

# CITY OF COCONUT CREEK

## CODE ENFORCEMENT FINE REDUCTION RECOMMENDATION COMMITTEE HEARING MINUTES

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

**Date: April 9, 2019  
Time: 11:30 a.m.  
Hearing No. 2019-4**

1. The meeting was called to order by Assistant City Manager Sheila Rose at 11:35 a.m.
2. Present upon roll call:

Deputy City Manager/ CFO Karen Brooks  
Assistant City Attorney Eve Lewis  
Assistant City Manager Sheila Rose

Also present: Interim Code Compliance Supervisor Dan Nelson, Senior Staff Assistant Daniella Thomas, Code Compliance Officer Briana Capone, Code Compliance Officer Janet Clark and Code Compliance Officer Jan Moppert.

3. Explanation of Proceedings  
Interim Code Compliance Supervisor Dan Nelson explained the proceedings.
4. **Cases**

Citation No.	Property Owner/Violator (New Owner) Address	Violation Date
	Violation	

### Code Fine Reduction

#### Officer Briana Capone

C18070324	Bank of America NA 1661 Worthington Road #100 West Palm Beach, FL 33409 Violation Address: 5002 Pebblebrook Terrace Chapter 6, Section 36-b-7 Sources of infestation – stagnant pool	07/30/18
-----------	--	----------

**FINE \$50.00**

**ADMIN. FEE \$25**

With unanimous consent, Code Compliance Officer Briana Capone presented a brief timeline for case numbers C18070324, C18070325 and C18070326. She presented that the fine for case number C18070324 was a \$50.00 fine with a one-time administrative fee of \$25.00 for a total fine amount of \$75.00. There was a total of 14 staff hours spent on this case.

Steven Greenfield, Attorney with Steven B. Greenfield Esq. on behalf of the property owner was present for case numbers C18070324, C18070325 and C18070326. He explained that once the bank took possession of the property there were people living in the house without consent and therefore, the bank had to proceed with the eviction process to gain access to the property in order to bring it into compliance.

**Minutes No. 2019-4**  
**Code Enforcement Fine Reduction Meeting**  
**April 9, 2019**  
**Page 2**

**Motion:** Deputy City Manager/CFO Karen Brooks, after hearing all cases on the subject property (C18070324, C18070325, C18070326, C10030421, and C10030422), made a motion to reduce all the aggregate fine amounts to \$8,000.00 with a \$125.00 administrative fee for a total amount due of \$8,125.00. The aggregate fine reduction was contingent on the payment of the total amount to satisfy all cases. The motion was seconded by Assistant City Attorney Eve Lewis.

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

<u>C18070325</u>	<u>Bank of America NA</u>	<u>07/30/18</u>
	1661 Worthington Road #100 West Palm Beach, FL 33409	
	Violation Address: 5002 Pebblebrook Terrace	
	Chapter 6, Section 36-b-9	
	Non-maintenance of lawn and/or landscaping	

**FINE \$5,150.00**

**ADMIN. FEE \$25**

With unanimous consent, Code Compliance Officer Briana Capone presented a brief timeline for case numbers C18070324, C18070325 and C18070326. She presented that the fine for case number C18070325 accrued for 103 days at \$50 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$5,175.00. There was a total of 16 staff hours spent on this case.

Steven Greenfield, Attorney with Steven B. Greenfield Esq. on behalf of the property owner was present for case numbers C18070324, C18070325 and C18070326. He explained that once the bank took possession of the property there were people living in the house without consent and therefore, the bank had to proceed with the eviction process to gain access to the property in order to bring it into compliance.

**Motion:** Deputy City Manager/CFO Karen Brooks, after hearing all cases on the subject property (C18070324, C18070325, C18070326, C10030421, and C10030422), made a motion to reduce all the aggregate fine amounts to \$8,000.00 with a \$125.00 administrative fee for a total amount due of \$8,125.00. The aggregate fine reduction was contingent on the payment of the total amount to satisfy all cases. The motion was seconded by Assistant City Attorney Eve Lewis.

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

<u>C18070326</u>	<u>Bank of America NA</u>	<u>07/30/18</u>
	1661 Worthington Road #100 West Palm Beach, FL 33409	
	Violation Address: 5002 Pebblebrook Terrace	
	Chapter 13, Section 443-2	
	Minimum landscape requirements not met – trees/shrubs	

**FINE \$6,450.00**

**ADMIN. FEE \$25**

With unanimous consent, Code Compliance Officer Briana Capone presented a brief timeline for case numbers C18070324, C18070325 and C18070326. She presented that the fine for case number C18070326 accrued for 129 days at \$50 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$6,475.00. There was a total of 15 staff hours spent on this case.

**Minutes No. 2019-4**  
**Code Enforcement Fine Reduction Meeting**  
**April 9, 2019**  
**Page 3**

Steven Greenfield, Attorney with Steven B. Greenfield Esq. on behalf of the property owner was present for case numbers C18070324, C18070325 and C18070326. He explained that once the bank took possession of the property there were people living in the house without consent from the property owner and there for resulted in the eviction process. He stated that the owners were able to bring the property into compliance once they took possession of the property.

**Motion:** Deputy City Manager/CFO Karen Brooks, after hearing all cases on the subject property (C18070324, C18070325, C18070326, C10030421, and C10030422), made a motion to reduce all the aggregate fine amounts to \$8,000.00 with a \$125.00 administrative fee for a total amount due of \$8,125.00. The aggregate fine reduction was contingent on the payment of the total amount to satisfy all cases. The motion was seconded by Assistant City Attorney Eve Lewis.

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

<u>C10030421</u>	<u>Salgado, Claudia (Bank of America NA)</u>	<u>03/23/10</u>
	5002 Pebblebrook Terrace Coconut Creek, FL 33073	
	Violation Address: 5002 Pebblebrook Terrace	
	Chapter 13, Section 443-11-a	
	Mechanical equipment – screening required	

**FINE \$15,350.00**

**ADMIN. FEE \$25**

With unanimous consent, Code Compliance Officer Briana Capone presented a brief timeline for case numbers C10030421 and C10030422. She presented that the fine for case number C10030421 accrued for 307 days at \$50 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$15,375.00. There was a total of 15 staff hours spent on this case.

Steven Greenfield, Attorney with Steven B. Greenfield Esq. on behalf of the property owner was present for case numbers C10030421 and C10030422. He explained that the violations occurred while the property was owned by the previous homeowner and that the property went through foreclosure and requested that the fines be waived.

**Motion:** Deputy City Manager/CFO Karen Brooks, after hearing all cases on the subject property (C18070324, C18070325, C18070326, C10030421, and C10030422), made a motion to reduce all the aggregate fine amounts to \$8,000.00 with a \$125.00 administrative fee for a total amount due of \$8,125.00. The aggregate fine reduction was contingent on the payment of the total amount to satisfy all cases. The motion was seconded by Assistant City Attorney Eve Lewis.

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

<u>C10030422</u>	<u>Salgado, Claudia (Bank of America NA)</u>	<u>03/23/10</u>
	5002 Pebblebrook Terrace Coconut Creek, FL 33073	
	Violation Address: 5002 Pebblebrook Terrace	
	Chapter 13, Section 443-13	
	Minimum landscape requirements not met – street trees	

**FINE \$28,700.00**

**ADMIN. FEE \$25**

**Minutes No. 2019-4**  
**Code Enforcement Fine Reduction Meeting**  
**April 9, 2019**  
**Page 4**

With unanimous consent, Code Compliance Officer Briana Capone presented a brief timeline for case numbers C10030421 and C10030422. She presented that the fine for case number C10030422 accrued for 574 days at \$50 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$28,725.00. There was a total of 16 staff hours spent on this case.

Steven Greenfield, Attorney with Steven B. Greenfield Esq. on behalf of the property owner was present for case numbers C10030421 and C10030422. He explained that the violations occurred while the property was owned by the previous homeowner and that the property went through foreclosure and requested that the fines be waived.

**Motion:** Deputy City Manager/CFO Karen Brooks, after hearing all cases on the subject property (C18070324, C18070325, C18070326, C10030421, and C10030422), made a motion to reduce all the aggregate fine amounts to \$8,000.00 with a \$125.00 administrative fee for a total amount due of \$8,125.00. The aggregate fine reduction was contingent on the payment of the total amount to satisfy all cases. The motion was seconded by Assistant City Attorney Eve Lewis.

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

**Officer Janet Clark**

C17090053      Khanjian, Maral (Wellsfargo Bank NA Trstee %SHD Legal Group) 09/09/17  
4815 NW 14 Street Coconut Creek, FL 33063  
Violation Address: 4815 NW 14 Street  
Chapter 13, Section 371-8-b  
Pool – unsecured enclosure (fence required with self-latching gates)

**FINE \$14,250.00**

**ADMIN. FEE \$25**

After a request from the respondent, this case was tabled upon motion, second, and unanimous vote by the Committee to a date certain of May 7, 2019 at the next Code Fine Reduction Hearing.

C17120059      Khanjian, Maral (Wellsfargo Bank NA Trstee %SHD Legal Group) 12/12/17  
4815 NW 14 Street Coconut Creek, FL 33063  
Violation Address: 4815 NW 14 Street  
Chapter 6, Section 36-b-7  
Sources of infestation- pool and spa inoperable, water stagnant  
\*Repeat Violator\*

**FINE \$17,400.00**

**ADMIN. FEE \$25**

After a request from the respondent, this case was tabled upon motion, second, and unanimous vote by the Committee to a date certain of May 7, 2019 at the next Code Fine Reduction Hearing.

C17120060      Khanjian, Maral (Wellsfargo Bank NA Trstee %SHD Legal Group) 12/12/17  
4815 NW 14 Street Coconut Creek, FL 33063  
Violation Address: 4815 NW 14 Street  
Chapter 6, Section 36-a-3  
Window screens- in disrepair and/or missing

**FINE \$10,400.00**

**ADMIN. FEE \$25**

**Minutes No. 2019-4**  
**Code Enforcement Fine Reduction Meeting**  
**April 9, 2019**  
**Page 5**

After a request from the respondent, this case was tabled upon motion, second, and unanimous vote by the Committee to a date certain of May 7, 2019 at the next Code Fine Reduction Hearing

C17120061                      Khanjian, Maral (Wellsfargo Bank NA Trstee %SHD Legal Group) 12/12/17  
4815 NW 14 Street Coconut Creek, FL 33063  
Violation Address: 4815 NW 14 Street  
Chapter 6, Section 36-b  
Exterior premises: exposed electrical wires

**FINE \$10,400.00**

**ADMIN. FEE \$25**

After a request from the respondent, this case was tabled upon motion, second, and unanimous vote by the Committee to a date certain of May 7, 2019 at the next Code Fine Reduction Hearing

C17120062                      Khanjian, Maral (Wellsfargo Bank NA Trstee %SHD Legal Group) 12/12/17  
4815 NW 14 Street Coconut Creek, FL 33063  
Violation Address: 4815 NW 14 Street  
Chapter 6, Section 36-b-9  
Non-maintenance of lawn and landscape

**FINE \$10,400.00**

**ADMIN. FEE \$25**

After a request from the respondent, this case was tabled upon motion, second, and unanimous vote by the Committee to a date certain of May 7, 2019 at the next Code Fine Reduction Hearing.

C17120063                      Khanjian, Maral (Wellsfargo Bank NA Trstee %SHD Legal Group) 12/12/17  
4815 NW 14 Street Coconut Creek, FL 33063  
Violation Address: 4815 NW 14 Street  
Chapter 6, Section 36-b-3  
Refuse brush (weeds) throughout pavers  
(Driveway, walkway, pool deck)

**FINE \$10,400.00**

**ADMIN. FEE \$25**

After a request from the respondent, this case was tabled upon motion, second, and unanimous vote by the Committee to a date certain of May 7, 2019 at the next Code Fine Reduction Hearing.

C17120064                      Khanjian, Maral (Wellsfargo Bank NA Trstee %SHD Legal Group) 12/12/17  
4815 NW 14 Street Coconut Creek, FL 33063  
Violation Address: 4815 NW 14 Street  
Chapter 6, Section 36-a-2  
Roof non-maintenance:  
Signs of disrepair and discoloration

**FINE \$9,000.00**

**ADMIN. FEE \$25**

After a request from the respondent, this case was tabled upon motion, second, and unanimous vote by the Committee to a date certain of May 7, 2019 at the next Code Fine Reduction Hearing

**Minutes No. 2019-4**  
**Code Enforcement Fine Reduction Meeting**  
**April 9, 2019**  
**Page 6**

<u>C18070042</u>	<u>Wellsfargo Bank NA Trstee %SHD Legal Group</u>	<u>07/03/18</u>
	499 NW 70 Avenue Fort Lauderdale, FL 33317	
	Violation Address: 4815 NW 14 Street	
	Chapter 6, Section 39-i-1	
	Registration of Abandoned Real Property not completed/paid	

**FINE \$50.00**

**ADMIN. FEE \$25**

After a request from the respondent, this case was tabled upon motion, second, and unanimous vote by the Committee to a date certain of May 7, 2019 at the next Code Fine Reduction Hearing

<u>C18080140</u>	<u>Wellsfargo Bank NA Trstee %SHD Legal Group</u>	<u>08/08/18</u>
	499 NW 70 Avenue Fort Lauderdale, FL 33317	
	Violation Address: 4815 NW 14 Street	
	Chapter 13, Section 371-8-b	
	Swimming pools and spas – Enclosure Requirements	
	*Public Safety Violation*	

**As of 04/09/19 ACCRUING FINE \$9,700.00**

**ADMIN. FEE \$25**

After a request from the respondent, this case was tabled upon motion, second, and unanimous vote by the Committee to a date certain of May 7, 2019 at the next Code Fine Reduction Hearing

<u>C18080141</u>	<u>Wellsfargo Bank NA Trstee %SHD Legal Group</u>	<u>08/08/18</u>
	499 NW 70 Avenue Fort Lauderdale, FL 33317	
	Violation Address: 4815 NW 14 Street	
	Chapter 6, Section 36-b-7	
	Sources of infestation- pool and spa inoperable, water stagnant	
	*Public Safety Violation*	

**FINE \$7,550.00**

**ADMIN. FEE \$25**

After a request from the respondent, this case was tabled upon motion, second, and unanimous vote by the Committee to a date certain of May 7, 2019 at the next Code Fine Reduction Hearing

<u>C18080142</u>	<u>Wellsfargo Bank NA Trstee %SHD Legal Group</u>	<u>08/08/18</u>
	499 NW 70 Avenue Fort Lauderdale, FL 33317	
	Violation Address: 4815 NW 14 Street	
	Chapter 6, Section 36-a-3	
	Screens missing and/or in disrepair	

**FINE \$6,250.00**

**ADMIN. FEE \$25**

After a request from the respondent, this case was tabled upon motion, second, and unanimous vote by the Committee to a date certain of May 7, 2019 at the next Code Fine Reduction Hearing

<u>C18080143</u>	<u>Wellsfargo Bank NA Trstee %SHD Legal Group</u>	<u>08/08/18</u>
	499 NW 70 Avenue Fort Lauderdale, FL 33317	
	Violation Address: 4815 NW 14 Street	
	Chapter 6, Section 36-b	
	Exterior premises: exposed electrical wires	

**FINE \$7,550.00**

**ADMIN. FEE \$25**

**Minutes No. 2019-4**  
**Code Enforcement Fine Reduction Meeting**  
**April 9, 2019**  
**Page 7**

After a request from the respondent, this case was tabled upon motion, second, and unanimous vote by the Committee to a date certain of May 7, 2019 at the next Code Fine Reduction Hearing

C18080144	Wellsfargo Bank NA Trstee %SHD Legal Group	08/08/18
	499 NW 70 Avenue Fort Lauderdale, FL 33317	
	Violation Address: 4815 NW 14 Street	
	Chapter 6, Section 36-b-9	
	Non-maintenance of lawn and landscape	

**FINE \$7,550.00**

**ADMIN. FEE \$25**

After a request from the respondent, this case was tabled upon motion, second, and unanimous vote by the Committee to a date certain of May 7, 2019 at the next Code Fine Reduction Hearing

C18080145	Wellsfargo Bank NA Trstee %SHD Legal Group	08/08/18
	499 NW 70 Avenue Fort Lauderdale, FL 33317	
	Violation Address: 4815 NW 14 Street	
	Refuse brush (weeds) throughout pavers	
	(Driveway, walkway, pool deck)	

**FINE \$7,550.00**

**ADMIN. FEE \$25**

After a request from the respondent, this case was tabled upon motion, second, and unanimous vote by the Committee to a date certain of May 7, 2019 at the next Code Fine Reduction Hearing

C18080146	Wellsfargo Bank NA Trstee %SHD Legal Group	08/08/18
	499 NW 70 Avenue Fort Lauderdale, FL 33317	
	Violation Address: 4815 NW 14 Street	
	Chapter 6, Section 36-a-2	
	Roof non-maintenance:	
	Signs of disrepair and discoloration	

**FINE \$7,550.00**

**ADMIN. FEE \$25**

After a request from the respondent, this case was tabled upon motion, second, and unanimous vote by the Committee to a date certain of May 7, 2019 at the next Code Fine Reduction Hearing.

**Officer Jan Moppert**

C17070010	Morales, Stacey (US Bank NA Trstee)	07/05/17
	5720 Premier Ark Drive West Palm Beach, FL 33407	
	Violation Address: 4064 NW 62 Court	
	Chapter 6, Section 36-a-2	
	Non-maintenance of roof signs of mildew	

**FINE \$23,700.00**

**ADMIN. FEE \$25**

Code Compliance Jan Moppert presented a brief timeline for case number C17070010. The fine for case number C17070010 accrued for 474 days at \$50 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$23,725.00. There was a total of 12.5 staff hours spent on this case.

**Minutes No. 2019-4**  
**Code Enforcement Fine Reduction Meeting**  
**April 9, 2019**  
**Page 8**

Julio Metzker, prospective buyer of the property and Sue Richards, the authorized representative of US Bank NA, the owner of the real property, were present for case number C17070010. Mr. Metzker bought the property through an online auction, and once a lien search was conducted he was made aware of the fine associated with the property. He is planning to close on the property upon the fine being reduced and satisfied. Several items were admitted into evidence on behalf of the property owner in order to mitigate the fine.

**Motion:** Deputy City Manager/CFO Karen Brooks, made a motion to reduce the fine amount for case number C17070010 to \$1,250 with a \$25.00 administrative fee for a total amount due of \$1,275.00. 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 12:19 p.m.



Daniella Thomas, Senior Staff Assistant

4-22-19  
date signed