

CITY OF COCONUT CREEK

CODE ENFORCEMENT FINE REDUCTION RECOMMENDATION COMMITTEE HEARING MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: December 7, 2021
Time: 11:30 a.m.
Hearing No. 2021-11

1. The meeting was called to order by Assistant Director of Sustainable Development Justin Proffitt at 11:30 a.m.

2. Present upon roll call:

Assistant to the City Manager Bernadette Hughes
Assistant City Attorney Eve Lewis
Assistant Director of Sustainable Development Justin Proffitt

Also present: Community Enhancement Manager Dan Nelson, Senior Code Compliance Officer Briana Capone, Senior Code Compliance Officer Janet Clark 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. 2021-10 for November 16, 2021.

Motion: Assistant City Attorney Eve Lewis made a motion to approve the Minutes from Hearing No. 2021-10. The motion was seconded by Assistant to the City Manager Bernadette Hughes. Upon unanimous voice vote, the Minutes were approved without corrections or deletions.

4. Explanation of Proceedings:
Community Enhancement Manager Dan Nelson explained the proceedings.

5. **Cases**

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

C21020140	Lyons 7600 LLC	02/16/21
Capone	12740 Yardley Drive Boca Raton, FL 33428 Violation Address: 7650 Lyons Road Chapter 19, Section 37-2 Parking: Commercial, recreation, trailer not permitted	

FINE \$8,200.00

ADMIN. FEE \$25

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Senior Code Compliance Officer Briana Capone presented a brief timeline for case number C21020140. There was a total of 14 staff hours spent on this case. Senior Code Compliance Officer Briana Capone presented that the fine for case number C21020140 accrued for 164 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$8,225.00.

Mr. Geraldo Staziaki, owner of Lyons 7600 LLC was present for case number C21020140. Mr. Staziaki explained that his tenant caused the violation on his property. He stated that once he was able to evict his tenant, he was able to bring the property into compliance.

Motion: Assistant to the City Manager Bernadette Hughes, after hearing the case C21020140 on the subject property, made a motion to reduce the fine to a total of \$1,425.00 inclusive of the administrative fee. The motion was seconded by Assistant City Attorney Eve Lewis.

The motion passed upon unanimous voice vote.

C21020141	Lyons 7600 LLC	02/16/21
Capone	12740 Yardley Drive Boca Raton, FL 33428	
	Violation Address: 7650 Lyons Road	
	Chapter 13, Section 241-i	
	Sidewalks – failure to clean and/or clear adjacent areas	

FINE \$8,200.00

ADMIN. FEE \$25

Senior Code Compliance Officer Briana Capone presented a brief timeline for case number C21020141. There was a total of 14 staff hours spent on this case. Senior Code Compliance Officer Briana Capone presented that the fine for case number C21020141 accrued for 164 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$8,225.00.

Mr. Geraldo Staziaki, owner of Lyons 7600 LLC was present for case number C21020141. Mr. Staziaki explained that his tenant caused the violation on his property. He stated that once he was able to evict his tenant, he was able to bring the property into compliance.

Motion: Assistant to the City Manager Bernadette Hughes, after hearing the case C21020141 on the subject property, made a motion to reduce the fine to a total of \$1,425.00 inclusive of the administrative fee. The motion was seconded by Assistant City Attorney Eve Lewis.

The motion passed upon unanimous voice vote.

C21020131	Lyons Plaza Coconut Creek LLC	02/13/21
Clark	361 NE 167 Street North Miami Beach, FL 33162	
	Violation Address: 1301-1507 Lyons Road	
	Chapter 6, Section 36-b	
	Exterior premises condition: parking lot lighting disrepair (Safety hazard)	
	Remove and replace with a permit	

FINE \$5,200.00

ADMIN. FEE \$25

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Senior Code Compliance Officer Janet Clark presented a brief timeline for case number C21020131. There was a total of 16.5 staff hours spent on this case. Senior Code Compliance Officer Janet Clark presented that the fine for case number C21020131 accrued for 104 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$5,225.00.

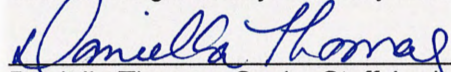
Mr. Alberto Dayan, owner of Lyons Plaza Coconut Creek LLC was present for case number C21020131. Mr. Dayan explained that during the time that the violation occurred it was difficult to find a company to replace one light pole. Once he was able to find a company to complete the work, he applied for the permit to replace the light pole and was able to bring the property into compliance.

Motion: Assistant City Attorney Eve Lewis, after hearing the case C21020131 on the subject property, made a motion to reduce the fine to a total of \$1,675.00 inclusive of the administrative fee. The motion was seconded by Assistant to the City Manager Bernadette Hughes.

The motion passed upon unanimous voice vote.

6. ADJOURNMENT

The meeting was adjourned by unanimous consent at 12:06 p.m.



Daniella Thomas, Senior Staff Assistant

1-4-22
date signed