

# CITY OF COCONUT CREEK

## CODE ENFORCEMENT FINE REDUCTION RECOMMENDATION COMMITTEE HEARING MINUTES

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

**Date: February 5, 2019  
Time: 11:30 a.m.  
Hearing No. 2019-2**

1. The meeting was called to order by Assistant City Manager Sheila Rose at 11:40 a.m.

2. Present upon roll call:

Assistant City Manager Sheila Rose  
Assistant City Attorney Eve Lewis  
Deputy Director of Sustainable Development Scott Stoudenmire

Also present: Code Compliance Supervisor Glenn Sime, Senior Staff Assistant Daniella Thomas and Urban Forester Sharon Vollmer.

3. Explanation of Proceedings  
Code Compliance Supervisor Glenn Sime explained the proceedings.

4. **Cases**

<b>Citation No.</b>	<b>Property Owner/Violator (New Owner) Address Violation</b>	<b>Violation Date</b>
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### Code Fine Reduction

<b>C15040676</b>	<b>Township Shoppers, LLC</b>	<b>04/30/15</b>
<b>Massey</b>	<b>845 NE 79 Street Miami, FL 33138 Violation Address: 4400 W. Sample Road Chapter 13, Section 444-b Improper landscape maintenance</b>	

**FINE \$5,950.00**

**ADMIN. FEE \$25**

The City's Code Compliance Officer and Urban Forester Sharon Vollmer presented a brief timeline for case number C15040676. She presented the fine for case number C15040676 accrued for 119 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$5,975.00. There was a total of 36 staff hours spent on this case.

Leslie L. Ely, Property Manager for Township Shoppers, LLC and Moshe Warshawsky, Maintenance Manager for the Township Shoppers, LLC on behalf of the Manager of the Township Shoppers, LLC, were present for case number C15040676. Mrs. Ely explained that the company they hired to maintain the landscape went through three phases of trying to comply with the requirements specified by the City of Coconut Creek and each time the company failed to perform the work, the trees have since been replaced and the property is now in compliance. Several items were admitted into evidence on behalf of the property owner including photographs, email correspondence, and invoices.

**Motion:** Deputy Director of Sustainable Development Scott Stoudenmire made a motion to reduce the fine to \$2,000.00, inclusive of the administrative fee, for case number C15040676 with the condition that the new violation which is at a

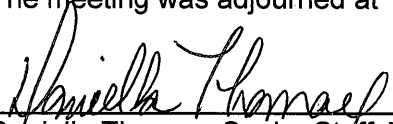
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courtesy warning stage be remedied by removing the staking material from the currently existing trees. The motion was seconded by Assistant City Attorney Eve Lewis.

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

**5. ADJOURNMENT**

The meeting was adjourned at 11:56 a.m.

  
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Daniella Thomas, Senior Staff Assistant

2/21/2019  
date signed