

CITY OF COCONUT CREEK

CODE ENFORCEMENT FINE REDUCTION RECOMMENDATION COMMITTEE HEARING MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: May 7, 2024
Time: 11:30 a.m.
Hearing No. 2024-05

1. The meeting was called to order by Assistant Director of Sustainable Development Justin Proffitt 11:31 a.m.

2. Present upon roll call:

Assistant City Manager Scott Stoudenmire
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 Erick Jean-Baptiste, 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. 2024-04 for April 2, 2024.

Motion: Director of Finance and Administrative Services Peta-Gay Lake made a motion to approve the Minutes from Hearing No. 2024-04. The motion was seconded by Assistant City Manager Scott Stoudenmire. 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>
C23060004 Jean-Baptiste	Home Plus Group LLC 21701 Hammock Pt Drive Boca Raton, FL 33498 Violation Address: 3600 NW 19 Street Chapter 13, Section 38-a Failure to obtain permit: Interior Renovations	06/01/23

FINE \$2,050

ADMIN. FEE \$25

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Code Compliance Officer Erick Jean-Baptiste, presented a brief timeline for case number C23060004. There was a total of 15 staff hours spent on this case. Code Compliance Officer Erick Jean-Baptiste stated that the fine for case number C23060004 accrued for 41 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$2,075.00.

Katia Araujo, a Partner for Home Plus Group LLC was present on behalf of case number C23060004. She explained that when the property was purchased they inherited violations on the property. She stated that they worked quickly to bring the property into compliance.

Motion: Assistant City Manager Scott Stoudenmire after hearing the testimony for case number C23060004 on the subject property, made a motion to reduce the aggregated fine (\$2,075) to a total of \$250.00 inclusive of the administrative fee. The motion was seconded by Director of Finance and Administrative Services Peta-Gay Lake.

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

<u>C22090172</u>	<u>Medina, Luis M. & Flores, Ivon R.</u>	<u>09/21/22</u>
Flanagan	4960 Egret Place Coconut Creek, FL 33073 Violation Address: 4960 Egret Place Chapter 6, Section 36-a-2 Roof non-maintenance – discoloration from dirt, grime, old and/or mildew Signs of disrepair *tarp present*	

FINE \$3,400

ADMIN. FEE \$25

Code Compliance Officer Sean Flanagan, presented a brief timeline for case number C22090172. There was a total of 18.5 staff hours spent on this case. Code Compliance Officer Sean Flanagan stated that the fine for case number C22090172 accrued for 68 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$3,425.00.

Luis Medina, owner of the property was present on behalf of case number C22090172. He explained that due to a leak in the bathroom he hired an attorney and went through litigation with his insurance company. He stated that the process took a long time but he immediately obtained a permit when the litigation was finalized.

Motion: Director of Finance and Administrative Services Peta-Gay Lake after hearing the testimony for case number C22090172 on the subject property, made a motion to reduce the aggregated fine (\$3,425) to a total of \$250.00 inclusive of the administrative fee. The motion was seconded by Assistant City Manager Scott Stoudenmire.

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

<u>C23100026</u>	<u>Ormond, Jonathan & Kelli</u>	<u>10/04/23</u>
Montano-Garcia	4042 Crescent Creek Place Coconut Creek, FL 33073 Violation Address: 4042 Crescent Creek Place Chapter 13, Section 448-c-1 Tree removal permit required – tree removed without a permit	

FINE \$1,900

ADMIN. FEE \$25

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Senior Code Compliance Officer Luis Montano-Garcia, presented a brief timeline for case number C23100026. There was a total of 16.5 staff hours spent on this case. Senior Code Compliance Officer Luis Montano-Garcia stated that the fine for case number C23100026 accrued for 38 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$1,925.00.

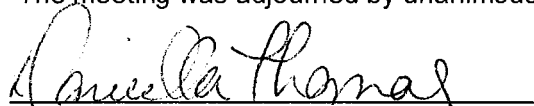
Jonathan Ormond, owner of the property was present on behalf case number C23100026. He explained that he hired a company to remove the tree and believed the permit was pulled. He stated that during that time he was replacing his roof and did not want to install a new tree until the work was complete due to pallets of roof tiles on his lawn. He explained that he was unaware that a fine was accruing and when he was notified he quickly brought the property into compliance.

Motion: Assistant City Manager Scott Stoudenmire after hearing the testimony for case number C23100026 on the subject property, made a motion to reduce the aggregated fine (\$1,925) to a total of \$25.00 inclusive of the administrative fee. The motion was seconded by Assistant Director of Sustainable Development Justin Proffitt.

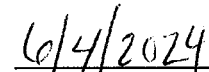
Upon roll call, the motion passed by a 3-0 vote.

6. ADJOURNMENT

The meeting was adjourned by unanimous consent at 12:05 p.m.



Daniella Thomas, Senior Staff Assistant



date signed