

CITY OF COCONUT CREEK

CODE ENFORCEMENT FINE REDUCTION RECOMMENDATION COMMITTEE HEARING MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: September 4, 2018

Time: 11:30 a.m.

Hearing No. 2018-07

1. The meeting was called to order by Assistant City Manager and Director of Sustainable Development Sheila Rose at 11:35 a.m.

2. Present upon roll call:

Deputy City Manager/ CFO Karen Brooks

Assistant City Attorney Eve Lewis

Assistant City Manager/ Director of Sustainable Development Sheila Rose

Also present: Code Compliance Supervisor Glenn Sime, Development Review Specialist Amy Edwards, Senior Code Compliance Officer Lori Hecht, Code Compliance Officer Winston Roberts and Code Compliance Officer Briana Capone.

3. Explanation of Proceedings
Code Compliance Supervisor Glenn Sime explained the proceedings.

4. Cases

Citation No.	Property Owner/Violator (New Owner) Address Violation	Violation Date
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Code Fine Reduction

C15090388	Fink, Sue Estate	09/15/15
Roberts	824 W. Plantation Circle, Plantation, FL 33324 Violation Address: 6270 NW 41 Way Chapter 6, Section 36-b Exterior premises condition driveway mildew	

FINE \$19,600.00

ADMIN. FEE \$25

Code Compliance Officer Winston Roberts presented a brief timeline for case number C15090388. The fine for case number C15090388 accrued for 392 days at \$50 per day for a total fine amount of \$19,600.00 with a one-time administrative fee of \$25.00 for a total fine amount of \$19,625.00. There was a total of 13.5 staff hours spent on this case.

Mr. Burke Fox, former owner and seller of the property, and Myriam Clerge, Title Attorney for the buyers were present for case number C15090388. The seller inherited the property and was not aware of the violations. The home was listed for sale and a lien search was done, Mr. Fox was then made aware of the outstanding fine.

Motion: Deputy City Manager/ CFO Karen Brooks made a motion to reduce the fine amount to \$1,375.00 for case C15090388 including the administrative fees. The motion was seconded by Assistant City Attorney Eve Lewis.

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

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C06090295	Luca, John and AnnaMarie	02/17/04
Hecht	6270 NW 41 Ter Coconut Creek, FL 33073	
	Violation Address: 6270 NW 41 Ter	
	Chapter 13, Section 38-d-4	
	Building permit requirements permit fence incorrect not to plan	

FINE \$30,350.00

ADMIN. FEE \$25

Senior Code Compliance Officer Lori Hecht presented a brief timeline for case number C06090295. The fine for case number C06090295 accrued for 607 days at \$50 per day for a total fine amount of \$30,350.00 with a one-time administrative fee of \$25.00 for a total fine amount of \$30,375.00. There was a total of 15.5 staff hours spent on this case.

Mr. John Luca, the property owner, was present for case number C06090295. He explained that an interpretation was made back in 2004 by the City Engineer that established that the fence was not encroaching on the lawful setback, thus rendering the violation moot. Other City staff corroborated the circumstances and the official conclusion made by the City Engineer.

Motion: Assistant City Attorney Eve Lewis made a motion to reduce the fine amount to \$0.00 for case C06090295 including the administrative fees. The motion was seconded by Deputy City Manager/ CFO Karen Brooks.

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

C16120123	Castaneda, Xavier	12/15/16
Capone	4401 NW 3 St Coconut Creek, FL 33066	
	Violation Address: 4401 NW 3 St	
	Chapter 13, Section 38-a	
	Permit Expired	

FINE \$25,800.00

ADMIN. FEE \$25

Code Compliance Officer Briana Capone presented a brief timeline for case number C16120123. The fine for case number C16120123 accrued for 516 days at \$50 per day for a total fine amount of \$25,800.00 with a one-time administrative fee of \$25.00 for a total fine amount of \$25,825.00. There was a total of 14 staff hours spent on this case.

Mr. Xavier Castaneda, the property owner, was present for case number C16120123. He explained that permit didn't pass final inspections due to not having self-latching gates. He made the repairs and was able to pass the inspection and close the permit.

Motion: Deputy City Manager/ CFO Karen Brooks made a motion to reduce the fine amount to \$1,425.00 for case C16120123 including the administrative fees. The motion was seconded by Assistant City Attorney Eve Lewis.

Upon roll call, the motion passed by a 2-1 vote.

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C13040206	Matthies, Henry	04/08/13
Capone	4450 NW 7 Street Coconut Creek, FL 33066	
	Violation Address: 4450 NW 7 Street	
	Chapter 6, Section 36-b-9	
	Lawn and landscaping not maintained in a healthy condition	
	Bare areas	

FINE \$86,800.00

ADMIN. FEE \$25

Code Compliance Officer Briana Capone presented a brief timeline for case number C13040206. The fine for case number C13040206 accrued for 1736 days at \$50 per day for a total fine amount of \$86,800.00 with a one-time administrative fee of \$25.00 for a total fine amount of \$86,825.00. There was a total of 14 staff hours spent on this case.

Mr. Henry Matthies, the property owner, was present for case number C13040206. He explained that his yard was attacked by an infestation of feral rabbits that caused the damage to his lawn. Mr. Matthies repaired the lawn and brought the property into compliance.

Motion: Deputy City Manager/ CFO Karen Brooks made a motion to reduce the fine amount to \$725.00 for case C13040206 including the administrative fees. The motion was seconded by Assistant City Attorney Eve Lewis.

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

C17100190	Khatami, Majid	10/31/17
Clark	2003 Granada Dr E4 Coconut Creek, FL 33066	
	Violation Address: 2003 Granada Dr. E4	
	Chapter 13, Section 38-a	
	Failure to obtain permit: Kitchen/Bathroom Permit #18000391	

FINE \$5,550.00

ADMIN. FEE \$25

Code Compliance Officer Briana Capone presented a brief timeline for case number C17100190. The fine for case number C17100190 accrued for 111 days at \$50 per day for a total fine amount of \$5,550.00 with a one-time administrative fee of \$25.00 for a total fine amount of \$5,575.00. There was a total of 14 staff hours spent on this case.

Mr. Majid Khatami, the property owner, was present for case number C17100190. He explained that he didn't realize he needed a permit for the scope of work performed. When he contacted the building division, he was told that he was required to have electrical, plumbing and structural permits for the type of renovations that he was performing on his residence. The added disciplines required more information which took time for him to gather and provide. This caused him to miss his compliance date and a fine began to accrue. Mr. Khatami was able to get all inspections passed and closed the permits.

Motion: Deputy City Manager/ CFO Karen Brooks made a motion to reduce the fine amount to \$725.00 for case C17100190 including the administrative fees. The motion was seconded by Assistant City Attorney Eve Lewis.

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

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C04020214	Saraji, Jason	02/17/04
Sime	42 Nurmi Dr Fort Lauderdale, FL 33301	
	Violation Address: 3900 NW 43 St	
	Chapter 13, Section 38-a	
	Failure to obtain permit for renovations	

FINE \$82,300.00

ADMIN. FEE \$25

Code Compliance Supervisor Glenn Sime presented a brief timeline for case number C04020214. The fine for case number C04020214 accrued for 1646 days at \$50 per day for a total fine amount of \$82,300.00 with a one-time administrative fee of \$25.00 for a total fine amount of \$82,325.00. There was a total of 13.5 staff hours spent on this case.

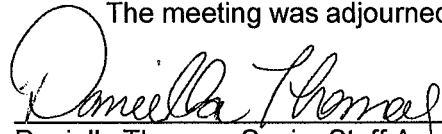
Mr. Jason Roman, associated with IRL Group LLC and registered agent of the property, was present for case number C04020214. He explained that the property was purchased with the fine accruing. When the new owner was made aware of the fine and the options before him, the home was demolished and the lot has been maintained since. By removing the unpermitted structure the property was brought into compliance.

Motion: Deputy City Manager/ CFO Karen Brooks made a motion to reduce the fine amount to \$1,375.00 for case C04020214 including the administrative fees. The motion was seconded by Assistant City Attorney Eve Lewis.

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

5. ADJOURNMENT

The meeting was adjourned at 12:43 p.m.


Daniella Thomas, Senior Staff Assistant

9/24/2018
date signed