

CITY OF COCONUT CREEK

CODE ENFORCEMENT FINE REDUCTION RECOMMENDATION COMMITTEE HEARING MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: July 1, 2025
Time: 11:30 a.m.
Hearing No. 2025-07

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
Assistant Director of Finance and Administrative Services Karin Lu
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, 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. 2025-05 for June 3, 2025.

Motion: Deputy City Manager Scott Stoudenmire made a motion to approve the Minutes from Hearing No. 2025-06. The motion was seconded by Assistant Director of Finance and Administrative Services Karin Lu. 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

<u>Citation No.</u>	<u>Property Owner/Violator (New Owner) Address Violation</u>	<u>Violation Date</u>
C12050434 Capone	Country Lakes MHC LLC 8800 North Bronx Avenue 2ND Floor Skokie IL 60077 Violation Address: 6800 NW 39 Avenue, Coconut Creek FL 33073 Chapter 20, Section 35 Water and Wastewater Regulations - Type & Maintenance	08/27/16

FINE \$748,250

ADMIN. FEE \$0

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Code Compliance Supervisor Briana Capone presented a brief timeline for case number C12050434. There was a total of 345 staff hours spent on this case. Code Compliance Supervisor Briana Capone stated the fine for case number C12050434 started March 2, 2020 and accrued until April 1, 2020 for a total number of 30 days at \$125 per day for a total fine amount of \$3,750.00. The second fine started April 2, 2020 and accrued until April 30, 2024 for a total number of 1489 days at \$500 per day, for a total amount of \$744,500. The total amount between both fines are \$748,250.

Attorney Janice Rustin, representing Lakeshore Management was present on behalf of case number C12050434. She explained when the violation started in February 2020, immediately after Lakeshore secured a contract to reline the entire system which was signed March 27, 2020 and on April 1, 2020 a stay at home order was issued due to the COVID pandemic. Attorney Janice Rustin stated it was a series of ongoing delays which accounted for the inability to comply. Chase Norris, Utility Director for Lakeshore Management oversaw all of the repairs and stated the lack of staff with the contractor was the main issue for not being able to close out the contract. Attorney Janice Rustin made a request to waive the fine, not including the staff hours. Director of Sustainable Development Justin Proffitt asked if the violations are in compliance to which Utilities & Engineering Assistant Director, Randall Blanchette stated they have been in compliance for the last 8 months.

Motion: After hearing testimony regarding the subject property in case number C12050434, Assistant Director of Finance and Administrative Services Karin Lu, made a motion to reduce the total fine amount to \$149,650 inclusive of the 345 staff hours. The motion was seconded by Deputy City Manager Scott Stoudenmire.

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

<u>C24070128</u>	<u>Yoshia-Levy, Iris</u>	<u>07/17/24</u>
Montano-Garcia	6427 Egret Terrace Coconut Creek, FL 33073 Violation Address: 6427 Egret Terrace Chapter 13-38-a Failure to complete permit process: Gazebo & EV Charger	

FINE \$2,050

ADMIN. FEE \$25

Senior Code Compliance Officer Luis Montano Garcia presented a brief timeline for case number C24070128. There was a total of 14.5 staff hours spent on this case. Senior Code Compliance Officer Luis Montano Garcia stated the fine for case number C24070128 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.

Iris Levy-Yoshia, owner of the property, was present on behalf of case number C24070128. He stated in 2016 he applied for a pool permit and the Gazebo was marked as a pre-existing structure. There were 12 inspections for the pool but nothing was noted for the Gazebo and Mr. Levy requested the total fine of \$2,075 inclusive of the \$25 administrative fee be waived. Regarding the EV charger, Mr. Levy assumed a permit was not required because it was installed by FPL until he was later informed by former Code Officer Sean Flanagan on March 2, 2024 that it was required. Mr. Levy applied for the permit and it was approved.

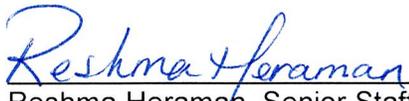
Motion: After hearing testimony regarding the subject property in case number C24070128 Deputy City Manager Scott Stoudenmire made a motion to reduce the total fine to \$125 inclusive of the one-time administrative fee of \$25.00. The motion was seconded

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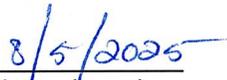
The motion passed by unanimous voice vote.

6. ADJOURNMENT

The meeting was adjourned by unanimous consent at: 12:25 p.m.



Reshma Heraman, Senior Staff Assistant



date signed