

CITY OF COCONUT CREEK

CODE ENFORCEMENT FINE REDUCTION RECOMMENDATION COMMITTEE HEARING MINUTES



Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: September 9, 2025
Time: 11:30 a.m.
Hearing No. 2025-09

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, Code Compliance Officer Daniella Ordonez 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. 2025-08 August 5, 2025

Motion: Director of Finance and Administrative Services Peta-Gay Lake made a motion to approve the Minutes from Hearing No. 2025-08. 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
C24100025	CK 9 Investment LLC 1591 N Powerline Road Pompano Beach FL 33067 Violation Address: 3970 NW 5 Street Chapter 13, Section 38-a Failure to obtain permit AND/OR complete permit process: Fence installed without permit	10/03/24

Minutes No. 2025-09
Code Enforcement Fine Reduction Meeting
September 9, 2025
Page 2

FINE \$1,600

ADMIN. FEE \$25

Code Compliance Supervisor Briana Capone presented a brief timeline for case number C24100025. There was a total of 15 staff hours spent on this case. Code Compliance Supervisor Briana Capone stated the fine for case number C24100025 accrued 32 days at \$50.00 per day with a one-time administrative fee of \$25.00 for total fine amount is \$1,625.

General Contractor Tammy Elaine Griffin, representing CK 9 Investments LLC was present on behalf of case number C24100025. She stated she helped the property owner resolve the permit issue despite uncooperative tenants. The owner has limited English skills and was recently hospitalized for hypertension and likely misunderstood some communications. General Contractor Tammy Elaine Griffin completed the necessary repairs, closed the permit but noted the health of the property owner and tenants complicated the process.

Motion: After hearing testimony regarding the subject property in case number C24100025, Deputy City Manager Scott Stoudenmire made a motion to reduce the total fine to \$250 inclusive of the one-time administrative fee of \$25.00. 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>C23030077</u>	Fay, Dean	03/15/23
Moppert	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	

FINE \$8,200

ADMIN. FEE \$25

Continued from May 6, 2025

<u>C23030210</u>	Fay, Dean	03/28/23
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

Continued from May 6, 2025

<u>C23090104</u>	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

Continued from May 6, 2025

**Minutes No. 2025-09
Code Enforcement Fine Reduction Meeting
September 9, 2025
Page 3**

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**

Continued from May 6, 2025

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**

Continued from May 6, 2025

Code Compliance Supervisor Briana Capone presented a brief timeline for case numbers C23030077, C23030210, C23090104, C23120034 and C24010072. A Code Enforcement Settlement Agreement was received and executed by both parties to reduce the total fine amount of approximately \$50,700 plus interest to a total amount of \$9,000. Deputy City Attorney Kathryn Mehaffey made a request to the Board to accept the settlement agreement.

Motion: Deputy City Manager Scott Stoudenmire made a motion to accept the settlement agreement of \$9,000. 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.

C24050086 Fernandez, Raimundo & Gucciardo, Katherine A (Antonelli, Nancy Patricia) 08/15/24
Ordonez 5020 Ibis Court Coconut Creek FL 33073
Violation Address: 5020 Ibis Court
Chapter 13, Section 38-a
Failure to obtain permit: Interior Renovation

FINE \$14,500 **ADMIN. FEE \$25**

C24080187 Fernandez, Raimundo & Gucciardo, Katherine A (Antonelli, Nancy Patricia) 08/30/24
Ordonez 5020 Ibis Court Coconut Creek FL 33073
Violation Address: 5020 Ibis Court
Chapter 13, Section 38-a
Failure to complete permit process: Fence

FINE \$ 15,675 **ADMIN. FEE \$25**

Code Compliance Officer Daniella Ordonez presented a brief timeline for case numbers C24050086 and C24080187. There was a total of 22 staff hours spent on both cases. Code Compliance Officer

Minutes No. 2025-09
Code Enforcement Fine Reduction Meeting
September 9, 2025
Page 4

Daniella Ordonez stated the fine for case number C24050086, accrued for 290 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$14,525. Code Compliance Officer Daniella Ordonez also stated the fine for case number C24080187, accrued for 209 days at \$75.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$15,700.

Katherine Gucciardo, owner of the property at the time, was present on behalf of case numbers C24050086 and C24080187. She explained when preparing to sell the property, her realtor informed her of multiple code violations. She immediately contacted the City of Coconut Creek and began working with Code Compliance Office Daniella Ordonez to resolve the issues. Katherine Gucciardo noted she was not aware of the fines and notices earlier because she was separating from her partner that year and was not living at the property during that time.

Motion: Director of Finance and Administrative Services Peta-Gay Lake, after hearing the testimony for case numbers C24050086 and C24080187, made a motion to reduce the aggregated fine amount of \$30,225.00 to the total of \$2,225 inclusive of the one-time administrative fee of \$25.00. The motion was seconded by Deputy City Manager Scott Stoudenmire.

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

The motion passed by unanimous voice vote.

6. ADJOURNMENT

The meeting was adjourned by unanimous consent at: 11:58 p.m.



Daniella Thomas, Senior Permit Technician

10/7/2025
date signed