



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

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

**Date: January 6, 2026
Time: 11:30 a.m.
Hearing No. 2026-0106**

1. The meeting was called to order by Resilient Design and Development Director Justin Proffitt at 11:33 a.m.

2. Present upon roll call:

Deputy City Manager Scott Stoudenmire
Finance and Administrative Services Director Peta-Gay Lake
Resilient Design and Development Director Justin Proffitt
Assistant City Attorney Cassandra Harvey

Also present: Code Compliance Supervisor Briana Capone, Code Compliance Officer Anthony Bell and Senior Staff Assistant Reshma Heraman.

Resilient Design and Development Director 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. 2025-12 December 2, 2025.

Motion: Deputy City Manager Scott Stoudenmire made a motion to approve the Minutes from Hearing No. 2025-12. The motion was seconded by Finance and Administrative Services Director Peta-Gay Lake. 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
C24040177 Bell	Harbeck-Adeimy, Lindsay 720 NW 43 AVE Coconut Creek FL 33066 Violation Address: 720 NW 43 Avenue Chapter 6, Section 36-b Exterior Premises Condition: Driveway in disrepair/ reseal.	04/23/24

FINE \$1,600

ADMIN. FEE \$25

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Code Compliance Officer Anthony Bell presented a brief timeline for case number C24040177. There was a total of 15 staff hours spent on this case. Code Compliance Officer Anthony Bell stated the fine for case number C24040177 accrued 32 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$1,625.

Lindsay Harbeck-Adeimy owner of the property, was present on behalf of case number C24040177. She stated she was hospitalized and unable to timely comply with the cited violation. During that period, she communicated with former Code Compliance Officer Erick Jean-Baptiste and was advised that compliance would halt the accrual of fines. The case was subsequently reassigned to Code Officer Anthony Bell and upon achieving compliance, she stated due to her medical condition, she was unable to pay the assessed fines.

Motion: After hearing testimony regarding the subject property in case number C24040177 Deputy City Manager Scott Stoudenmire made a motion to reduce the fine amount from \$1,625 to the total amount of \$125 inclusive of the one-time administrative fee of \$25.00. The motion was seconded by Finance and Administrative Services Director Peta-Gay Lake

C24120040	Rodrigues Miranda, Mauricio	12/18/24
Bell	4420 NW 8 Street Coconut Creek FL 33066-1524 Violation Address: 4420 NW 8 Street Chapter13, Section 38-a Failure to obtain permit and/or complete permit process: 2 structures being built in backyard	

FINE \$2,400

ADMIN. FEE \$25

Code Compliance Officer Anthony Bell presented a brief timeline for case numbers C24120040 and C24120042. There was a total of 17 staff hours spent on both cases. Code Compliance Officer Anthony Bell stated the fine for case number C24120040 accrued 48 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$2,425.

C24120042	Rodrigues Miranda, Mauricio	12/18/24
Bell	4420 NW 8 Street Coconut Creek FL 33066-1524 Violation Address: 4420 NW 8 Street Chapter 13, Section 38-a Failure to obtain permit and/or complete permit process: 2 front gates installed	

FINE \$1,350

ADMIN. FEE \$25

Code Compliance Officer Anthony Bell presented a brief timeline for case numbers C24120042 and C24120040. There was a total of 17 staff hours spent on both cases. Code Compliance Officer Anthony Bell stated the fine for case number C24120042 accrued for 27 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$1,375.

Property owner Mauricio Rodrigues authorized Elaine Loretta Barbosa to speak on his behalf through a notarized authorization letter for case numbers C24120040 and C24120042. She stated the owner experienced a family emergency and was unable to oversee the repairs. Compliance delays resulted from the contractor's nonperformance and lack of notice regarding permitting requirements. Upon becoming aware, the owner attempted corrective action but faced financial hardship and international travel obligations.

Motion: After hearing testimony regarding the subject property in case numbers C24120040 and C24120042 Finance and Administrative Services Director Peta-Gay Lake made a motion to reduce the aggregated fine amount of \$3,800 to the total amount of \$1,700, inclusive of both one-time administrative fees of \$25.00 each. 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: 12:05 p.m.


Reshma Heraman, Senior Staff Assistant


Date