

# CITY OF COCONUT CREEK

## CODE ENFORCEMENT FINE REDUCTION RECOMMENDATION COMMITTEE HEARING MINUTES

Government Center  
4800 W. Copans Road  
Coconut Creek, Florida

Date: July 2, 2024  
Time: 11:30 a.m.  
Hearing No. 2024-07

1. The meeting was called to order by Director of Sustainable Development Justin Proffitt 11:36 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 Kathy Mehaffey

Also present: Senior Code Compliance Officer Briana Capone, Code Compliance Officer Sean Flanagan and Senior Staff Assistant 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. 2024-06 for June 4, 2024.

**Motion:** Director of Finance and Administrative Services Peta-Gay Lake made a motion to approve the Minutes from Hearing No. 2024-06. The motion was seconded by Deputy City Manager Scott Stoudenmire. Upon unanimous voice vote, the Minutes were approved without corrections or deletions.

4. Swear In:

Senior Staff Assistant (Florida Notary Public) Daniella Thomas swore-in persons intending to provide testimony.

5. Explanation of Proceedings:

Senior Code Compliance Officer Briana Capone explained the proceedings.

### 6. Cases

<u>Citation No.</u>	<u>Property Owner/Violator (New Owner) Address Violation</u>	<u>Violation Date</u>
C20100074 Capone	Velez, Claudia & Valdez, Israel Pacheco 4050 NW 54 Court Coconut Creek, FL 33073 Violation Address: 4050 NW 54 Court Chapter 13, Section 40-a-1 Failure to obtain Engineering Permit: Pavers in rear yard	10/07/20

**FINE \$57,300**

**ADMIN. FEE \$25**

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Senior Code Compliance Officer Briana Capone, presented a brief timeline for case number C20100074. There was a total of 17.5 staff hours spent on this case. Senior Code Compliance Officer Briana Capone stated that the fine for case number C20100074 accrued for 1,146 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$57,325.00.

Claudia Velez, owner of the property, was present on behalf of case number C20100074. She explained this was her first home. When she purchased the property, the pool was in bad condition and she hired a contractor that stated she did not require a permit.

**Motion:** Director of Finance and Administrative Services Peta-Gay Lake after hearing the testimony for case number C20100074 on the subject property, made a motion to reduce the aggregated fine (\$57,325) to a total of \$275.00 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.

C22030341	Shayan, Maria M. & Sattar K.	03/28/22
Flanagan	6416 Mallards Way Coconut Creek, FL 33073 Violation Address: 6416 Mallards Way Chapter 6, Section 36-a-2 Roof (non-maintenance) – discoloration from dirt, grime, Mold and/or mildew and signs of disrepair	

**FINE \$24,400**

**ADMIN. FEE \$25**

Code Compliance Officer Sean Flanagan, presented a brief timeline for case number C22030341. There was a total of 18 staff hours spent on this case. Code Compliance Officer Sean Flanagan stated that the fine for case number C22030341 accrued for 448 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$24,425.00.

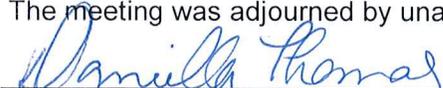
Sattar and Maria Shayan, owners of the property, were present on behalf of case number C22030341. He explained that he hired a company to repair damages to his roof but was told he could not fix the damages due to being in an active litigation with his insurance company. He explained that his attorney was uncooperative and in October of 2022 he decided to proceed with fixing his roof.

**Motion:** Deputy City Manager Scott Stoudenmire after hearing the testimony for case number C22030341 on the subject property, made a motion to reduce the aggregated fine (\$24,425) to a total of \$275.00 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 12:10 p.m.

  
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Daniella Thomas, Senior Staff Assistant

  
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date signed