



AGENDA FOR CODE ENFORCEMENT FINE REDUCTION COMMITTEE

DATE/TIME: April 2, 2024 11:30 am
LOCATION: Coconut Creek Government Center
4800 West Copans Road
Coconut Creek, Florida 33063

Hearing No. 2024-04

The City of Coconut Creek Code Enforcement Fine Reduction Committee will be conducting a meeting on Tuesday, April 2, 2024 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 April 2, 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

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. 2024-03 for March 5, 2024.
5. Explanation of Proceedings
6. Swear In (Board Clerk)
7. Cases

Citation No.	Property Owner/Violator (or New Owner) Address Address Violation Violation Citation	Date
C22090072 Flanagan	Vasquez, Rolando & Arevalo, Luz 2304 Lucaya Lane J4 Coconut Creek, FL 33066 Violation Address: 1102 Bahama Bend D2 Chapter 13, Section 38-a Failure to obtain permit: Interior Renovations	<u>09/07/22</u>

FINE \$17,800

ADMIN. FEE \$25

7. 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: 03/26/2024

CITY OF COCONUT CREEK

CODE ENFORCEMENT FINE REDUCTION RECOMMENDATION COMMITTEE HEARING MINUTES

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

**Date: March 5, 2024
Time: 11:30 a.m.
Hearing No. 2024-03**

1. The meeting was called to order by Assistant Director of Sustainable Development Justin Proffitt 11:38 a.m.

2. Present upon roll call:

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

Also present: Senior Code Compliance Luis Montano-Garcia, Code Compliance Officer Sean Flanagan and Senior Staff Assistant Daniella Thomas.

Assistant 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. 2024-02 for February 6, 2024.

Motion: Director of Finance and Administrative Services Peta-Gay Lake made a motion to approve the Minutes from Hearing No. 2024-02. The motion was seconded by City Manager Karen Brooks. Upon unanimous voice vote, the Minutes were approved without corrections or deletions.

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

5. Swear In:
Senior Staff Assistant (Florida Notary Public) Daniella Thomas swore-in persons intending to provide testimony.

6. Cases

Citation No.	Property Owner/Violator (New Owner) Address Violation	Violation Date
C21080230	Lyons Corporate Park LLLP	08/30/21
Flanagan	6601 Lyons Road #C1 Coconut Creek, FL 33073 Violation Address: 6601 Lyons Road #A4 Chapter 18, Section 29 Business tax receipt – required: All Home Improvements Unit A4 *failed OU inspections 07/28/22 and 08/01/22	

FINE \$250

ADMIN. FEE \$25

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Code Compliance Officer Sean Flanagan, presented a brief timeline for case numbers C21080230, C22070209, & C22080024. There was a total of 26.5 staff hours spent on all three cases. Code Compliance Officer Sean Flanagan stated that the fine for case number C21080230 was a one-time fine of \$250.00 with a one-time administrative fee of \$25.00 for a total fine amount of \$275.00.

<u>C22070209</u>	Lyons Corporate Park LLLP	07/28/22
Flanagan	6601 Lyons Road #C1 Coconut Creek, FL 33073	
	Violation Address: 6601 Lyons Road #A4	
	Chapter 13, Section 38-a	
	Failure to obtain permit: Commercial Alterations – Dust Collector	

FINE \$20,250

ADMIN. FEE \$25

Code Compliance Officer Sean Flanagan, presented a brief timeline for case numbers C21080230, C22070209, & C22080024. There was a total of 26.5 staff hours spent on all three cases. Code Compliance Officer Sean Flanagan stated that the fine for case number C22070209 accrued for 405 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$20,275.00.

<u>C22080024</u>	Lyons Corporate Park LLLP	08/03/22
Flanagan	6601 Lyons Road #C1 Coconut Creek, FL 33073	
	Violation Address: 6601 Lyons Road #A4	
	Chapter 9, Section 2	
	Fire prevention and protection – failed inspections	
	All Home Improvements LLC Failed Fire OU on 7/28/22	

FINE \$20,250

ADMIN. FEE \$25

Code Compliance Officer Sean Flanagan, presented a brief timeline for case numbers C21080230, C22070209, & C22080024. There was a total of 26.5 staff hours spent on all three cases. Code Compliance Officer Sean Flanagan stated that the fine for case number C22080024 accrued for 405 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$20,275.00.

Juan Perez, owner of All Home Improvements LLC, with written authorization from the property manager was present on behalf of case numbers C21080230, C22070209, & C22080024. He explained that he faced many hardships due to Covid-19. He stated that his business partner was in charge of obtaining permits for the Commercial Alterations but he did not follow through with the process. Mr. Perez completed the permit process, passed the OU inspection and obtained the Business Tax Receipt.

Motion: City Manager Karen Brooks after hearing the testimony for case numbers C21080230, C22070209, and C22080024 on the subject property, made a motion to reduce the aggregated fine (\$40,825.00) to a total of \$2,725.00 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.

6. ADJOURNMENT

The meeting was adjourned by unanimous consent at 11:59 a.m.

Daniella Thomas, Senior Staff Assistant

date signed