan	Oliveira, Natalia & Marconde Marcos 5028 NW 48 Avenue Coconut Creek, FL 33073 Violation Address: 5028 NW 48 Avenue Chapter 12, Section 33-1 Trash containers: improper storage and/or screening stored in view from roadway	11/03/21
	<b>FINE \$2,750</b>	<b>ADMIN. FEE \$25</b>
<a href="#">C21110040</a> Flanagan	Oliveira, Natalia & Marconde Marcos 5028 NW 48 Avenue Coconut Creek, FL 33073 Violation Address: 5028 NW 48 Avenue Chapter 13, Section 241-i Sidewalks - Failure to clean and/or clear adjacent areas discoloration present	11/03/21
	<b>FINE \$29,700</b>	<b>ADMIN. FEE \$25</b>
<a href="#">C21110041</a> Flanagan	Oliveira, Natalia & Marconde Marcos 5028 NW 48 Avenue Coconut Creek, FL 33073 Violation Address: 5028 NW 48 Avenue Chapter 6, Section 36-b Exterior Premises Condition: Driveway discoloration due to dirt, grime, mold and/or mildew	11/03/21
	<b>FINE \$29,700</b>	<b>ADMIN. FEE \$25</b>

**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: 11/14/2024

# CITY OF COCONUT CREEK

## CODE ENFORCEMENT FINE REDUCTION RECOMMENDATION COMMITTEE HEARING MINUTES

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

**Date: October 1, 2024  
Time: 11:30 a.m.  
Hearing No. 2024-08**

1. The meeting was called to order by Director of Sustainable Development Justin Proffitt 11:34 a.m.

2. Present upon roll call:

Deputy City Manager Scott Stoudenmire  
Director of Finance and Administrative Services Peta-Gay Lake  
Director of Sustainable Development Justin Proffitt  
Deputy City Attorney Kathy Mehaffey

Also present: Senior Code Compliance Officer Luis Montano-Garcia, Code Compliance Officer Erick Jean-Baptiste and Senior Staff Assistant Daniella Thomas.

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. 2024-07 for July 2, 2024.

**Motion:** Deputy City Manager Scott Stoudenmire made a motion to approve the Minutes from Hearing No. 2024-07. 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. Swear In:  
Senior Staff Assistant (Florida Notary Public) Daniella Thomas swore-in persons intending to provide testimony.

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

6. **Cases**

<b>Citation No.</b>	<b>Property Owner/Violator (New Owner) Address Violation</b>	<b>Violation Date</b>
<a href="#">C23080114</a>	Monnelly's Seafood Corp Inc. 3520 NW 35 Avenue Lauderdale Lakes, FL 33309 Violation Address: 651 NW 42 Avenue Chapter 13, Section 38-a Failure to obtain & complete permit: white PVC fence installed	08/11/23

**FINE \$2,650**

**ADMIN. FEE \$25**

**Minutes No. 2024-08**  
**Code Enforcement Fine Reduction Meeting**  
**October 1, 2024**  
**Page 2**

Code Compliance Officer Erick Jean-Baptiste, presented a brief timeline for case number C23080114. There was a total of 16.5 staff hours spent on this case. Code Compliance Officer Erick Jean-Baptiste stated that the fine for case number C23080114 accrued for 53 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$2,675.00.

Dalex Saint-Jean, Vice-President of Monnelly’s Seafood Corp Inc., was present on behalf of case number C23080114. He explained that he was unable to resolve the issues with his fence on his own due to being wheelchair bound.

**Motion:** Deputy City Manager Scott Stoudenmire, after hearing the testimony for case number C23080114 on the subject property, made a motion to reduce the aggregated fine (\$2,675) to a total of \$175.00 inclusive of the administrative fee. The motion was seconded by Director of Finance and Administrative Services Peta-Gay Lake.

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

C22060225                      Mazzarella, Richard & Sharon                                      06/29/22  


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4026 Crescent Creek Street Coconut Creek, FL 33073  
Violation Address: 4026 Crescent Creek Street  
Chapter 13, Section 448-c-1  
Tree removal permit required

**FINE \$36,750**

**ADMIN. FEE \$25**

Senior Code Compliance Officer Luis Montano-Garcia, presented a brief timeline for case number C22060225. There was a total of 17 staff hours spent on this case. Senior Code Compliance Officer Luis Montano-Garcia stated that the fine for case number C22060225 accrued for 728 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$36,775.00.

Richard Mazzarella, owner of the property, was present on behalf of case number C22060225. He explained that the tree came down in a hurricane and he decided to remove the tree to prevent further damages. He stated that he paid the fine before the original Special Magistrate hearing and believed that the case was resolved and was unaware of the accruing fine.

**Motion:** Director of Finance and Administrative Services Peta-Gay Lake, after hearing the testimony for case number C22060225 on the subject property, made a motion to reduce the aggregated fine (\$36,775) to a total of \$175.00 inclusive of the administrative fee. The motion was seconded by Deputy City Manager Scott Stoudenmire.

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

C22090100                      Cohen, Shlomo & Miller, Lindsay                                      09/13/22  


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7145 Crescent Creek Way Coconut Creek, FL 33073  
Violation Address: 7145 Crescent Creek Way  
Chapter 13, Section 448-b-4-b  
Improper tree pruning: Live Oak

**FINE \$33,100**

**ADMIN. FEE \$25**

**Minutes No. 2024-08**  
**Code Enforcement Fine Reduction Meeting**  
**October 1, 2024**  
**Page 3**

Senior Code Compliance Officer Luis Montano-Garcia, presented a brief timeline for case number C22090100. There was a total of 16.5 staff hours spent on this case. Senior Code Compliance Officer Luis Montano-Garcia stated that the fine for case number C22090100 accrued for 662 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$33,125.00.

Shlomo Cohen, owner of the property, was present on behalf of case number C22090100. He explained that he was unaware that the person he hired to trim the tree was not licensed and had not followed required procedures. He stated that he paid the fine before the original Special Magistrate hearing and believed that the case was resolved and was unaware of the accruing fine.

**Motion:** Director of Finance and Administrative Services Peta-Gay Lake, after hearing the testimony for case number C22090100 on the subject property, made a motion to reduce the aggregated fine (\$33,125) to a total of \$25.00 inclusive of the administrative fee. The motion was seconded by Deputy City Manager Scott Stoudenmire.

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

**6. ADJOURNMENT**

The meeting was adjourned by unanimous consent at 12:07 p.m.

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Daniella Thomas, Senior Staff Assistant

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date signed