

CITY OF COCONUT CREEK

CODE ENFORCEMENT FINE REDUCTION RECOMMENDATION COMMITTEE HEARING MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: June 3, 2025
Time: 11:30 a.m.
Hearing No. 2025-05

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 Officer Briana Capone, Senior Code Compliance Officer Luis Montano-Garcia, Code Compliance Officer Jan Moppert 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. 2025-04 for May 6, 2025.

Motion: Director of Finance and Administrative Services Peta-Gay Lake made a motion to approve the Minutes from Hearing No. 2025-04. 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
C24050007 Capone	Castaneda, Gabrielle I H/E Coppola, Marc 4544 NW 50 Court Coconut Creek FL 33073 Violation Address: 4544 NW 50 Court Chapter 13, Section 38-a Failure to obtain and complete permit: Fence	05/06/24

FINE \$11,700

ADMIN. FEE \$25

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Code Compliance Supervisor Officer Briana Capone presented a brief timeline for case number C24050007. There was a total of 12 staff hours spent on this case. Code Compliance Supervisor Officer Briana Capone stated that the fine for case number C24050007 accrued for \$50 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$11,725.

Attorney Michael Hoffman, representing and brother-in-law, of the property owner, Gabrielle Castaneda was present on behalf of case number C24050007. He explained that Marc Coppola, Gabrielle Castaneda's husband at the time, hired the contractor and Gabrielle had no contact information. Gabrielle Castaneda and Marc Coppola are now divorced. Attorney Michael Hoffman stated Gabrielle Castaneda worked with the City of Coconut Creek to comply with the rules. Code Compliance Supervisor Briana Capone also concurred when asked by Deputy City Manager Scott Stoudenmire if she was in constant communication with the city.

Motion: After hearing testimony regarding the subject property in case number C24050007, Deputy City Manager Scott Stoudenmire, made a motion to reduce the total fine amount to \$250 inclusive of the \$25.00 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>C23100191</u>	<u>Silva, Iure Da & Markone Contractors LLC</u>	<u>10/18/23</u>
Montano-Garcia	436 S Military Trail Deerfield Beach, FL 33442	
	Violation Address: 5364 NW 54 Street	
	Chapter 13, Section 40-a-1	
	Failure to obtain/complete Engineering Permit process	

FINE \$1,300

ADMIN. FEE \$25

Senior Code Compliance Officer Luis Montano Garcia presented a brief timeline for case C23100191. There was a total of 15.5 staff hours spent on this case. Senior Code Compliance Officer Luis Montano Garcia stated the fine for case number C23100191 accrued for 26 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$1,325

Respondent was noticed via email and confirmed today's hearing but was not present.

Motion: After hearing testimony regarding the subject property in case number C23100191 Deputy City Manager Scott Stoudenmire made a motion to reduce the fine to \$1,000 plus the administrative fee of \$25.00 for a total amount of \$1,025. The motion was seconded by Director of Finance and Administrative Services Peta-Gay Lake.

<u>C24010052</u>	<u>Church of Jesus Christ of Latter Day Saints</u>	<u>01/18/24</u>
Moppert	50 E North Temple St Salt Lake City, UT 84150	
	Violation Address: 3201 Lyons Road	
	Chapter 13, Section 38-a	
	Failure to obtain permit: Resealing/ Restriping	

FINE \$9,000

ADMIN. FEE \$25

Code Compliance Officer Jan Moppert presented a brief timeline for case C24010052. There was a total of 15 staff hours spent on this case. Code Compliance Officer Jan Moppert stated that the fine for case number C24010052, accrued for \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$9,025.

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Ludwing Parra, Property Manager and Benco Contractors were present on behalf of case number C24010052. Ludwing Parra hired a different contractor previously and was told that they were not aware that permits were required. Ludwing Parra hired Benco Contractors and stated that they have been following through with getting the situation resolved. It took longer than anticipated due to the corporate office being located in Salt Lake City, Utah.

Motion: After hearing testimony regarding the subject property in case number C24010052, Deputy City Manager Scott Stoudenmire made a motion to reduce the aggregated amount of \$9,025 to a total fine amount \$775.00 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.

C23030077	Fay, Dean	03/15/23
Moppert	4131 NW 8 Street Coconut Creek FL 33066	
	Violation Address: 4131 NW 8 Street	
Cont. from 07/01	Chapter 13, Section 444-c-1-d-1	
	Minimum Landscape- Sod Requirements. Rocks and railroad ties on east property line	

FINE \$8,200

ADMIN. FEE \$25

Dean Fay, owner of the property was not present at the hearing for case number C23030077.

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

Dean Fay, owner of the property was not present at the hearing for case number C23030210.

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

Dean Fay, owner of the property was not present at the hearing for case number C23090104

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

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Dean Fay, owner of the property was not present at the hearing for case number C23120034

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

Dean Fay, owner of the property was not present at the hearing for case number C24010072

Respondent was noticed via email and confirmed today's hearing but was not present.

After speaking with counsel regarding the cases under appeal Deputy City Attorney Kathryn Mehaffey recommended the Board defer all of Dean Fay's cases C23030077, C23030210, C23090104, C23120034, C24010072.

Motion: Deputy City Manager Scott Stoudenmire made a motion to defer Dean Fay's cases: C23030077, C23030210, C23090104, C23120034, C24010072 to July 1st. The motion was seconded by Director of Finance and Administrative Services Peta-Gay Lake.

The motion passed by unanimous voice vote.

6. ADJOURNMENT

The meeting was adjourned by unanimous consent at: 12:04 p.m.


Reshma Heraman, Senior Staff Assistant


date signed