

CITY OF COCONUT CREEK

CODE ENFORCEMENT FINE REDUCTION RECOMMENDATION COMMITTEE HEARING MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: August 5, 2025
Time: 11:30 a.m.
Hearing No. 2025-08

1. The meeting was called to order by Director of Sustainable Development Justin Proffitt 11:35 a.m.

2. Present upon roll call:

Deputy City Manager Scott Stoudenmire
Director of Finance and Administrative Services Peta-Gay Lake
Director of Sustainable Development Justin Proffitt
Deputy City Attorney Kathryn Mehaffey

Also present: Code Compliance Supervisor Briana Capone, Senior Code Compliance Officer Luis Montano-Garcia, and Senior Staff Assistant Reshma Heraman.

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. 2025-07 for July 1, 2025.

Motion: Director of Finance and Administrative Services Peta-Gay Lake made a motion to approve the Minutes from Hearing No. 2025-06. The motion was seconded by Deputy City Manager Scott Stoudenmire. Upon unanimous voice vote, the Minutes were approved without corrections.

4. Swear In:
Senior Staff Assistant (Florida Notary Public) Reshma Heraman swore-in persons intending to provide testimony.

5. Explanation of Proceedings:
Code Compliance Supervisor Briana Capone explained the proceedings.

6. **Cases**

Citation No.	Property Owner/Violator (New Owner) Address Violation	Violation Date
C23030077 Moppert	Fay, Dean 4131 NW 8 Street Coconut Creek FL 33066 Violation Address: 4131 NW 8 Street Chapter 13, Section 444-c-1-d-1 Minimum Landscape: Sod Requirements. Rocks and railroad ties on east property line	03/15/23

FINE \$8,200

ADMIN. FEE \$25

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C23030210 Fay, Dean 03/28/23
Moppert 4131 NW 8 Street Coconut Creek FL 33066
Cont. from 06/03 Violation Address: 4131 NW 8 Street
Chapter 13, Section 424-a
Prohibition on objects in swale, rock and railroad ties in swale

FINE \$8,050 ADMIN. FEE \$25

C23090104 Fay, Dean 09/15/23
Moppert 4131 NW 8 Street Coconut Creek FL 33066
Violation Address: 4131 NW 8 Street
Chapter 19, Section 37-2
Parking: Commercial white SUV on property with ladder on the rack (3)

FINE \$8,950 ADMIN. FEE \$25

C23120034 Fay, Dean 12/22/23
Moppert 4131 NW 8 Street Coconut Creek FL 33066
Violation Address: 4131 NW 8 Street
Chapter 13, Section 371-8-b
Swimming pools and spas - Enclosure requirements

FINE \$18,000 ADMIN. FEE \$25

C24010072 Fay, Dean 01/25/24
Moppert 4131 NW 8 Street Coconut Creek FL 33066
Violation Address: 4131 NW 8 Street
Chapter 13, Section 397-b
Location of required parking

FINE \$8,050 ADMIN. FEE \$25

Deputy City Attorney Kathryn Mehaffey recommended the Board defer all of Dean Fay's cases, C23030077, C23030210, C23090104, C23120034, and C24010072.

Motion: Deputy City Manager Scott Stoudenmire made a motion to defer all of Dean Fay's cases: C23030077, C23030210, C23090104, C23120034, and C24010072 to September 2. The motion was seconded by Director of Finance and Administrative Services Peta Gay Lake.

C23010019 Pipalva, Vivek Mansukhlal 01/04/23
Montano-Garcia 7132 Crescent Creek Way Coconut Creek FL 33073
Violation Address: 7132 Crescent Creek Way
Chapter 6, Section 36-a-2
Roof (non-maintenance) discoloration from dirt, grime, mold, mildew
and signs of disrepair -tarp on roof-

FINE \$28,500 ADMIN. FEE \$25

Senior Code Compliance Officer Luis Montano Garcia presented a brief timeline for case C23010019. There was a total of 19.5 staff hours spent on this case. Senior Code Compliance Officer Luis Montano Garcia stated the fine for case number C23010019 accrued for 570 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$28,500.

Vivel Mansukhla Pipalva, owner of property in case C23010019, explained that roof repairs were delayed for about two years due to an insurance claim process complicated by his first insurer's bankruptcy. The new insurer took eight months to review the claim, during which the HOA sued him. Both insurers prevented him from repairing the roof, threatening to deny the entire claim if he touched the roof. He accepted a reduced settlement to resolve the law suit, paying \$7,500 plus about \$10,000 in fees, which consumed the insurance funds. He then completed roof repairs about two months ago to prevent further water damage and notified the city.

Motion: Director of Finance and Administrative Services Peta-Gay Lake, after hearing the testimony for case number C23010019 on the subject property, made a motion to reduce the aggregated fine (\$28,500.00) to a total of \$275 inclusive of the administrative fee. The motion was seconded by Deputy City Manager Scott Stoudenmire.

The motion passed by unanimous voice vote.

6. ADJOURNMENT

The meeting was adjourned by unanimous consent at: 11:48 p.m.


Reshma Heraman, Senior Staff Assistant


date signed