



**CITY OF COCONUT CREEK
CODE ENFORCEMENT FINE REDUCTION
RECOMMENDATION COMMITTEE HEARING MINUTES**

**Government Center
4800 W. Copans Road
Coconut Creek, Florida**

**Date: October 7, 2025
Time: 11:30 a.m.
Hearing No. 2025-10**

1. The meeting was called to order by Director of Sustainable Development Justin Proffitt 11:34 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 Jan Moppert and Senior Permit Technician Daniella Thomas.

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. 2025-09 September 9, 2025

Motion: Director of Finance and Administrative Services Peta-Gay Lake made a motion to approve the Minutes from Hearing No. 2025-09. The motion was seconded by Deputy City Manager Scott Stoudenmire. Upon unanimous voice vote, the Minutes were approved without corrections.

4. Swear In:
Senior Permit Technician (Florida Notary Public) Daniella Thomas 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>
C22090120 Capone	Marques, Fayruza Leal & Victor 1455 NW 49 Avenue Coconut Creek, FL 33063 Violation Address: 1455 NW 49 Avenue Chapter 13, Section 38-a Failure to obtain engineering permit: Concrete pavers in the side/backyard	09/15/22

FINE \$9,300

ADMIN. FEE \$25

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Code Compliance Supervisor Briana Capone presented a brief timeline for case number C22090120. There was a total of 22 staff hours spent on this case. Code Compliance Supervisor Briana Capone stated the fine for case number C22090120 accrued 186 days at \$50.00 per day with a one-time administrative fee of \$25.00 for total fine amount is \$9,325.

Vitor Marques, owner of the property, was present on behalf of case number C22090120. He stated that he had been out of the state for work and, upon returning and receiving a letter from the City, realized that the permit remained open as he was unaware of the setback requirements. He has since removed the gazebo and shed and obtained the required permit for the patio.

Motion: After hearing testimony regarding the subject property in case number C22090120 Director of Finance and Administrative Services Peta-Gay Lake made a motion to reduce the total fine to \$1,125.00 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.

C24070016	Centerpointe Condominium Association Inc.	07/03/24
Moppert	10191 W. Sample Road #203 Coral Springs, FL 33065	
	Violation Address: Access Road	
	Chapter 13, Section 38-a	
	Failure to obtain & complete permit: deck (remove & replace)	

FINE \$3,300

ADMIN. FEE \$25

Code Compliance Officer Jan Moppert presented a brief timeline for case number C24070016. There was a total of 18 staff hours spent on this. Code Compliance Officer Jan Moppert stated the fine for case number C24070016 accrued 66 days at \$50.00 per day with a one-time administrative fee of \$25.00 for total fine amount is \$3,325.

Jim Calderazzo, owner of J&L Property Management and manager for Centerpointe Condominium Association Inc, was present on behalf of case number C24070016. He explained that he inherited an existing issue involving the deck project, during which the Association was defrauded of \$35,000 by the initial contractor. He assisted the Association with obtaining new bids and facilitated a substitution from one contractor to another. He further explained that this delayed the completion of the demolition project of the deck.

Motion: After hearing testimony regarding the subject property in case number C24070016 Director of Finance and Administrative Services Peta-Gay Lake made a motion to reduce the total fine to \$1,825.00 inclusive of the one-time administrative fee of \$25.00. Deputy City Manager Scott Stoudenmire seconded the motion with a motion to amend the reduced fine total to \$925.00 inclusive of the one-time administrative fee. Director of Finance and Administrative Services Peta-Gay Lake accepted the motion.

Upon roll call, the motion to amend passed by a 3-0 vote. The motion, as amended, passed by a 3-0 roll call vote.

6. ADJOURNMENT

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

Reshma Heraman
Reshma Heraman, Senior Staff Assistant

11-4-2025
Date