



AGENDA FOR CODE ENFORCEMENT FINE REDUCTION COMMITTEE

DATE/TIME: May 5, 2026 11:30 am

LOCATION: Coconut Creek Government Center
4800 West Copans Road
Coconut Creek, Florida 33063

Hearing No. 2026-0505

The City of Coconut Creek Code Enforcement Fine Reduction Committee will be conducting a meeting on Tuesday, May 5, 2026, beginning at 11:30 a.m. at the Coconut Creek Government Center, Commission Chambers, located at 4800 W. Copans Road, Coconut Creek, Florida 33063.

In addition, the backup for this meeting can be accessed by using the following steps:

- In your internet browser, go to www.coconutcreek.gov;
- Go to "View Meetings, Agenda & Minutes;"
- Next select, "View Agenda, Meeting Notices and Minutes;"
- Next select "Yes, continue;"
- Next select "Code Enforcement Fine Reduction Committee" from the drop down menu, find the May 5, 2026 Meeting;
- Next select "Agenda" to view the backup.

The public may appear in person and speak at the meeting. Prior to the meeting date, if any member of the public requires additional information on how the meeting will be conducted or how to participate in the meeting, please contact:

Code Compliance Division
City of Coconut Creek
4800 W. Copans Road
Coconut Creek, FL 33063
954-956-1476
rheraman@coconutcreek.gov

NOTE: In accordance with Section 286.0105, Fla. Stat., if a person decides to appeal any final decision made by any of the boards with respect to any matter considered at a meeting or hearing, he/she will need a record of the proceedings and for such purpose may need to ensure that a verbatim recording of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by Florida Law. Anyone desiring a verbatim transcript shall have the responsibility at his/her own expense to arrange for the recording and transcript.)

May 5, 2026
Code Enforcement Fine Reduction Meeting
Page 2

1. Call to Order
2. Roll Call
3. Board Script
4. Acceptance of Minutes: Hearing No. 2026-0303 for March 3, 2026.
5. Swear In (Board Clerk)
6. Explanation of Proceedings
7. Cases

Citation No.	Property Owner/Violator (or New Owner) Mailing Address Address Violation Violation Citation	Date
C25070022	Wong, Simon Chi-Hin 3801 NW 11 Street #1-2 Coconut Creek FL 33066 Violation Address: 3801 NW 11 Street #1-2 Chapter 13, Section 38-a Failure to obtain permit / complete permit process: Fence Installed on West Side	06/02/25
	FINE \$2,650	ADMIN. FEE \$50
C25050050	Allen, Nicholas D 4340 NW 3 Street Coconut Creek FL 33066-1714 Violation Address: 4340 NW 3 Street Chapter 6, Section 36-b-9 Lawn and or landscaping: Non-Maintenance	05/14/25
	FINE \$2,800	ADMIN. FEE \$25

8. ADJOURNMENT

In accordance with the Americans with Disabilities Act, as amended, any person with a disability who requires assistance to participate in said meeting may contact the City Clerk Department at 954-973-6774 at least two (2) days prior to the meeting. **Please note that two (2) or more City Commissioners may be in attendance.**

Posted: 04/28/2026

CODE OFFICER ANTHONY BELL
CODE FINE REDUCTION CASES

Location: 3801 NW 11 St

Current Owner: Simon Wong

This is a violation of Chapter 13-38-a: A building permit is required for construction, addition, alteration, movement, repair or change to a new or difference use of any building, structure or land.

- June 2, 2022: A Warranty Deed was granted to Simon Wong.
- July 2, 2025: – Officer Erick Jean-Baptiste was driving through south creek when he observed a new fence installed at the residence. That same day a ww was issued.
- On July 30, 2025 – A extension was granted.
- On September 11, 2025: A Final Written Warning was issued to be in compliance by October 1, 2025.
- On October 27, 2025: A summons was issued
- On November 19, 2025: Special Magistrate heard the case and found that the violation existed. The Special Magistrate gave the property owner until **January 29, 2026**, to come into compliance or face a daily fine of \$50.00 and a \$25.00 administration fee.
- March 4th, 2026: A Affidavit of Non-Compliance into the case file.
- March 12th, 2026: A Massey Letter was sent certified mail.
- April 6th, 2026: After reviewing the permit status report, permit #25003028 passed all final inspections and was closed on March 24th, 2026. I issued an Affidavit of Compliance into the case file.

CODE FINE SUMMARY: Fine started on **January 30, 2026**, and accrued until **March 24, 2026**. Total number of days accrued are **53 days @ \$50.00** per day plus a one-time \$25 Administration fee for a total amount of **\$2,675.00**.

EXHIBITS FOR CODE FINE REDUCTION HEARING:

1. Request & Confirmation for Code Fine Reduction Meeting
2. Warranty Deed
3. Final Order
4. Affidavit of Non Compliance
5. Massey Letter
6. Affidavit of Compliance & Permit Status Report

RE: [EXTERNAL] Code Fine Reduction Hearing Request – 3801 NW 11th Street, Coconut Creek FL 33066

From Proffitt, Justin <JProffitt@coconutcreek.net>

Date Thu 4/9/2026 9:39 AM

To RSG LLC <wongsoongreg@gmail.com>

Cc Heraman, Reshma <RHeraman@coconutcreek.net>; drsimoncwong@gmail.com <drsimoncwong@gmail.com>; Capone, Briana <BCapone@coconutcreek.net>; Bell, Anthony <ABell@coconutcreek.net>; psoong@synergyhousewares.com <psoong@synergyhousewares.com>

Thank you. Reshma please place on next available agenda.

Justin Proffitt, AICP, Director

Resilient Design & Development (RDD) ****NEW NAME****

City of Coconut Creek

Butterfly Capital of the World ®

4800 West Copans Road

Coconut Creek, FL 33063

954.973.6756

www.coconutcreek.net

 **Please consider the environment before printing this email. Thank you.**

From: RSG LLC <wongsoongreg@gmail.com>

Sent: Wednesday, April 8, 2026 11:17 PM

To: Proffitt, Justin <JProffitt@coconutcreek.net>

Cc: Heraman, Reshma <RHeraman@coconutcreek.net>; drsimoncwong@gmail.com; Capone, Briana <BCapone@coconutcreek.net>; Bell, Anthony <ABell@coconutcreek.net>; psoong@synergyhousewares.com

Subject: Re: [EXTERNAL] Code Fine Reduction Hearing Request – 3801 NW 11th Street, Coconut Creek FL 33066

Dear Mr. Proffitt,

Thank you for letting me know. The justification for the fine reduction is detailed as follow:

As of March 25, 2026, the property is fully in compliance, and all required permits, plan revisions, and inspections have been completed, resulting in issuance of the Certificate of Completion.

Permit Timeline and Continuous Effort

To demonstrate my good-faith efforts to resolve this matter, I would like to provide the following timeline:

- **Permit Application Submitted:** October 27, 2025
- **Permit Issued:** December 3, 2025
- **Final Compliance / C.O. Issued:** March 25, 2026

From the time the permit application was submitted, I have consistently worked to move the project forward. The overall duration of the process reflects the realities of coordinating contractors, responding to plan review

comments, awaiting City reviews, and scheduling inspections — not a lack of effort or disregard for City requirements.

Plan Review and Revision Delays

The permitting process required multiple rounds of plan review and revisions, including zoning, structural, and engineering comments. Each revision cycle required updated drawings to be prepared and resubmitted, followed by waiting periods for City review and approval before work or inspections could proceed.

During these periods, the project was effectively on hold pending City review, yet the code enforcement fine continued to accrue on a daily basis, even though I was actively working through the required approval process and could not advance construction or inspections until reviews were completed.

Inspection-Related Delays

In addition to plan reviews, the project required three final structural inspections before approval. Each failed inspection resulted in:

- Required technical corrections
- Contractor remobilization to perform corrective work
- Waiting for the next available inspection date

I addressed each inspection comment promptly and scheduled re-inspections as soon as practicable. However, the cumulative effect of inspection failures, contractor coordination, and inspection scheduling extended the overall timeline beyond what I could reasonably control as a homeowner.

Good-Faith Compliance and Hardship

At all times, it was my intent to bring the property into full compliance. I cooperated fully with Code Enforcement, responded to all comments, corrected deficiencies as identified, and ultimately achieved full compliance. This matter represents an isolated compliance issue rather than a pattern of violations.

Given:

- The property's current compliant status
- The documented timeline showing continuous effort from application through completion
- The multiple plan review and inspection cycles required
- The accumulation of daily fines during periods when the project was pending City review or inspection availability
- The financial hardship imposed by the total fine amount of \$2,675.00

I respectfully request that the Board consider reducing or waiving the fine.

Thank you for your time, consideration, and service to the community.

Let me know if you require anything further.

Sincerely,
Simon Wong

On Mon, Apr 6, 2026 at 5:23 PM Proffitt, Justin <JProffitt@coconutcreek.net> wrote:

Mr. Wong,

The request for fine reduction needs to justify why the fine should be reduced. I don't see a reason provided in the letter. Please respond to this email with that justification.

Thank you,

Justin Proffitt, AICP, Director

Resilient Design & Development (RDD) ****NEW NAME****

City of Coconut Creek

Butterfly Capital of the World ®

4800 West Copans Road

Coconut Creek, FL 33063

954.973.6756

www.coconutcreek.net

 **Please consider the environment before printing this email. Thank you.**

From: RSG LLC <wongsoongreg@gmail.com>

Sent: Sunday, April 5, 2026 10:20 PM

To: Proffitt, Justin <JProffitt@coconutcreek.net>; Heraman, Reshma <RHeraman@coconutcreek.net>

Cc: drsimonwong@gmail.com; Capone, Briana <BCapone@coconutcreek.net>; Bell, Anthony

<ABell@coconutcreek.net>; psong@synergyhousewares.com

Subject: [EXTERNAL] Code Fine Reduction Hearing Request – 3801 NW 11th Street, Coconut Creek FL 33066

External Email: Use caution with links and attachments.

Dear Mr. Proffitt and Ms. Heraman,

I am the property owner of **3801 NW 11th St, Coconut Creek FL 33066**, and I am writing to formally submit my request for a **Code Fine Reduction Hearing** for the referenced code enforcement case.

As of **March 24, 2026**, the property is **fully in compliance**, following completion and close-out of the required permit for the fence. The current assessed fine total is **\$2,675.00**.

Attached to this email, please find the following documents for your review:

1. **Written Request for Code Fine Reduction Hearing**, including justification for mitigation
2. **Signed Letter of Authorization**, designating **Hei Tsun Tse** to appear and speak on my behalf at the hearing

Due to a scheduling conflict, my authorized representative will attend the hearing scheduled for **Tuesday, May 5, 2026 at 11:30 AM** at the Commission Chambers at City Hall.

Please let me know if any additional documentation is required prior to the hearing. Thank you for your time and consideration.

Sincerely,

Simon Wong

Property Owner

3801 NW 11th St, Coconut Creek FL 33066

Phone: **914-441-3051**

Under Florida law, most e-mail messages to or from Coconut Creek employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the City, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

Re: Code Fine Reduction Confirmation 5/5/2026. Case Number C25070022. 3801 NW 11th Street, Coconut Creek FL 33066

From RSG LLC <wongsoongreg@gmail.com>

Date Fri 4/10/2026 8:46 AM

To Heraman, Reshma <RHeraman@coconutcreek.net>

Cc Bell, Anthony <ABell@coconutcreek.net>; Capone, Briana <BCapone@coconutcreek.net>

Confirmed. Thank you.

On Thu, Apr 9, 2026 at 10:16 AM Heraman, Reshma <RHeraman@coconutcreek.net> wrote:

Good Morning,

This email serves as confirmation of the Code Fine Reduction Hearing. Please reply all to this email and confirm that you will be present. If you do not reply your case will not be heard.

Below are the details of the hearing:

May 5, 2025

At

11:30 a.m.

City of Coconut Creek

City Commission – Public Meeting Room

4800 West Copans Road

Coconut Creek, FL 33063

Thank you,

Reshma Heraman

Senior Staff Assistant

4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1476

www.coconutcreek.gov



Please consider the environment before printing this email. Thank you

Under Florida law, most e-mail messages to or from Coconut Creek employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the City, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

Prepared by and return to:

Patricia Gonzalez-Perera
Complete Choice Title Services Inc
14100 Palmetto Frontage Road
Suite 380
Miami Lakes, FL 33016
(305) 603-8393
File No 22-3474

Parcel Identification No 48-42-32-04-0200

(Space Above This Line For Recording Data)

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 23 day of May, 2022 between **David A. Kaneen, a single man**, whose post office address is **14313 Sims Road, Apt 1213, Delray Beach, FL 33484**, Grantor, to **Simon Chi-hin Wong, a married man**, whose post office address is **3801 NW 11 St, #1-2, Coconut Creek, FL 33066**, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward, Florida, to-wit:

Lot 7, Block 17, COCONUT CREEK 4TH SECTION, according to the map or plat thereof, as recorded in Plat Book 56, Page 36, of the Public Records of Broward County, Florida.

Together with all the teneiments, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS
PRINT NAME: Yuniet Gonzalez

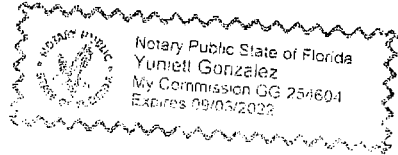
David Kaneen
David A. Kaneen

[Signature]
WITNESS
PRINT NAME: Yenisty Chigin

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 23 day of May, 2022, by David A. Kaneen.

[Signature]
Signature of Notary Public



Personally Known: _____ OR Produced Identification: _____

Type of Identification Produced: Bahamas

**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C25-07 -0022**

SIMON CHI-HIN WONG
3801 NW 11 ST #1-2
COCONUT CREEK FL 33066
Respondent

FINAL ORDER

*VIOLATION: FAILURE TO OBTAIN & COMPLETE BUILDING PERMIT
PROCESS FOR RESIDENTIAL FENCE INSTALLED / CITY
CODE SEC. 13-38 (A)*

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 3801 NW 11th Street #1-2, and more particularly described as follows:

Property Id: 4842 32 04 0200

COCONUT CREEK 4TH SEC 56-36 B LOT 7 BLK 17

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to obtain and complete building permit process for west side residential fence installed, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was not contested.

CONCLUSIONS OF LAW:

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL JANUARY 29, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF FIFTY DOLLARS (\$50.00) FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED TWENTY-FIVE DOLLARS (\$25.00) IN ADMINISTRATIVE COSTS.

THE RESPONDENT IS HEREBY PUT ON NOTICE THAT IF THE RESPONDENT REPEATS THIS SAME VIOLATION WITHIN FIVE (5) YEARS OF THE DATE OF THIS ORDER, THE RESPONDENT SHALL BE TREATED AS A REPEAT VIOLATOR AND BE SUBJECT TO THE GREATER FINE AMOUNTS AUTHORIZED BY LAW IN INSTANCE OF A REPEAT VIOLATION.

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 24th DAY OF NOVEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

P. Perzpool
SPECIAL MAGISTRATE

11/26/2025
Date Received

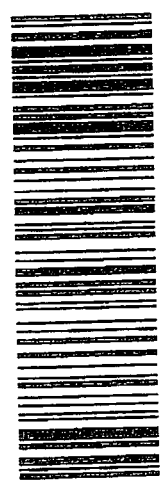


CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33066



CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33066

CERTIFIED MAIL



9589 0710 5270 1776 0341 11

WONG, SIMON CHI-HIN
3801 NW 11 ST #1-2
COCONUT CREEK FL 33066

WONG, SIMON CHI-HIN
3801 NW 11 ST #1-2
COCONUT CREEK FL 33066

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

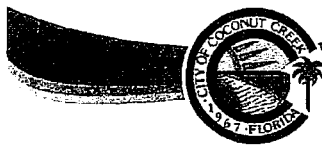
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
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Postage	\$ _____
Total Postage and	\$ _____

C25070022
FO
Postmark
Here
AB 12/1/25

Sent To _____
Street and Apt. # _____
City, State, ZIP+4 _____

WONG, SIMON CHI-HIN
3801 NW 11 ST #1-2
COCONUT CREEK FL 33066

TT THED 922T 0225 0T20 6956



DEPARTMENT OF RESILIENT DESIGN & DEVELOPMENT
CODE COMPLIANCE DIVISION
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

AFFIDAVIT OF NON-COMPLIANCE

Summons/Case # C25 07 0022

On **October 27, 2025**, **Simon Wong** was issued an Order of the Special Magistrate to comply with Chapter(s) **13-38-A** by **Thursday January 29, 2026** for Summons to Appear **#C2507-0022**.

At approximately **12:36 PM**, on **March 4th, 2026**, I, Anthony Bell, verified the permit (#25003028) process has not been completed. Therefore, **Simon Wong** has not complied with the Order of the Special Magistrate.

The fine amount will continue to accrue until the violation is corrected, and you notified the Code Compliance Division.

Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 12 day of MARCH, 2026, by, Anthony Bell.

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



PERMIT STATUS

Permit #:	26000263
Property ID:	484229HH0080
Permit Desc:	ALTERATION RESIDENTIAL
Property Address:	2004 GRANADA DR H1 COCONUT CREEK, FL 33066
Amount Due:	.00
Pending Payment:	.00

Plan Review

*** Plan Review Information

Revision Stop	Status	Date In/Out	Reviewer/Notes
BUILDING (STRUCTURAL)		4/15/2026	Reviewer: AMAGLIAR
ELECTRICAL	HOLD	4/15/2026 4/20/2026	Reviewer: CDELARIO Notes: 1) ELECTRICAL PLAN IS MISSING POWER PLAN SHOWING ALL RECEPTACLES. PROVIDE A COMPLETE ELECTRICAL FLOOR PLAN SHOW SCOPE OF WORK. SHOW ALL NEW AND EXISTING RECEPTACLES, SWITCHES AND LI

GHING LOCATIONS ON A "" SCALE OR
LARGER FLOOR PLAN. FB

C 107.3.5.1

2) ELECTRICAL APPLICATION IS
INCOMPLETE MISSING SECTIO
N (3).

PER FBC 105.3 AN ELECTRICAL PERMIT
APPLICATION IS REQU
IRED FROM A QUALIFIED APPLICANT.

MECHANICAL (A/C) HOLD

4/15/2026

Reviewer: BCANFIEL

4/15/2026

Notes:

FBC 105.3 NEED TO PROVIDE A
MECHANICAL PERMIT APPLICATI
ON THIS CAN BE DONE USING THE GC
LICENSE NUMBER . THIS
IS FOR A JOB CHECK TO MAKE SURE NO
DUCT , GRILLS OR EXH
AUST FANS WILL BE MOVED OR
REPLACED DURING THE RENOVATI
ON.

FBC 105.3 NEED TO PROVIDE A
MECHANICAL PERMIT APPLICATI
ON THIS CAN BE DONE USING THE GC
LICENSE NUMBER . THIS
IS FOR A JOB CHECK TO MAKE SURE NO
DUCT , GRILLS OR EXH
AUST FANS WILL BE MOVED OR
REPLACED DURING THE RENOVATI
ON.

HOLD FILE

BLDG CORR
SUBMITTED

4/1/2026

Reviewer: AMAGLIAR

4/15/2026

Notes:

4-1-26 EMAIL SENT

4-15-26 CORRECTIONS SUBMITTED BY
LINK

**BUILDING
(STRUCTURAL)**

HOLD

3/26/2026

Reviewer: MALMAS

3/31/2026

Notes:

2ND REQUEST.

NEW PLANS WERE SUBMITTED

1. NEW PLANS SUBMITTED ONLY SHOWS THE REMOVAL OF THE CORRIDOR WALL, BUT PERMIT APPLICATION STATES THE RENOVATION OF BATHROOMS, KITCHEN AND FLOORING. CLARIFY. FBC BC AP 107.1.1.

ELECTRICAL

HOLD

3/26/2026

Reviewer: CDELARIO

3/31/2026

Notes:

1) PROVIDE A COMPLETE ELECTRICAL FLOOR PLAN SHOW SCOPE OF WORK.

SHOW ALL NEW AND EXISTING RECEPTACLES, SWITCHES AND LIGHTING LOCATIONS ON A 1/4" SCALE OR LARGER FLOOR PLAN. FBC C 107.3.5.1

2) FBC 105.3 AN ELECTRICAL PERMIT APPLICATION IS REQUIRED FROM A QUALIFIED APPLICANT.

MECHANICAL (A/C) HOLD 3/26/2026 **Reviewer:** BCANFIEL
 3/26/2026 **Notes:**
 FBC 105.3 NEED TO PROVIDE A MECHANICAL PERMIT APPLICATION ON THIS CAN BE DONE USING THE GC LICENSE NUMBER . THIS IS FOR A JOB CHECK TO MAKE SURE NO DUCT , GRILLS OR EXHAUST FANS WILL BE MOVED OR REPLACED DURING THE RENOVATION.

PLUMBING APPROVED 3/26/2026 **Reviewer:** TVAUGHN
 3/30/2026

HOLD FILE **BLDG CORR** 2/3/2026 **Reviewer:** AMAGLIAR
SUBMITTED 3/26/2026 **Notes:**
 2-3-26 EMAIL SENT
 3-26-26 CORRECTIONS SUBMITTED BY LINK

MECHANICAL (A/C) HOLD 1/28/2026 **Reviewer:** BCANFIEL
 1/29/2026 **Notes:**
 1-FBC 105.3 MECHANICAL PERMIT APPLICATION IS NEEDED .
 2-FBC107.3.5 PLANS NEEDED TO SHOW THE SCOPE OF WORK AND LAYOUT OF THE NEW KITCHEN AND BATHROOMS MENTIONED ON THE BUILDING APPLICATION.

BUILDING (STRUCTURAL) HOLD 1/28/2026 **Reviewer:** MALMAS
 2/2/2026 **Notes:**
 NO PLANS WERE SUBMITTED.

ELECTRICAL HOLD 1/28/2026 **Reviewer:** CDELARIO
 2/2/2026 **Notes:**
 1) PROVIDE A COMPLETE ELECTRICAL FLOOR PLAN SHOW SCOPE OF WORK.



RESILIENT DESIGN & DEVELOPMENT DEPARTMENT
CODE COMPLIANCE DIVISION
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

JUSTIN PROFFITT
DEPARTMENT DIRECTOR

VIA CERTIFIED 9589 0710 5270 1607 5770 53

March 12, 2026

WONG, SIMON CHI-HIN
3801 NW 11 ST #1-2
COCONUT CREEK FL 33066

RE: City of Coconut Creek vs. WONG, SIMON CHI-HIN
Address: 3801 NW 11 ST #1-2 Coconut Creek FL 33066
Parcel ID: 4842 32 04 0200
Code Enforcement Case No. C25070022

Dear Sir or Madam:

You are hereby notified that the above-referenced code enforcement case, which was adjudicated by the Special Magistrate at a hearing on November 19, 2025 resulted in the issuance of a Final Order that included the imposition of a fine. A copy of the Final Order is attached.

An Affidavit of Non-Compliance, dated March 12, 2026 a copy of which is attached, has been filed with the City of Coconut Creek by the Code Officer, which Affidavit certifies under oath that the corrective action or the fine imposed by the Special Magistrate has not been satisfied. As a result, there exists an outstanding code enforcement fine against the property located 3801 NW 11 ST #1-2 Coconut Creek FL 33066.

Should you wish to challenge the imposition of the fine or the amount of the fine, you may request a hearing before the Special Magistrate. Your written request shall be mailed or hand delivered within twenty (20) days (an additional five (5) days shall be granted if mailed rather than hand delivered) from the date of this notice to:

Code Compliance Office
Coconut Creek Government Center
4800 West Copans Road
Coconut Creek, FL 33063

Any hearing hereunder shall occur as soon as practical and shall be limited to consideration of findings necessary to impose a fine and create a lien. If a request for a hearing is not timely received by the Code Compliance Office, the code enforcement order and resulting fine shall constitute a lien against the above-referenced property.

If a hearing is requested, you shall be notified of the date, time and place via U.S. Mail.

Sincerely,

A handwritten signature in black ink that reads "Reshma Heraman".

Reshma Heraman
Senior Staff Assistant

cc: Briana Capone Code Compliance Supervisor

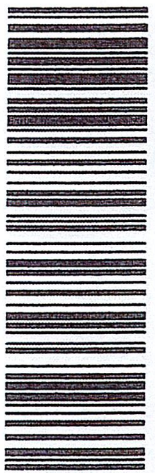


CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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WONG, SIMON CHI-HIN
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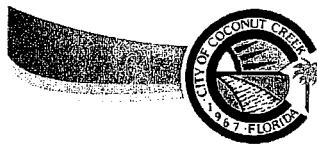
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WONG, SIMON CHI-HIN
3801 NW 11 ST #1-2
COCONUT CREEK FL 33066

ES 0225 209T 0225 0120 6956



AFFIDAVIT OF COMPLIANCE

Summons/Case # C25 07 0022

On **October 27, 2025**, Simon Wong was issued an Order of the Special Magistrate to comply with Chapter(s) **13-38-a** by **January 29, 2026** for Summons to Appear **#C2507-0022**.

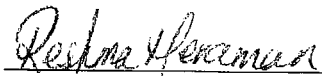
At approximately **10:30 AM**, on **April 6th, 2026**, I, Anthony Bell, verified on March 24th, 2026, the permit has passed final inspections and the permit process has been passed, obtained and closed. Therefore, Simon Wong has complied with the Order of the Special Magistrate. The total fine amount owed as of **April 6th, 2026**, is **\$2,650.00**, along with an administrative fee of **\$25.00** for a total amount due of **\$2,675.00**.



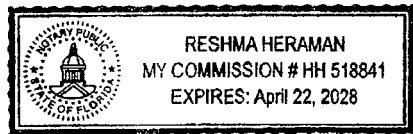
Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 8 day of April, 2026, by Anthony Bell.



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



PERMIT STATUS

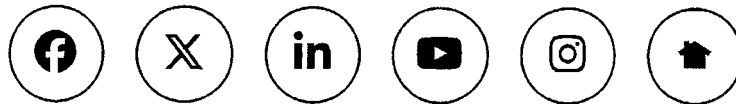
Permit #: 25003028
 Property ID: 484232040200
 Permit Desc: FENCE
 Property Address: 3801 NW 11 ST 1-2 COCONUT CREEK, FL 33066
 Amount Due: .00
 Pending Payment: .00

Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
FINAL STRUCTURAL	3	TORESCO,DO	3/24/2026	3/24/2026	P		OSS @ 03232026.1144.67231
FINAL STRUCTURAL	2	TORESCO,DO	1/20/2026	1/20/2026	F		4X4 ARE REQ. TO BE 4 APART OSS @ 01192026.1120.67231
FINAL ZONING	2	GRANT, CHE	1/20/2026	1/20/2026	P		OSS @ 01192026.1120.67231
FOOTER/FOUNDATION/PREPOUR	2	GRANT, CHE	1/20/2026	1/20/2026	P		OSS @ 01192026.1119.67231
FINAL STRUCTURAL	1	GIBBONS, A	12/10/2025	12/10/2025	F		OSS @ 12092025.1042.67231 1. WOOD FENCE POSTS TO BE 4-0 O.C. FBC 2328.2 2. CHAI N LINK TOP RAIL TIES TO BE MINIMUM

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
							FIVE EQUALLY SPACED. FBC 2224
FINAL ZONING	1	MONTANO-GA	12/10/2025	12/10/2025	F		NOT PER PLAN CORRECTION REQUIRED WORK NOT ACCORDING TO PLANS OSS @ 12092025.1041.67231 OSS @ 12092025.1041.67231 MEASUREMENTS DISCREPANCY. FOR CHAIN LINKED PORTION: IN PLAN 35?. ACTUAL:37.? FOR WOODEN SECTION: NO MEASUREMENTS IN PLANS FOR GATE OR LINEAR SECTION. CORRECTION REQUIRED
FOOTER/FOUNDATION/PREPOUR	1	MONTANO-GA	12/10/2025	12/10/2025	F		OSS @ 12092025.1041.67231



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Location: 4340 NW 3 ST
Current Owner: Nicholas Allen

This is a violation of Chapter 6-36-b-9: All landscaped and grassed areas shall be maintained in a healthy condition, and shall not be permitted to grow to such a length that it becomes a nuisance as defined herein

- December 30, 2024: A Warranty Deed was granted to Nicholas Allen.
- On May 14, 2025: – Officer Erick Jean-Baptiste was driving through south creek when he observed a lawn with bare areas. That same day a ww was issued.
- On August 7th, 2025 – I issued a summons for the continuing violation.
- On August 27, 2025: A continuance was granted for the hearing on September 24th, 2025.
- On September 24, 2025: A continuance was granted for the hearing on November 19th, 2025.
- On November 19, 2025: Special Magistrate heard the case and found that the violation existed. The Special Magistrate gave the property owner until **January 29, 2025**, to come into compliance or face a daily fine of \$50.00 and a \$25.00 administration fee.
- On March 5th, 2026: An Affidavit of Non-Compliance entered in the case file.
- On March 12th, 2026: A Massey Letter was sent certified mail.
- On April 6th, 2026: I issued an Affidavit of Compliance into the case file because on March 27 2026, I observed the lawn in compliance.

CODE FINE SUMMARY: Fine started on **January 30, 2026**, and accrued until **March 27, 2026**. Total number of days accrued are **56 days @ \$50.00** per day plus a one-time \$25 Administration fee for a total amount of **\$2,825.00**.

EXHIBITS FOR CODE FINE REDUCTION HEARING:

1. Request & Confirmation for Code Fine Reduction Meeting
2. Warranty Deed
3. Final Order
4. Affidavit of Non Compliance
5. Massey Letter
6. Affidavit of Compliance & Permit Status Report

RE: 4340 NW 3rd ST coconut creek fl 33066

From Proffitt, Justin <JProffitt@coconutcreek.net>

Date Thu 4/9/2026 9:08 PM

To Heraman, Reshma <RHeraman@coconutcreek.net>

Cc Capone, Briana <BCapone@coconutcreek.net>; Bell, Anthony <ABell@coconutcreek.net>

Reshma please place on the next available agenda. Thank you.

Justin Proffitt, AICP, Director

Resilient Design & Development (RDD) ****NEW NAME****

City of Coconut Creek

Butterfly Capital of the World ®

4800 West Copans Road

Coconut Creek, FL 33063

954.973.6756

www.coconutcreek.net

 **Please consider the environment before printing this email. Thank you.**

From: Heraman, Reshma <RHeraman@coconutcreek.net>

Sent: Thursday, April 9, 2026 10:08 AM

To: Proffitt, Justin <JProffitt@coconutcreek.net>

Cc: Capone, Briana <BCapone@coconutcreek.net>; Bell, Anthony <ABell@coconutcreek.net>

Subject: FW: 4340 NW 3rd ST coconut creek fl 33066

From: Nicholas Allen <allennicholas40@yahoo.com>

Sent: Thursday, April 9, 2026 9:26 AM

To: Heraman, Reshma <RHeraman@coconutcreek.net>

Subject: Re: 4340 NW 3rd ST coconut creek fl 33066

To Whom It May Concern, I am writing in regard to the grass violation issued for the above-referenced property. At the time of the notice, the property was undergoing a full permitted remodel, with active construction crews entering and exiting the site daily. Due to the nature of the work, installing grass during this phase would have been impractical, as it would have been immediately damaged and resulted in unnecessary expense. For this reason, I made the decision to wait until the project was approximately 90% complete before installing the grass, ensuring that it would be properly preserved and maintained. Once I became aware that fines were being issued, I promptly completed the grass installation to bring the property into compliance. The property is now in compliance, and I respectfully request consideration given the circumstances and the active permitted construction that was taking place at the time. Thank you for your time and understanding.

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, April 7, 2026, 6:49 PM, Nicholas Allen <allennicholas40@yahoo.com> wrote:

Good afternoon to you both. My name is Nicholas Allen. I am the property owner of the property address listed above. I am trying to resolve this fine. The property is in compliance. please let me know what the next step is . thank you

[Sent from Yahoo Mail for iPhone](#)

FW: Code Fine Reduction Confirmation 5/5/2026. Case Number C25050050. 4340 NW 3rd Street Coconut Creek FL, 33066.

From Heraman, Reshma <RHeraman@coconutcreek.net>

Date Tue 4/14/2026 7:59 AM

To Bell, Anthony <ABell@coconutcreek.net>

Cc Capone, Briana <BCapone@coconutcreek.net>

FYI..

From: Nicholas Allen <allennicholas40@yahoo.com>

Sent: Tuesday, April 14, 2026 7:42 AM

To: Heraman, Reshma <RHeraman@coconutcreek.net>

Subject: Re: Code Fine Reduction Confirmation 5/5/2026. Case Number C25050050. 4340 NW 3rd Street Coconut Creek FL, 33066.

Yes, I will be there. Thank you.

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, April 14, 2026, 7:40 AM, Heraman, Reshma <RHeraman@coconutcreek.net> wrote:

Good Morning,

This email serves as confirmation of the Code Fine Reduction Hearing. Please reply all to this email and confirm that you will be present. If you do not reply your case will not be heard.

Below are the details of the hearing:

May 5, 2025

At

11:30 a.m.

City of Coconut Creek

City Commission – Public Meeting Room

4800 West Copans Road

Coconut Creek, FL 33063

Thank you,

Reshma Heraman

Senior Staff Assistant

4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1476

www.coconutcreek.gov



Please consider the environment before printing this email. Thank you

Under Florida law, most e-mail messages to or from Coconut Creek employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the City, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

Prepared by and return to:

David A. Coven, Esq.
David A. Coven, P.A.
2631 East Oakland Park Blvd. Suite 107
Fort Lauderdale, FL 33306
954-565-8410

File Number: 24-09-110-P

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of December, 2024 between Charles Albert Monical, III, a single man, whose post address is: 11713 Ranburne Road, Mint Hill, NC 28227, Daniel Paul Monical, a single man, whose post office address is: 4340 N.W. 3rd Street, Coconut Creek, FL 33066, Daniel Paul Monical, Jr., a single man and Brandin Monical, a single man, whose post office address is: 10591 Boca Entrada Blvd., Boca Raton, FL 33428, grantor, and Nicholas D. Allen, a single man, whose post office address is 4340 N.W. 3rd Street, Coconut Creek, FL 33066, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lot 3, Block 27, Coconut Creek 8th Section, according to the Plat thereof, as recorded in Plat Book 66, Page 42, of the Public Records of Broward County, Florida.

Parcel Identification Number: 484232080300

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2024**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: David A. Coven
Witness Address : 2631 E. Oakland Park Blvd., Ste. 107
Fort Lauderdale, FL 33306

[Signature] (Seal)
Charles Albert Monical, III

[Signature]
Witness Name: Haydee Rodriguez
Witness Address : 2631 E. Oakland Park Blvd., Ste. 107
Fort Lauderdale, FL 33306

[Signature] (Seal)
Daniel Paul Monical

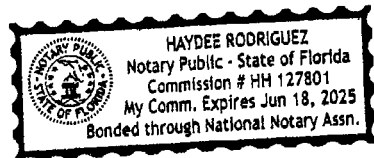
[Signature]
Witness Name: David A. Coven
Witness Address : 2631 E. Oakland Park Blvd., Ste. 107
Fort Lauderdale, FL 33306

[Signature]
Witness Name: Haydee Rodriguez
Witness Address : 2631 E. Oakland Park Blvd., Ste. 107
Fort Lauderdale, FL 33306

State of Florida
County of Broward

The foregoing instrument was sworn, subscribed, and acknowledged before me by means of physical presence or online notarization, this 30th day of December, 2024 by Charles Albert Monical, III and Daniel Paul Monical, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Haydee Rodriguez

My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Haydee Rodriguez
Witness Address: 2631 E. Oakland Park Blvd., Ste. 107
Fort Lauderdale, FL 33306

[Signature] (Seal)
Daniel Paul Monical, Jr.

[Signature]
Witness Name: OLIVIA PATTERSON
Witness Address: 1404 NW 62nd Ave.
Margate, FL 33063

[Signature]
Witness Name: Haydee Rodriguez
Witness Address: 2631 E. Oakland Park Blvd., Ste. 107
Fort Lauderdale, FL 33306

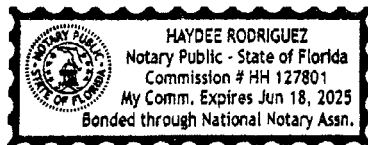
[Signature] (Seal)
Brandin Monical

[Signature]
Witness Name: OLIVIA PATTERSON
Witness Address: 1404 NW 62nd Ave.
Margate, FL 33063

State of Florida
County of Palm Beach

The foregoing instrument was sworn, subscribed, and acknowledged before me by means of physical presence or online notarization, this 18 day of December, 2024 by Daniel Paul Monical, Jr. and Brandin Monical, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Haydee Rodriguez
My Commission Expires: _____

**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C25-05 -0050**

NICHOLAS D ALLEN
4340 NW 3rd STREET
COCONUT CREEK FL 33066-1714

Respondent

FINAL ORDER

*VIOLATION: FAILURE TO MAINTAIN LAWN & LANDSCAPING, DEAD & MISSING
SOD / CITY CODE SEC. 6-36(B)(9)*

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 4340 NW 3rd Street and more particularly described as follows:

Property Id: 4842 32 08 0300

COCONUT CREEK SEC 8 66-42 B LOT 3 BLK 27

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation, which is failure to maintain lawn and landscaping, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was not present at the hearing and the sworn testimony of the City was not contested.

CONCLUSIONS OF LAW:

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 6-36(B)(9) AND THE RESPONDENT IS GIVEN UNTIL JANUARY 29, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THE RESPONDENT IS HEREBY PUT ON NOTICE THAT IF THE RESPONDENT REPEATS THIS SAME VIOLATION WITHIN FIVE (5) YEARS OF THE DATE OF THIS ORDER, THE RESPONDENT SHALL BE TREATED AS A REPEAT VIOLATOR AND BE SUBJECT TO THE GREATER FINE AMOUNTS AUTHORIZED BY LAW IN INSTANCE OF A REPEAT VIOLATION.

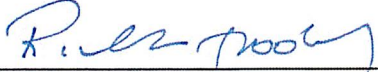
THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 23rd DAY OF NOVEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

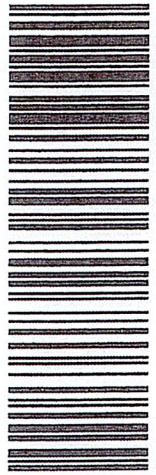


CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

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9589 0710 5270 1776 0340 74

ALLEN, NICHOLAS D
4340 NW 3 ST
COCONUT CREEK FL 33066-1714

ALLEN, NICHOLAS D
4340 NW 3 ST
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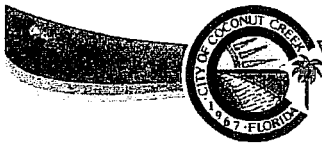
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 Adult Signature Restricted Delivery \$

Postage \$
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Sent To \$
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City, State, Zip

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ALLEN, NICHOLAS D
4340 NW 3 ST
COCONUT CREEK FL 33066-1714



DEPARTMENT OF RESILIENT DESIGN & DEVELOPMENT
CODE COMPLIANCE DIVISION
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

AFFIDAVIT OF NON-COMPLIANCE

Summons/Case #C25 05 0050

On **August 7th, 2025**, **Nicholas Allen** was issued an Order of the Special Magistrate to comply with Chapter(s) **6-36-B-9** by **Thursday January 29, 2026** for Summons to Appear **#C2505-0050**.

At approximately **11:30 AM**, on **March 5th, 2026**, I, Anthony Bell, observed the lawn and landscaping has not been restored to permissible condition. Therefore, **Nicholas Allen** has not complied with the Order of the Special Magistrate.

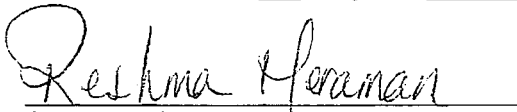
The fine amount will continue to accrue until the violation is corrected, and you notified the Code Compliance Division.



Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 12 day of March, 2026, by, Anthony Bell.



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



03/12/2026 14:28



03/12/2026 14:27



RESILIENT DESIGN & DEVELOPMENT DEPARTMENT
CODE COMPLIANCE DIVISION
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

JUSTIN PROFFITT
DEPARTMENT DIRECTOR

VIA CERTIFIED 9589 0710 5270 1607 5770 60

March 12, 2026

ALLEN, NICHOLAS D
4340 NW 3 ST
COCONUT CREEK FL 33066

RE: City of Coconut Creek vs. ALLEN, NICHOLAS D
Address: 4340 NW 3 Street Coconut Creek FL 33066-1714
Parcel ID: 4842 32 08 0300
Code Enforcement Case No. C25050050

Dear Sir or Madam:

You are hereby notified that the above-referenced code enforcement case, which was adjudicated by the Special Magistrate at a hearing on November 19, 2025 resulted in the issuance of a Final Order that included the imposition of a fine. A copy of the Final Order is attached.

An Affidavit of Non-Compliance, dated March 12, 2026 a copy of which is attached, has been filed with the City of Coconut Creek by the Code Officer, which Affidavit certifies under oath that the corrective action or the fine imposed by the Special Magistrate has not been satisfied. As a result, there exists an outstanding code enforcement fine against the property located 4340 NW 3 Street Coconut Creek FL 33066-1714.

Should you wish to challenge the imposition of the fine or the amount of the fine, you may request a hearing before the Special Magistrate. Your written request shall be mailed or hand delivered within twenty (20) days (an additional five (5) days shall be granted if mailed rather than hand delivered) from the date of this notice to:

Code Compliance Office
Coconut Creek Government Center
4800 West Copans Road
Coconut Creek, FL 33063

Any hearing hereunder shall occur as soon as practical and shall be limited to consideration of findings necessary to impose a fine and create a lien. If a request for a hearing is not timely received by the Code Compliance Office, the code enforcement order and resulting fine shall constitute a lien against the above-referenced property.

If a hearing is requested, you shall be notified of the date, time and place via U.S. Mail.

Sincerely,

Reshma Heraman
Senior Staff Assistant
cc: Briana Capone Code Compliance Supervisor

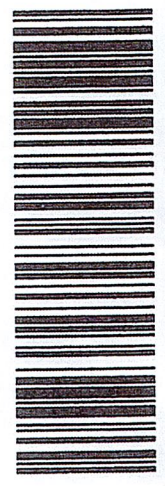


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CITY OF COCONUT CREEK
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ALLEN, NICHOLAS D
4340 NW 3 ST
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ALLEN, NICHOLAS D
4340 NW 3 ST
COCONUT CREEK FL 33066-1714

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage \$ _____	
Sent To _____	ALLEN, NICHOLAS D 4340 NW 3 ST COCONUT CREEK FL 33066-1714
Street and No. _____	
City, State, Z _____	
PS Form 38 _____	ons

09 0225 209T 0225 0T20 6856



AFFIDAVIT OF COMPLIANCE

Summons/Case # C25 05 0050

On **November 19th, 2025**, Nicholas Allen was issued an Order of the Special Magistrate to comply with Chapter(s) **6-36-b-9** by **January 29, 2026** for Summons to Appear #**C2505-0050**.

At approximately **10:30 AM**, on **April 6th, 2026**, I, Anthony Bell, verified on March 27th, 2026, that the lawn has been restored to permissible condition. Therefore, Nicholas Allen has complied with the Order of the Special Magistrate. The total fine amount owed as of **April 6th, 2026**, is **\$2,800.00**, along with an administrative fee of **\$25.00** for a total amount due of **\$2,825.00**.



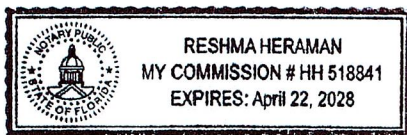
Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 8 day of April, 2026, by Anthony Bell.

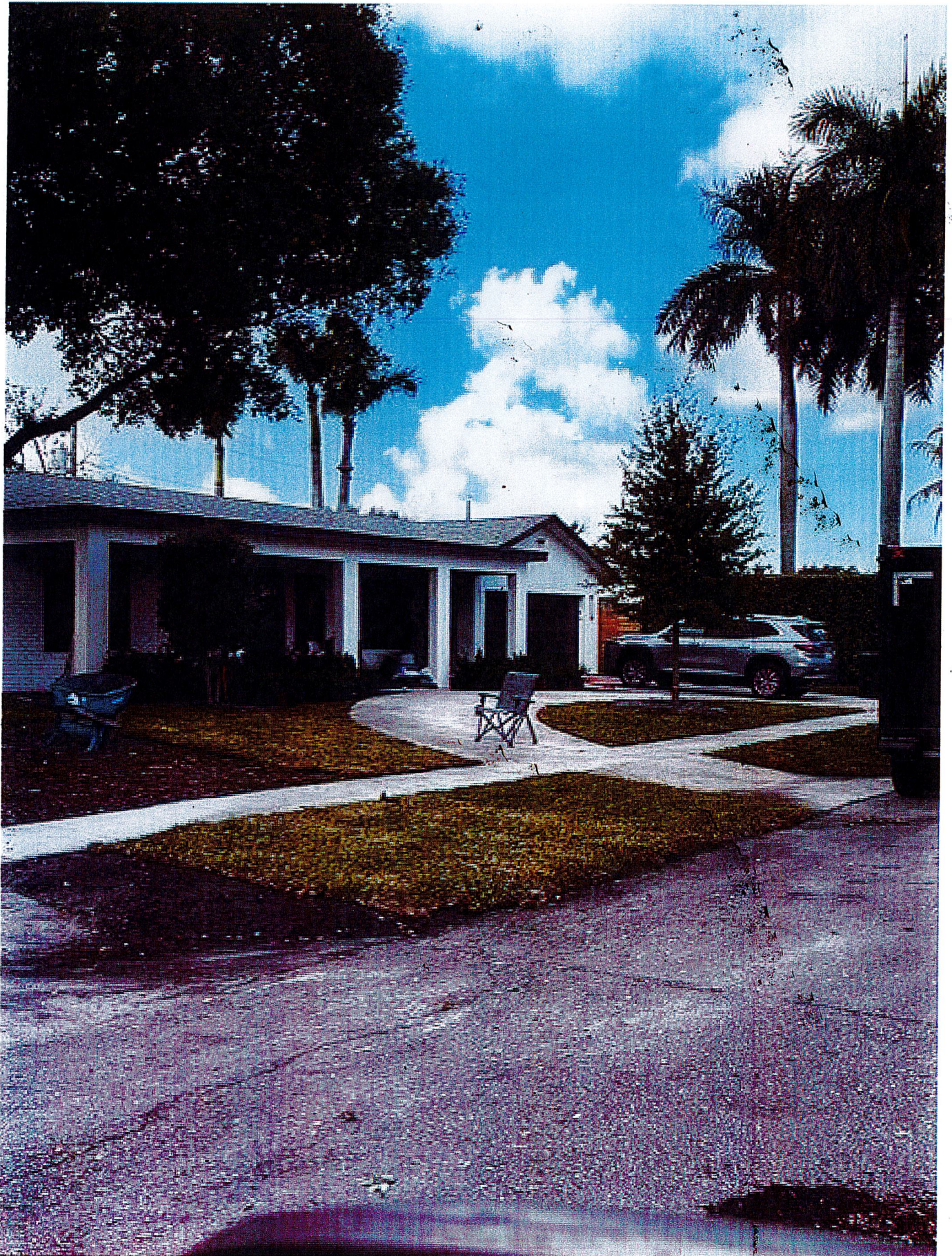


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



Compliance 3-27-2026

To: Bell, Anthony; Yanulevich, Coulton

Fri 3/27/2026 10:55 AM

Hi Tony,

Sods in!

Coulton - I spoke with Briana and no need to go out tomorrow since the sods installed.

Thank you!



Compliance 3-27-2026