

CITY OF COCONUT CREEK

CODE ENFORCEMENT FINE REDUCTION RECOMMENDATION COMMITTEE HEARING MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: April 2, 2024
Time: 11:30 a.m.
Hearing No. 2024-04

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

2. Present upon roll call:

Deputy City Manager Sheila Rose
Director of Finance and Administrative Services Peta-Gay Lake
Assistant Director of Sustainable Development Justin Proffitt
Assistant City Attorney Eve Lewis

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. 2024-03 for March 5, 2024.

Motion: Deputy City Manager Sheila Rose made a motion to approve the Minutes from Hearing No. 2024-03. The motion was seconded by Director of Finance and Administrative Services Peta-Gay Lake. 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

<u>Citation No.</u>	<u>Property Owner/Violator (New Owner) Address Violation</u>	<u>Violation Date</u>
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	09/07/22

FINE \$17,800

ADMIN. FEE \$25

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Code Compliance Officer Sean Flanagan, presented a brief timeline for case number C22090072. There was a total of 16.5 staff hours spent on this case. Code Compliance Officer Sean Flanagan stated that the fine for case number C22090072 accrued for 356 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$17,825.00.

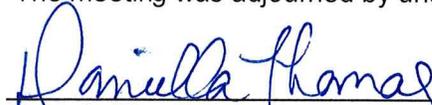
Luz Arevalo, owner of the property was present on behalf of case number C22090072. She explained that after she purchased the property there was a bad odor in the bedroom and she later discovered that someone passed away inside the home which made her start work without a permit. She stated that she struggled to find a contractor to finish the project but once she did she worked to complete the permit process.

Motion: Director of Finance and Administrative Services Peta-Gay Lake after hearing the testimony for case number C22090072 on the subject property, made a motion to reduce the aggregated fine (\$17,825) to a total of \$850.00 inclusive of the administrative fee. The motion was seconded by Deputy City Manager Sheila Rose.

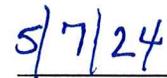
Upon roll call, the motion passed by a 3-0 vote.

6. ADJOURNMENT

The meeting was adjourned by unanimous consent at 11:50 a.m.



Daniella Thomas, Senior Staff Assistant



date signed