



## AGENDA FOR CODE ENFORCEMENT FINE REDUCTION COMMITTEE

**DATE/TIME:** July 1, 2025 11:30 am

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

**Hearing No. 2025-07**

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The City of Coconut Creek Code Enforcement Fine Reduction Committee will be conducting a meeting on Tuesday, July 1, 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](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 July 1, 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](mailto: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. 2025-06 for June 3, 2025.
5. Swear In (Board Clerk)
6. Explanation of Proceedings
7. Cases

<b>Citation No.</b>	<b>Property Owner/Violator (or New Owner) Mailing Address Address Violation Violation Citation</b>	<b>Date</b>
<a href="#"><u>C12050434</u></a>	Country Lakes MHC LLC	08/27/16
Capone	8800 North Bronx Avenue 2ND Floor Skokie IL 60077 Violation Address: 6800 NW 39 Avenue, Coconut Creek FL 33073 Chapter 20, Section 35 Water and Wastewater Regulations - Type & Maintenance	
	<b>FINE \$ 748,250</b>	<b>ADMIN. FEE \$ 0</b>
<a href="#"><u>C24070128</u></a>	Yoshia-Levy, Iris	07/17/24
Montano-Garcia	6427 Egret Terrace Coconut Creek, FL 33073 Violation Address: 6427 Egret Terrace Chapter 13-38-a Failure to complete permit process: Gazebo & EV Charger	
	<b>FINE \$ 2,050</b>	<b>ADMIN. FEE \$25</b>
<a href="#"><u>C23030077</u></a>	Fay, Dean	03/15/23
Moppert	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	
	<b>FINE \$ 8,200</b>	<b>ADMIN. FEE \$25</b>
<b>Continued from May 6, 2025</b>		
<a href="#"><u>C23030210</u></a>	Fay, Dean	03/28/23
Moppert	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	
	<b>FINE \$ 8,050</b>	<b>ADMIN. FEE \$25</b>

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<a href="#">C23090104</a>	Fay, Dean	09/15/23
Moppert	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)	
FINE \$ 8,950		ADMIN. FEE \$25

Continued from May 6, 2025

<a href="#">C23120034</a>	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

<a href="#">C24010072</a>	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

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: 06/24/2025