

# CITY OF COCONUT CREEK

## CODE ENFORCEMENT FINE REDUCTION RECOMMENDATION COMMITTEE HEARING MINUTES

Government Center  
4800 W. Copans Road  
Coconut Creek, Florida

Date: May 6, 2025  
Time: 11:30 a.m.  
Hearing No. 2025-04

1. The meeting was called to order by Director of Sustainable Development Justin Proffitt 11:37 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  
Assistant City Attorney Cassandra Harvey

Also present: Senior Code Compliance Officer Briana Capone, Senior Code Compliance Officer Luis Montano-Garcia, Code Compliance Officer Erick Jean-Baptiste, 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. 2025-03 for April 1, 2025.

**Motion:** Director of Finance and Administrative Services Peta-Gay Lake made a motion to approve the Minutes from Hearing No. 2025-03. 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:  
Senior Code Compliance Officer Luis Montano-Garcia explained the proceedings.

### 6. Cases

<u>Citation No.</u>	<u>Property Owner/Violator (New Owner) Address Violation</u>	<u>Violation Date</u>
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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Code Compliance Officer Jan Moppert presented a brief timeline for case numbers C23030077, C23030210, C23090104, C23120034 and C24010072. There was a total of 70.5 staff hours spent on all cases. Code Compliance Officer Jan Moppert stated that the fine for case number C23030077 accrued for 164 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$8,225.

<u>C23030210</u>	<u>Fay, Dean</u>	<u>03/28/23</u>
Moppert	4131 NW 8 Street Coconut Creek FL 33066 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**

Code Compliance Officer Jan Moppert presented a brief timeline for case numbers C23030077, C23030210, C23090104, C23120034 and C24010072. There was a total of 70.5 staff hours spent on all cases. Code Compliance Officer Jan Moppert stated that the fine for case number C23030210 accrued for 161 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$8,075.

<u>C23090104</u>	<u>Fay, Dean</u>	<u>09/15/23</u>
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**

Code Compliance Officer Jan Moppert presented a brief timeline for case numbers C23030077, C23030210, C23090104, C23120034 and C24010072. There was a total of 70.5 staff hours spent on all cases. Code Compliance Officer Jan Moppert stated that the fine for case number C23090104 accrued for 179 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$8,975.

<u>C23120034</u>	<u>Fay, Dean</u>	<u>12/22/23</u>
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**

Code Compliance Officer Jan Moppert presented a brief timeline for case numbers C23030077, C23030210, C23090104, C23120034 and C24010072. There was a total of 70.5 staff hours spent on all cases. Code Compliance Officer Jan Moppert stated that the fine for case number C23120034 accrued for 360 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$18,025.



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**Motion:** After hearing testimony regarding the subject property in case number C21020121, Director of Finance and Administrative Services Peta-Gay Lake, made a motion to reduce the aggregated fine amount of \$1,575 to a total fine amount of \$100.00 inclusive of the administrative fee. The motion was seconded by Deputy City Manager Scott Stoudenmire.

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

<u>C23020115</u>	<u>Midgette, John M &amp; Natalia</u>	<u>02/21/23</u>
Montano-Garcia	5244 NW 54 Street Coconut Creek FL 33073 Violation Address: 5244 NW 54 Street Chapter 13, Section 38-a Failure to obtain permit: Wood Shadowbox Fence - and - Metal Roof Gazebo	

**FINE \$ 26,350**

**ADMIN. FEE \$ 25**

Senior Code Compliance Officer Luis Montano-Garcia presented a brief timeline for case number C23020115. There were a total of 16 staff hours spent on this case. Senior Code Compliance Officer Luis Montano-Garcia stated that the fine for case number C23020115 accrued for 527 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$26,375.00.

Robert Midgette, father of property owner John Midgette, was present on behalf case number C23020115. He testified that the owners encountered issues understanding the nature of the violations and needed clarity from the Code Compliance Officer. Once clarity was provided, they quickly brought the property into compliance.

**Motion:** After hearing testimony regarding the subject property in case number, Director of Finance and Administrative Services Peta-Gay Lake, stated that she would consider reducing the fine amount to an amount that recouped staff time. Director of Finance and Administrative Services Peta-Gay Lake then made a motion to reduce the aggregated fine amount of \$26,375 to a total fine amount of \$1,500.00 inclusive of the administrative fee. The motion was seconded by Deputy City Manager Scott Stoudenmire.

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

<u>C23100191</u>	<u>Silva, Iure Da &amp; 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**

Respondent was noticed via email for today's hearing but was not present. Board continued the hearing to June 3, 2025.

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C23110009 TMT 4811-4911 Lyons Tech Parkway LLC 11/01/23  
Capone 3550 Lenox Rd NE ST 2000 Atlanta GA 30326  
Violation Address: 4811-4911 Lyons Tech Parkway  
Chapter 13, Section 38-a  
Failure to obtain permit: Warehouse Racking \*New Tenant - Powervolt\*

**FINE \$ 6,150**

**ADMIN. FEE \$25**

Senior Code Compliance Officer Briana Capone presented a brief timeline for case numbers C23110009 and C24070168. There was a total of 21 staff hours spent on all cases. Senior Code Compliance Officer Briana Capone stated that the fine for case number C23110009, accrued for 123 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$6,175.

C24070168 TMT 4811-4911 Lyons Tech Parkway LLC 07/24/24  
Capone 3550 Lenox Rd NE ST 2000 Atlanta GA 30326  
Violation Address: 4811-4911 Lyons Tech Parkway  
Chapter 18, Section 29  
Business Tax Receipt - Required \*Powervolt\*

**FINE \$ 250**

**ADMIN. FEE \$25**

Senior Code Compliance Officer Briana Capone presented a brief timeline for case numbers C23110009 and C24070168. There was a total of 21 staff hours spent on all cases. Code Compliance Officer Briana Capone stated that the fine for case number C24070168 received a one-time fine of \$250 with a one-time administrative fee of \$25.00 for a total fine amount of \$275.00.

Attorney Adrian Alvarez with Adrian Alvarez Esq. and Jackie Saez Property Manager for the TMT 4811-4911 Lyons Tech Parkway LLC, were present on behalf of case numbers C23110009 and C24070168. They explained that they were having issues with the prior tenants and had to take legal action against them. Mr. Alvarez proposed a settlement amount for the staff cost inclusive of the administrative fee.

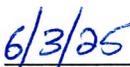
**Motion:** After hearing the testimony for the subject property in case numbers C23110009 and C24070168, Deputy City Manager Scott Stoudenmire made a motion to reduce the aggregated fine amount of \$6,450.00 to a total of \$2000.00 inclusive of the administrative fee. The motion was seconded by Director of Finance and Administrative Services Peta-Gay Lake.

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

**6. ADJOURNMENT**

The meeting was adjourned by unanimous consent at: 12:38 p.m.

  
Reshma Heraman, Senior Staff Assistant

  
6/3/25  
date signed