



AGENDA FOR CODE ENFORCEMENT FINE REDUCTION COMMITTEE

DATE/TIME: November 4, 2025

11:30 am

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

Hearing No. 2025-11

The City of Coconut Creek Code Enforcement Fine Reduction Committee will be conducting a meeting on Tuesday, November 4, 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 November 4, 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. 2025-10 for October 7, 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>C23110013</u>	Guerrier, Marc & Nadege	01/10/24
Capone	5540 NW 40 Terrace Coconut Creek, FL 33073 Violation Address: 5540 NW 40 Terrace Chapter 13, Section 40-a-1 Failure to complete engineering permit process: Driveway pavers	
	FINE \$24,350	ADMIN. FEE \$25
<u>C23110014</u>	Guerrier, Marc & Nadege	01/10/24
Capone	5540 NW 40 Terrace Coconut Creek, FL 33073 Violation Address: 5540 NW 40 Terrace Chapter 13, Section 38-a Failure to complete permit process: Addition Residential	
	FINE \$21,150	ADMIN. FEE \$25
<u>C24100114</u>	Coconut Creek CP LLC	10/30/24
Montano-Garcia	16950 Jog Road #104 Delray Beach FL 33446 Violation Address: 6750 N State Road 7 Chapter 13, Section 38-a Failure to obtain & complete permit process: PVC Fence	
	FINE \$1,600	ADMIN. FEE \$25
<u>C25010053</u>	Coconut Creek CP LLC	01/23/25
Montano-Garcia	16950 Jog Road #104 Delray Beach FL 33446 Violation Address: 6750 N State Road 7 Chapter 13, Section 38-a Failure to obtain & complete permit process: Remediation system trailer	
	FINE \$1,600	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: 10/28/2025