

Randolph & Gina Nelson
3920 NW 23rd PL
Coconut Creek, FL 33066
(954) 448-2242 gnelsonhr24.7@gmail.com

Transmittal.pdf

6/17/2020

Department of Sustainable Development
4800 West Copans Road
Coconut Creek, FL 33063

To Whom It May Concern:

Please accept this as a letter introducing our request for a variance, (transmittal letter). We come to ask for a variance to code **Sec. 13-379. - Fences, walls and enclosures.** It is our understanding that our original permit was rejected on the basis of this part of the code: "Fences and walls shall not be permitted within a required front yard except as provided herein."

We feel that the yard being considered as "front," for us- it is not really front yard. We see this as a side yard to our home- due to the unique sitting of our home on the property. In fact, we can show that if the neighbor to the front of our home had property line that extended into the *same area* that we are requesting for our fence line, it would be accepted as a technicality of this code – since it is to the rear of his home, yet, it is towards the side of our home.

We ask too, if it possibly applies, to consider section (8) of code **Sec. 13-377. – Yard encroachments** which states that **(8) Fences, walls and hedges shall be permitted in required side and rear yards.**

The attached variance request will explain why we feel that we do need a variance from the code requiring fence not to exceed the front of the home.

Also attached:

- 1) Proof of ownership
- 2) Survey of Property
- 3) Proof that we have started the process of getting the certified map and 500 ft addresses past our property boundary lines.

Respectfully,

Gina and Randolph Nelson



PREPARED BY:



PINNELL SURVEY, INC.

5900 W. HILLSBORO BLVD., SUITE 215-A, COCONUT CREEK, FLORIDA 33073
 PHONE: (954) 418-4940 FAX: (954) 418-4941 EMAIL: ordm@pifund.net
 CERTIFICATE NO.: LB8857

REQUESTED BY



Weston **Coral Springs** **Boca Raton**
 p. 954.727.9160 p. 954.344.8420 p. 561.826.9332

SURVEY ADDRESS:

3920 N.W. 23RD PLACE
 COCONUT CREEK, FLORIDA 33066

CERTIFY TO:

1. RANDOLPH NELSON AND GINA NELSON
2. CAPITAL ABSTRACT & TITLE
3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
4. WELLS FARGO BANK, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: X
 BASE FLOOD ELEVATION: N/A
 CONTROL PANEL NO.: 120031-0170-II
 DATE OF FIRM INDEX: 08/18/14

POTENTIAL ENCROACHMENTS:

1. ROOF EAVE OVERHANG CROSSES OVER THE EASTERLY PROPERTY LINE.
2. 4 FOOT CHAIN LINK FENCE CROSSES OVER THE WESTERLY AND NORTHERLY PROPERTY LINES.
3. CONCRETE DRIVEWAY CROSSES OVER THE NORTHERLY PROPERTY LINE.
4. ASPHALT PAVEMENT CROSSES OVER THE EASTERLY PROPERTY LINE.
5. 2 FOOT VALLEY GUTTER CROSSES OVER THE NORTHERLY AND EASTERLY PROPERTY LINES.

LEGAL DESCRIPTION: LOT 29 OF "COCO POINTE"

THAT PORTION OF TRACT B, ACCORDING TO THE PLAT OF CENTURA PARC AT COCONUT CREEK, AS RECORDED IN PLAT BOOK 120, AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT B; THENCE RUN SOUTH 0°14'02" WEST (ON A PLAT BEARING) 267.50 FEET ALONG THE WEST BOUNDARY OF SAID PLAT, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°14'02" WEST 130.50 FEET ALONG SAID WEST BOUNDARY; THENCE RUN SOUTH 89°16'43" EAST 65.00 FEET; THENCE RUN NORTH 0°43'17" EAST 130.50 FEET; THENCE RUN NORTH 89°16'43" WEST 66.11 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

- | | | |
|--------------------------------------|---|---------------------------------|
| A = ARC | D.E. = DRAINAGE EASEMENT | P.C. = POINT OF CURVATURE |
| A/C = AIR CONDITIONER | ELEV. = ELEVATION | P.E. = POOL EQUIPMENT |
| A.E. = ANCHOR EASEMENT | E.M. = ELECTRIC METER | P.I. = POINT OF INTERSECTION |
| B.M. = BENCHMARK | F.P. & L. = FLORIDA POWER & LIGHT | P.R.C. = POINT OF REVERSE CURVE |
| B.C.R. = BROWARD COUNTY RECORDS | L.B. = LICENSED BUSINESS | P.O.B. = POINT OF BEGINNING |
| C.B.S. = CONCRETE BLOCK STRUCTURE | L.P. = LIGHT POLE | P.O.C. = POINT OF COMMENCEMENT |
| CHATT. = CHATTAHOOCHEE | M.H. = MANHOLE | P.P. = POWER POLE |
| C.O. = CLEANOUT | (M) = MEASURED | R = RADIUS |
| CONC. = CONCRETE | NAVD = NORTH AMERICAN VERTICAL DATUM | R/W = RIGHT-OF-WAY |
| C.L.F. = CHAIN LINK FENCE | NGVD = NATIONAL GEODETIC VERTICAL DATUM | T = TANGENT |
| C.L.P. = CONCRETE LIGHT POLE | NO. = NUMBER | (TYP.) = TYPICAL |
| (C) = CALCULATED | O.H. = OVERHANG | U.E. = UTILITY EASEMENT |
| C.B. = CHORD BEARING | O.R.B. = OFFICIAL RECORDS BOOK | W.F. = WOOD FENCE |
| C.R. = CABLE RISER | O/S = OFFSET | W.M. = WATER METER |
| (D) = DEED | (P) = PLAT | Δ = DELTA OR CENTRAL ANGLE |
| D.B. = DEED BOOK | P.B.C.R. = PALM BEACH COUNTY RECORDS | ⊕ = CENTERLINE |
| M-D.C.R. = MIAMI-DADE COUNTY RECORDS | P.B. = PLAT BOOK | ⊕ = ELEVATION |

GENERAL NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
10. THIS SURVEY IS FOR MORTGAGE AND TITLE PURPOSES ONLY.
11. BEARINGS SHOWN HEREON ARE PER DEED.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JASON H. PINNELL
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NO. 5734, STATE OF FLORIDA

REVISIONS	DATE	CHK'D BY

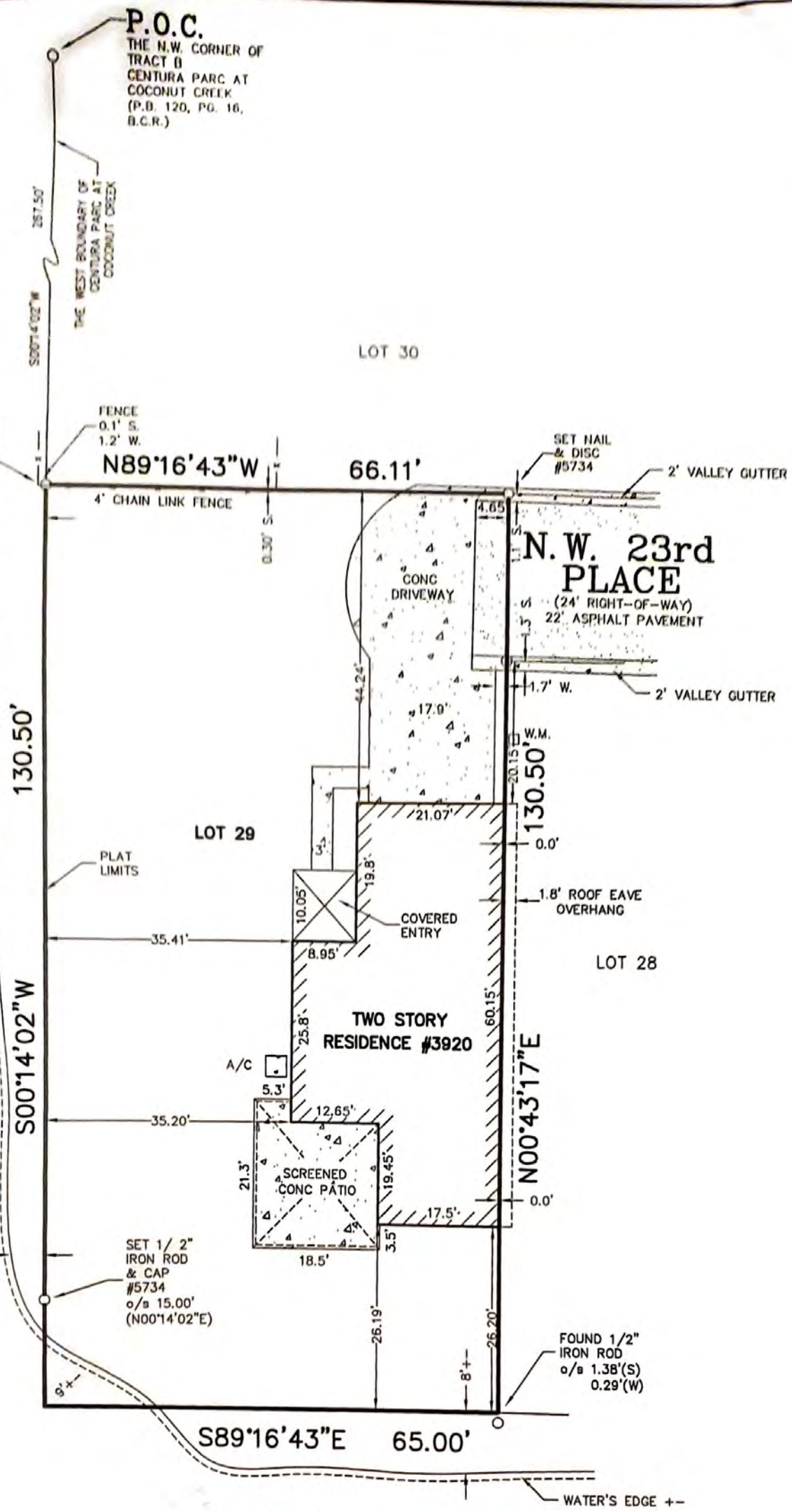
SKETCH NO.: 14-1624
DATE OF SURVEY: 10/09/14
CHECKED BY: S.A.
FIELD BOOK/PAGE: 488/25
SIDE 1 OF 2



P.O.C.
 THE N.W. CORNER OF
 TRACT B
 CENTURA PARC AT
 COCONUT CREEK
 (P.B. 120, PG. 16,
 B.C.R.)

P.O.B.
 SET 1/2" IRON
 ROD & CAP
 #5734

TARTAN COCONUT CREEK
 PHASE I
 (P.B. 103, PG. 29)
CANAL
 (O.R.B. 7744, PG. 778)



SCALE: 1" = 20'	SKETCH NO.: 14-1624
DRAWN BY: SP	SIDE 2 OF 2



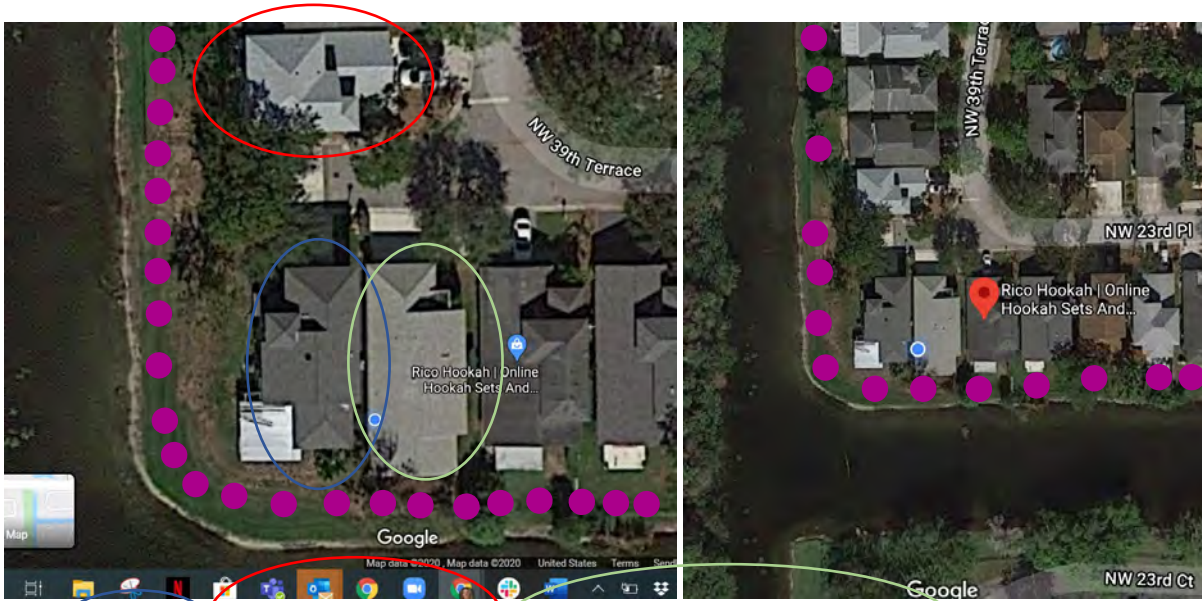
VARIANCE JUSTIFICATION STATEMENT

Please fill out the following in **COMPLETE DETAIL**, a restatement does not satisfy code requirements.

VARIANCES (Section 13-33(d))	
1.	<p>Special conditions and circumstances exist which are peculiar to land, structures or buildings involved, and which are not applicable to other lands, structures or buildings in the same zoning districts.</p> <p>See attached under subheading: Special Conditions and Circumstances</p>
2.	<p>The special conditions and circumstances do not result from actions of the applicant.</p> <p>See attached under subheading: Special Conditions and Circumstances do not result from actions of applicant</p>
3.	<p>Granting a variance will not confer special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.</p> <p>See attached under subheading: Granting a variance will not confer special privilege</p>
4.	<p>Literal interpretation of the regulations of this chapter will deprive the applicant of rights shared by other property owners holding property in the same zoning district under the terms of the Land Development Code and cause unnecessary and undue hardship on the applicant.</p> <p>See attached under subheading: Will deprive applicant of rights shared by other property owners on our block and in our community</p>
5.	<p>The variance granted is the minimum variance that will make possible the reasonable use of land, buildings or structures.</p> <p>See attached under subheading: Variance minimum</p>
6.	<p>Approval of a variance will be harmonious with the general intent and purpose of the Land Development Code and that such variance will not degrade the area involved or be detrimental to public welfare.</p> <p>See attached under subheading: Variance harmonious with general intent of land, will not degrade or be detrimental to public welfare</p>

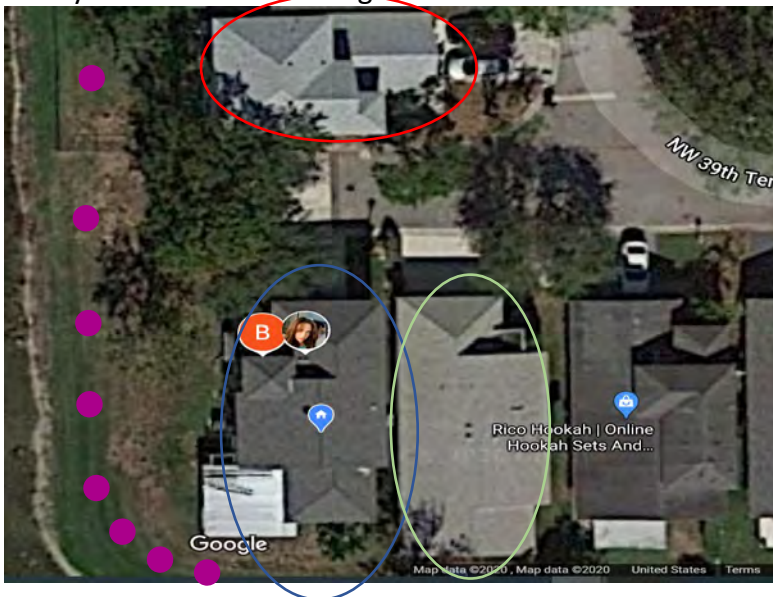


Special Conditions and Circumstances (aerial photo descriptions)



Key: Our Home neighbor on 39th Ter neighbor to our right on 23rd PL

● back yard line across all neighbors



Side Note (example)

SEE NEIGHBOR ON 39TH TER AND HIS BACKYARD FENCE. IF HE HAD A PROPERTY LINE THAT WENT FURTHER SOUTH, HIS FENCE WOULD HAVE BEEN APPROVED BECAUSE IT IS IN BACK OF HIS HOME. OUR HOME'S DIRECTION OR PLACEMENT WOULD NOT HAVE BEEN A CONSIDERATION TO HIS REQUEST.

- All homes, except ours, have a yard in front of their home and in back, which easily discerns the front and back yards. **All homes, except ours, face a street.** Our home has no clear front or back yard.
- An important note is that **if the neighbor facing 39th Ter had submitted a request, and owned a portion of the property to the left of our home, he would have been approved** for the fence because **it is behind his home's line.** Our home's "front" would not have been considered in his request- only his property survey and line would have been considered. The ordinance would not have protected us from having a fence line to the front of our home.
- Our home is **unique in the placement upon our property and in terms of how it faces the side of a neighbor's home- who lives on another street.** This fact isn't clear on our survey (or his) when approving a single home's fence line.
- **Our home is at the end of what is considered (in most neighborhoods) a cul-de-sac.** Our yard runs along the side of our home - to one neighbor's back yard fence line, and wraps around to the back of our home, to the other neighbor's back yard fence line, **effectively making it a back yard line for both streets.**

- **Our home is the only one that is facing another home's side, in its entirety.** Our home front and driveway face the neighbor's side wall and does not face a street. In fact, the street NW 23rd PL encroaches on our driveway and property line where it ends, according to our survey. We can see the back yards of the neighbors in front of us, from our yard, since **they all line up together.** This means that **it would be a normal continuation of those fences right through our yard.** This is the case- on both sides- of our home. *Our yard on both ends, lines up with back yards on both streets.* (see ● above)

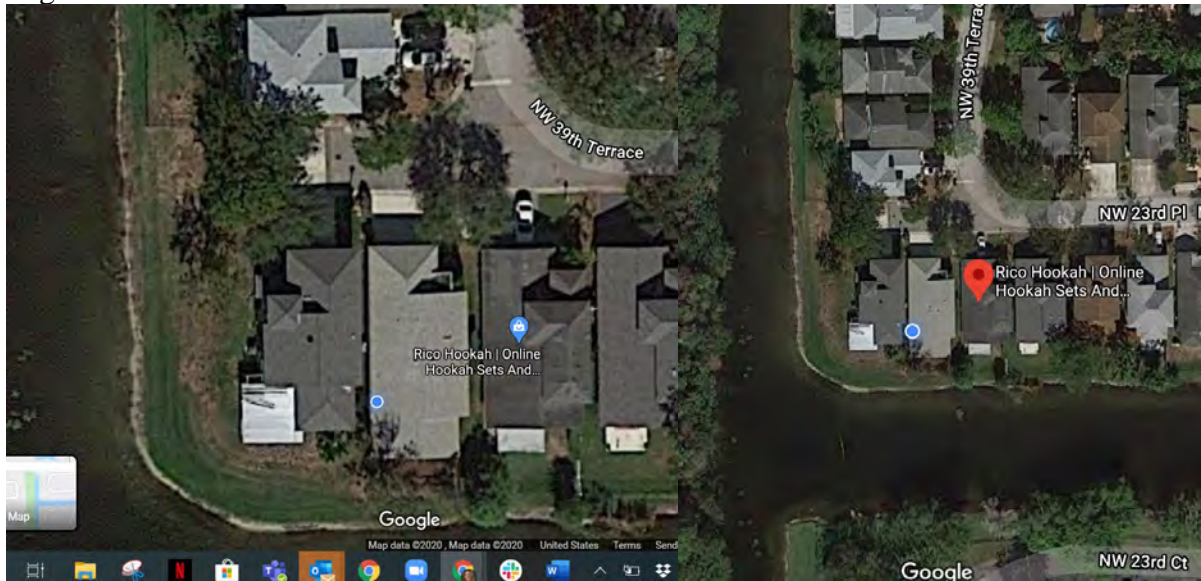
The plan would be to place the front of the fence line back far enough, behind the trees, **to create/define the look and perception of a front yard.** We are flexible on how far behind this tree line that this fence line should go. (See Slide 4)

The proposed continuation of this fence line is **behind the neighbor's home (across from us), at all times, which is in line with the city's rules.**

Below is a fuller view of our yard and **where the fence line is currently scheduled to end.** This creates a gap in our yard line. Instead, we hope to continue this fence line to the neighbor's fence, installing a gate to access the water, of course. **If the gap remains, people will continue to believe that the property is common area,** it will also continue to be a danger to others who like to play or fish on the canal. Our children would lose use of that area of non-fenced play space. **Our property taxes would thus be paying for perceived common area for this community, rather than for our own property and usage.**



Below are some unmarked aerial views of the home from above. The fence line would be behind the large trees.



- Our home and property runs along two canals seen above in the aerial views. NW 23rd PL, where we live, ends and encroaches upon our driveway- on the right side of our home. We happen to be at the very end of 23rd PL- *past* where the two streets meet. In fact, **our home does not really face any street, it faces the side of another home.** The canal behind our home, is owned by our association. The other canal, to the left of our home, is owned/maintained by the city. **The waterfront that is owned/maintained by the city is at risk of people falling in the water from our property, if we don't continue the fence line to the neighbor's fence line. We wish to safeguard our own children and many children that live on our street.** There are many kids in the neighborhood, and many with babies and small children on our street. Many have walked through our yard, despite a clearly placed no “trespassing sign,” to fish and play at the water. This provides a health/safety risk to people, and a liability risk to us as homeowners.
- Our property is many times mistaken as common area, rather than our personal lawn. We have tried to tell people who come on our property otherwise, but we do have repeat offenders who visit our yard, enter onto the property, walk their dogs, park on our lawn, fish at the water and play at the water. **We have tried means to notify others about this being personal property by telling them so, placing signage, notification through our association newsletter and we placed a basketball hoop and swing in the front to make it look like personal property.** We have trees that we also have lining the property, but this doesn't block the public from accessing the property. Below are pictures of this personalization effort and signage.



The following picture shows how some people disregard the posted no trespassing sign and come and fish from our yard. This is a teenager, but sometimes it is small kids and, **as a trained firefighter, I know that Florida has one of the highest rates of child drownings in the entire country.**



Special Conditions and Circumstances do not result from actions of applicant

- The building of our home, its **layout and unique position** of our home (**facing another home's side view**) was not something **we had control over**.
- The fact that **our yard, in its entirety, lines up with every other back yard** (on both sides) is something that **wasn't caused by us**.
- We are **tucked into an odd spot on this block, where we aren't facing any streets**. Most likely, the last home on the street should have been where the street actually ends. Or, the house should have been placed to face the street or placed as a corner home. **Tucking one more home onto NW 23rd Place, has been a disadvantage where it pertains to home and driveway placement. This is not a decision we were a part of.** Most cul-de-sac have homes surrounding the cul-de-sac, but still face the street.

Granting a variance will not confer special privilege

- We believe that granting this variance does not equate to special privilege. **We don't believe others have these unique circumstances.** We are at least sure that nobody in Centura Parc has this unique situation, as we have driven around to look for a duplicate scenario.
- **We do not currently have a clearly marked front lawn, like everyone else on our street.** In fact, so many have perceived that our "front" is common area property. Additionally, **the fence line would always be in line with every other fence line behind both of our neighbor's homes. The fence line would also be offset enough from our driveway - to create a better perception of a more clearly defined front yard.**

Will deprive applicant of rights shared by other property owners on our block and in our community

- We pay taxes on the entire property, but are effectively being denied use of the entire property the way we want to use it.
- Not having a fence in that area, means a lack of privacy and safety and ability to use the land the way we want to. By not having a fence there, we are depriving our children of the extra play area. There would be no means to keep others from coming and using that as an area to play, fish, picnic, etc. Every other homeowner is able to contain the use of their land/property via a fence.
- Many have perceived that our "front" is common area property. **This poses hardship to us, as people enter our property freely and we feel "at risk" for liability.** We also have felt risk as strangers have

entered our property at times when we have our own children playing outside in our yard. Our kids have run inside reporting “a stranger” in our yard. It has been quite difficult.

For instance the following are just a few instances we have experienced: 1) On one occasion, I had a difficult person (who was walking his dog) tell me that he didn’t believe that was our property and that he would return any time he “damn well pleased” and that he dared me to “try and stop” him from entering the property. 2) On another occasion, we had to ask the police to tow a car off our lawn because we could not find who the car belonged to. Once the police came to check it out, the neighbor (a few doors down from us) whose guests were there ran out to move their car. 3) During a Halloween party, hosted by a neighbor down the street, had his guests park on our lawn and there were a few cars. It rained and, even though the drivers left when we asked, it was not before leaving significant tire damage on our lawn in two spots, because of the hard rain. It was at that point that we complained to the association and asked them for help in announcing that private property should be respected and that no parking was allowed on grass anywhere, private or not. We still have had problems, despite the association’s attempts to help.

Variance minimum

- The proposed positioning of the fence is not directly at the property edge. We are asking to position it back so that it still looks pleasant from the street- and remains behind our large trees and behind other homes.

Variance harmonious with general intent of land, will not degrade or be detrimental to public welfare

- The fence request is harmonious with general intent of land, **it does not change it from residential property or change it from a yard.** It is not detrimental to public welfare, in fact, the way it stands now could be considered as detrimental to public welfare. Not having use and being allowed to enclose this part of our property actually changes the intent of the land – to perceived common area within the community.



Lake Maintenance Easement Agreement

To the City of Coconut Creek:

I propose to apply for a City permit to erect a fence in the lake maintenance easement on my property located at 3920 NW 23 PL COCONUT CREEK, FL 33066 the legal description of this property being

Lot No. 29 Block No. 103

Subdivision CENTURA PARC

A brief description of dimensions and location from property lines: _____

Owner Name: RANDOLPH NELSON

(Please print)

Street Address: 3920 NW 23 PL

City/State: COCONUT CREEK FL 33066

Contractor Name: N/A

Street Address: _____

City/State: _____

I understand that Broward County, City of Coconut Creek and/or the Homeowner's Association or it's agents will not be responsible in any way for repairs to, or replacement of, any portion of this fence (description of work to be done) and that removal or replacement of this fence for your use of this easement will be done at my expense. Also, all expenses for repairs or damages incurred during or as a result of construction or maintenance of this fence (description of work to be done) will be my responsibility. This agreement is in effect for present owners, renters and future successors and assignors. Furthermore, the slope of the lake maintenance easement will not be altered and will be kept at 4(H):1(V).

Print Owner's name RANDOLPH NELSON

Owner's signature [Signature]

State of FL

County of Broward

Witness my hand and official seal at _____, On this 9 day of April, 2020

Notary Public Signature [Signature]

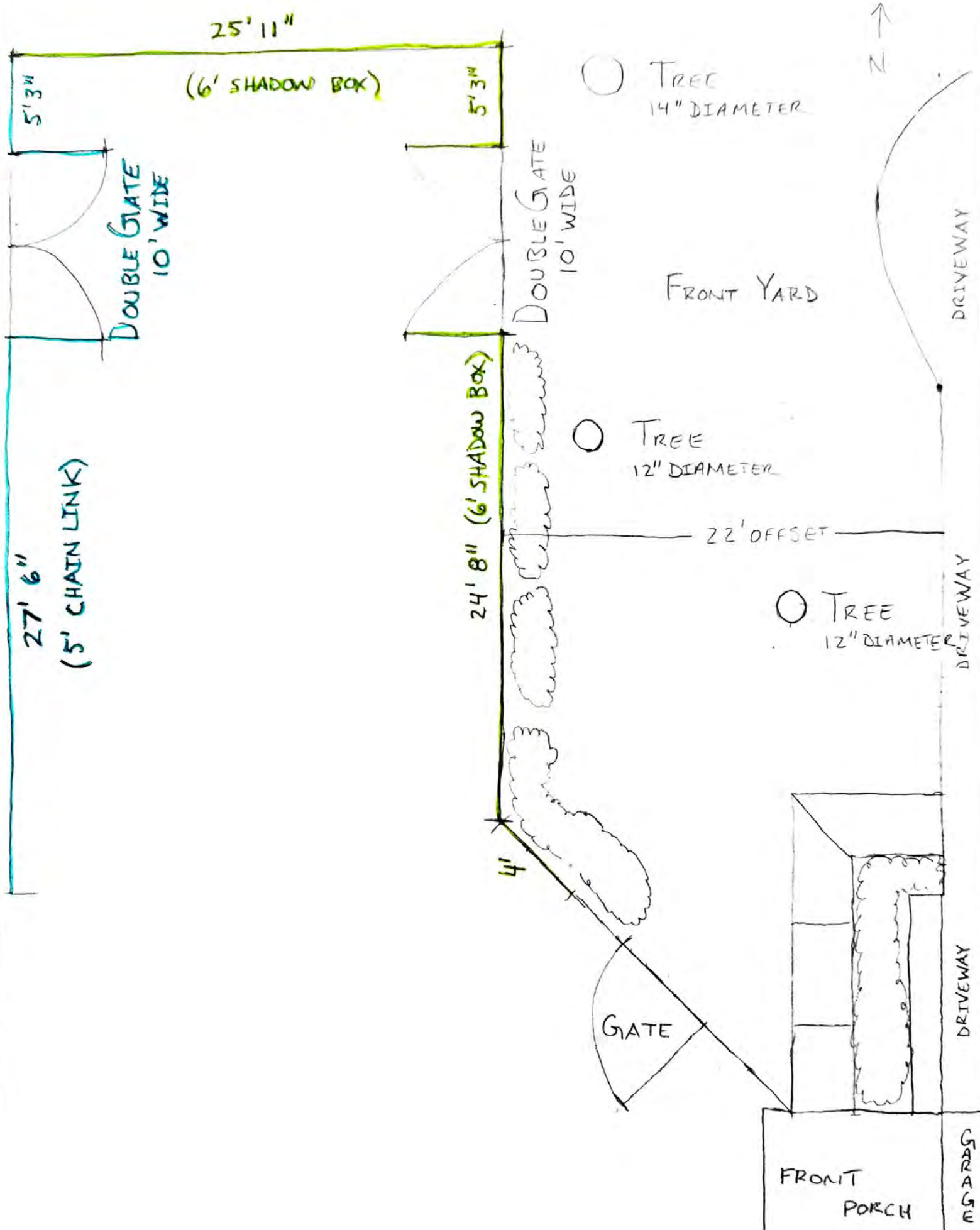
Seal

Print Notary Name Meredith Dubrow

My commission expires: April 6, 2022



MEREDITH DUBROW
Commission # GG 165836
Expires April 6, 2022
Bonded thru Budget Notary Services



25' 11"

(6' SHADOW BOX)

5' 3"

DOUBLE GATE
10' WIDE

27' 6"
(5' CHAIN LINK)

DOUBLE GATE
10' WIDE

24' 8" (6' SHADOW BOX)

22' OFFSET

4'

GATE

TREE
14" DIAMETER

TREE
12" DIAMETER

TREE
12" DIAMETER

N

DRIVEWAY

DRIVEWAY

DRIVEWAY

FRONT
PORCH

DRIVEWAY

CENTURA PARC

2019

Property Management Office Email: CP133066@yahoo.com

Property Management Manager Email: centuraparcmanager@yahoo.com

Clubhouse Office Email: centurastaff@gmail.com



Doggie Stations are a courtesy. Please do not abuse. **Clean up after your dog.** It's the law!

Thanksgiving Day
Clubhouse open from **9am - 3pm**
Management office closed 11/28 & 11/29

Brunch

Tuesday, November 12th
11.00 am \$3 per person



Parking in the Community

Parking in the swale or parking on the grass is prohibited throughout the community and is subject to tow. Parking in front of fire hydrants will result in automatic tow. Street parking is prohibited throughout the community and causes an impedence to emergency vehicles and others. Your vehicle may be ticketed or towed without warning. For additional information call the Property Management Office.

Guest Gate Access

Newsletter.pdf

→ mail.google.com/mail/u/0/?tab=rm&ogbl#search/centura/FMfcgxwGCZwpHnwLc

DP Admin



Expensify



Adobe



Expedia



CALIPER: Log In



HUB

JAN 2020 NEWSLETTER.pdf

Compose

Inbox

Starred

Snoozed

Important

Sent

Drafts

Start a meeting

NO TICKET OR TOW IN THE CLUBHOUSE PARKING LOT ON FRIDAYS, SATURDAYS, AND SUNDAYS



Open with Google

Parking Rules for LakeView Homes

No parking in the grass.

No parking in front of fire hydrants.

No street parking from 12:00am—6:00am.

In community parking lots vehicles must be parked head in only, do not back into spaces. Any vehicle upon Association property must bear current registration tags and must be operable under its own power. No derelict vehicles are permitted.

VEHICLES IN VIOLATION OF ANY OF OUR RESTRICTIONS MAY BE TOWED FROM THE PREMISES OR TICKETED WITHOUT WARNING.

ATTENTION CENTURA PARC RESIDENTS

IMPORTANT ANNOUNCEMENTS TO OUR RESIDENTS

IN REGARDS TO YOUR LAWN CARE AND TRASH DISPOSAL

Please **TRIM** any trees that are hanging over into the street, as well as trees that are near lights and light poles in your backyard.

Doggie Stations are a courtesy. Please do not abuse. Clean up after your dog. It's the law!

Trashcans may **NOT** be seen from the street during non-trash pickup days.

Alhambra Residents Notice: Remember to please latch the dumpster enclosure doors after using the dumpster and close lid. Thank you for your cooperation.

PET NEWS

You are required by our rules and as dictated by city code to have your leashed when the are not on your private property.

You may not allow your pets to roam free on common grounds or allow **unauthorized use of another's private property**. **Common ground** will include sidewalks, pathways, streets, and grass and lake areas maintained by the association. As a pet owner or care-taker you're are required to remove pet waste in a timely fashion on common ground and your private property as to not cause a nuisance to neighbors. Please restrict your pets from annoying noise, vicious or mean behavior. Pets are not permitted at pool areas and basketball or tennis courts.

7/14/2020

Yahoo Mail - centura parc

Emails.pdf

centura parc

From: Meredith Dubrow (centuraparcmanager@yahoo.com)

To: gnelsonhr24.7@gmail.com

Date: Monday, February 15, 2016, 09:46 AM EST

* I want to apologize for what the neighbors did, are you able to send me the address please. I want to send out a letter to the owner. I will speak to the guards at the gate, we have a few new ones. I will also speak to the owner of the company to make sure the guards know the rules. They should call the supervisor to order a tow truck to come out. I will speak to them on this topic. The rules are no parking on the grass.

Thank you,

Meredith Dubrow
Community Association Manager

Centura Parc Homeowners Association, Inc. 2395 Northwest 36th Avenue Coconut Creek, Florida 33066
Office: 954-968-8322 - Fax: 954-968-6767

E-mail: CenturaParcManager@yahoo.com

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7/14/2020

Yahoo Mail - Re: centura parc

Re: centura parc

From: Gina Nelson (gnelsonhr24.7@gmail.com)
To: centuraparcmanager@yahoo.com
Cc: randynelson17@gmail.com
Date: Monday, February 15, 2016, 06:50 PM EST

Hi Meredith, thank you so much for your response. I appreciate it.

Address 3900 (2 doors down from is)
3900 NW 23rd Place Coconut Creek, 33066.

Gina Nelson

On Feb 15, 2016, at 9:46 AM, Meredith Dubrow <centuraparcmanager@yahoo.com> wrote:

I want to apologize for what the neighbors did, are you able to send me the address please. I want to send out a letter to the owner. I will speak to the guards at the gate, we have a few new ones. I will also speak to the owner of the company to make sure the guards know the rules. They should call the supervisor to order a tow truck to come out. I will speak to them on this topic. The rules are no parking on the grass.

Thank you,

Meredith Dubrow
Community Association Manager

Centura Parc Homeowners Association, Inc. 2395 Northwest 36th Avenue Coconut Creek, Florida 33066
Office: 954-968-8322 - Fax: 954-968-6767

E-mail: CenturaParcManager@yahoo.com

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7/14/2020

Yahoo Mail - Thank you

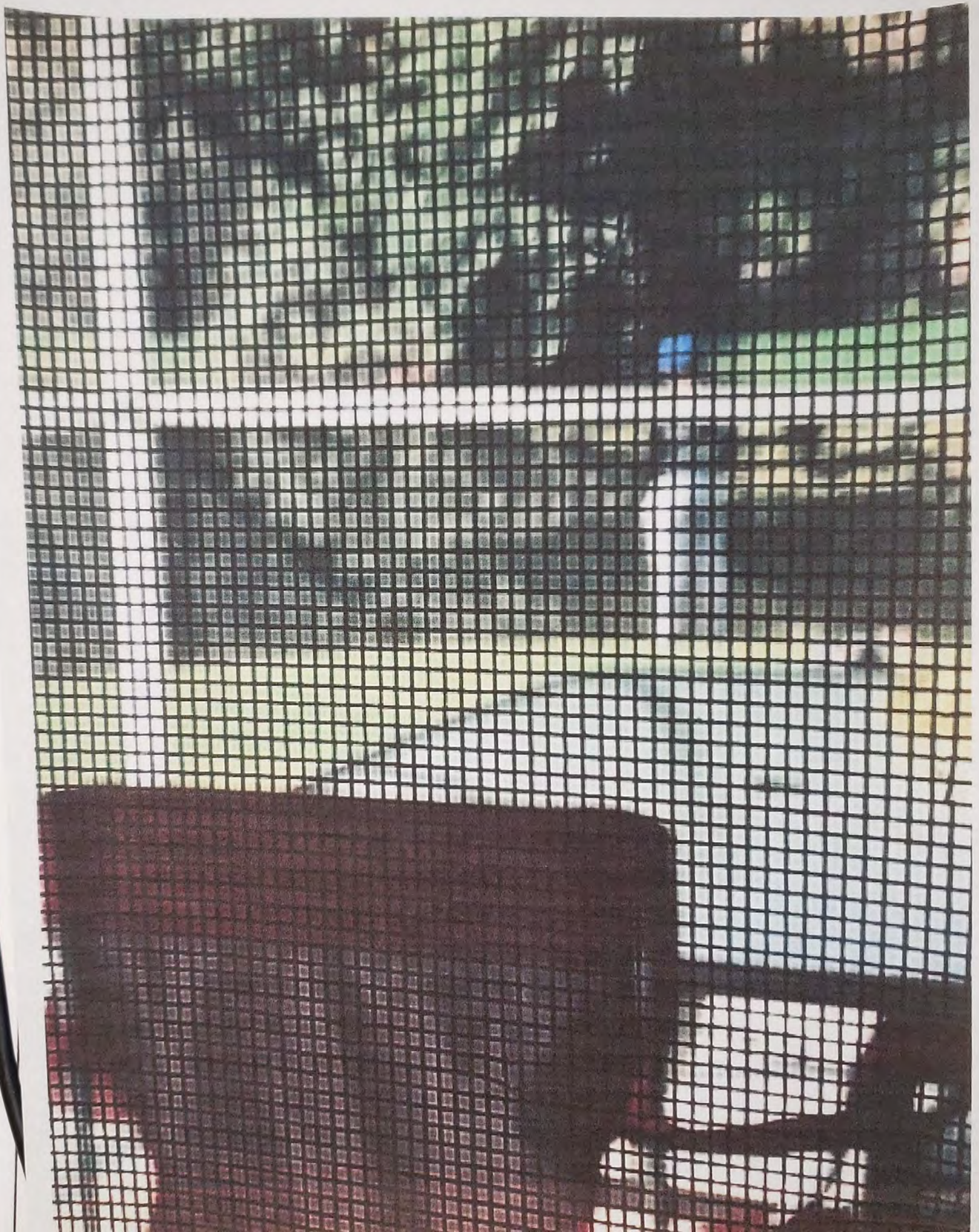
Thank you

From: Gina Nelson (gnelsonhr24.7@gmail.com)
To: centuraparcmanager@yahoo.com
Cc: randynelson17@gmail.com; gnelsonhr24.7@gmail.com
Date: Thursday, December 8, 2016, 12:18 PM EST

* Hi Meredith, thank you for trying to get someone out to check our property for the strangers in the back yard. There were actually two back there and below is three pictures. As you can see they were right outside our patio near the water. They were there from about 10:00 to 11:19 and my daughter was unable to go outside to walk our dogs. Even though her dad was there, he is sick and worked last night, so she couldn't wake him and got scared and put our home alarm on. I was at work and little could be done by me, which made me nervous as well. I thank you for being willing to help and we will keep you posted if this happens again. If you can tell who this is - if they live in the community- we would appreciate some communication to them not to enter our private property. Thanks so much for your help.

Gina Nelson





7/14/2020


Yahoo Mail - Cars in driveway and lawn


Cars in driveway and lawn

From: Gina Nelson (gnelsonhr24.7@gmail.com)
To: CP133066@yahoo.com; CenturaParcManager@yahoo.com
Cc: randynelson17@gmail.com; gnelsonhr24.7@gmail.com
Date: Saturday, October 28, 2017, 11:47 PM EDT

X Hi, we had some cars parked in our driveway (blocking us from pulling out our car) and a car in our lawn that caused the attached damage. These cars were parked there from a party that 3900 NW 23rd Pl was having (2 doors down from us). We are pretty upset- the security guard did ask them to move their cars to the clubhouse- and they did, just now. However, this is the second time that particular neighbor had a party resulting in guests parking on our lawn. I'm wondering if the association can send a letter about not parking in others' driveways and on lawns? We appreciate anything that can be done.

Thank you
Gina Nelson

 image1.jpeg
193.7kB

 image2.jpeg
178.6kB



Page 1 of
Centura Parc
Application
for fence

CENTURA PARC

REQUEST TO ARCHITECTURAL CONTROL COMMITTEE FOR APPROVAL TO MODIFY PROPERTY

To be filled in by applicant (PLEASE PRINT):
DATE OF REQUEST 3/20/2020 VILLAGE Lakeview
NAME OF APPLICANT(S) RANDOLPH NELSON
MAILING ADDRESS 3920 NW 23 PL
UNIT/LOT # 6029-L MODEL TYPE _____ PHONE NUMBER (954)608-7555

In accordance with the requirements of Article IX of the Declaration of Restrictions of Centura Parc, I hereby request approval for the following modification.
(Describe here the modification requested)

REQUESTING TO INSTALL SHADOW BOX FENCE IN THE FRONT AND SIDES CHAIN LINK FENCE ON THE WINTER SIDE.

Home owner installing himself - No company

[Signature]
Applicant's Signature
Date 3/20/2020

- INSTRUCTIONS**
1. Complete all items requesting information. Sign where required.
 2. Two complete sets of plans and specifications prepared by an architect, landscape architect, engineer or other qualified person shall be attached to this application.
 3. Information contained in these plans and specifications must show the nature, kind, shape, height, materials, color scheme and location of the requested change or alteration, depending on the type of modification requested.
 4. As a condition precedent to granting any request for a change, alteration or addition, the applicant, his heirs and assigns, hereby assumes sole responsibility for the repair, maintenance or replacement of any such addition, alteration, or change.
 5. The applicant assumes all responsibility for any infringement on or interference with existing facilities and easements on the property.
 6. An approval or denial will be delivered within 30 days after request is received.
 7. Approval of this request does not constitute approval of the structural integrity of the requested modification, and is intended solely to maintain harmonious visual aesthetics within the community.
 8. All applicable governmental permits or approvals must be obtained by the applicant and a copy furnished to the Architectural Review Committee before work is to begin.

ACTION TAKEN
Your request is APPROVED _____ CONDITIONALLY APPROVED DISAPPROVED _____ INCOMPLETE _____

The following additional information is required or approval is conditioned upon:
You must obtain a permit from the city
Please notify office when complete

Fence will need to be stained when completed w/ Behr's cedar SCTL46

CENTURA HOME OWNERS ASSOCIATION, INC.
By: [Signature]

Date 3-30-2020

ALL APPLICABLE GOVERNMENTAL PERMITS OR APPROVALS MUST BE OBTAINED BY THE APPLICANT AND A COPY FURNISHED TO THE ARCHITECTURAL REVIEW COMMITTEE BEFORE WORK IS TO BEGIN

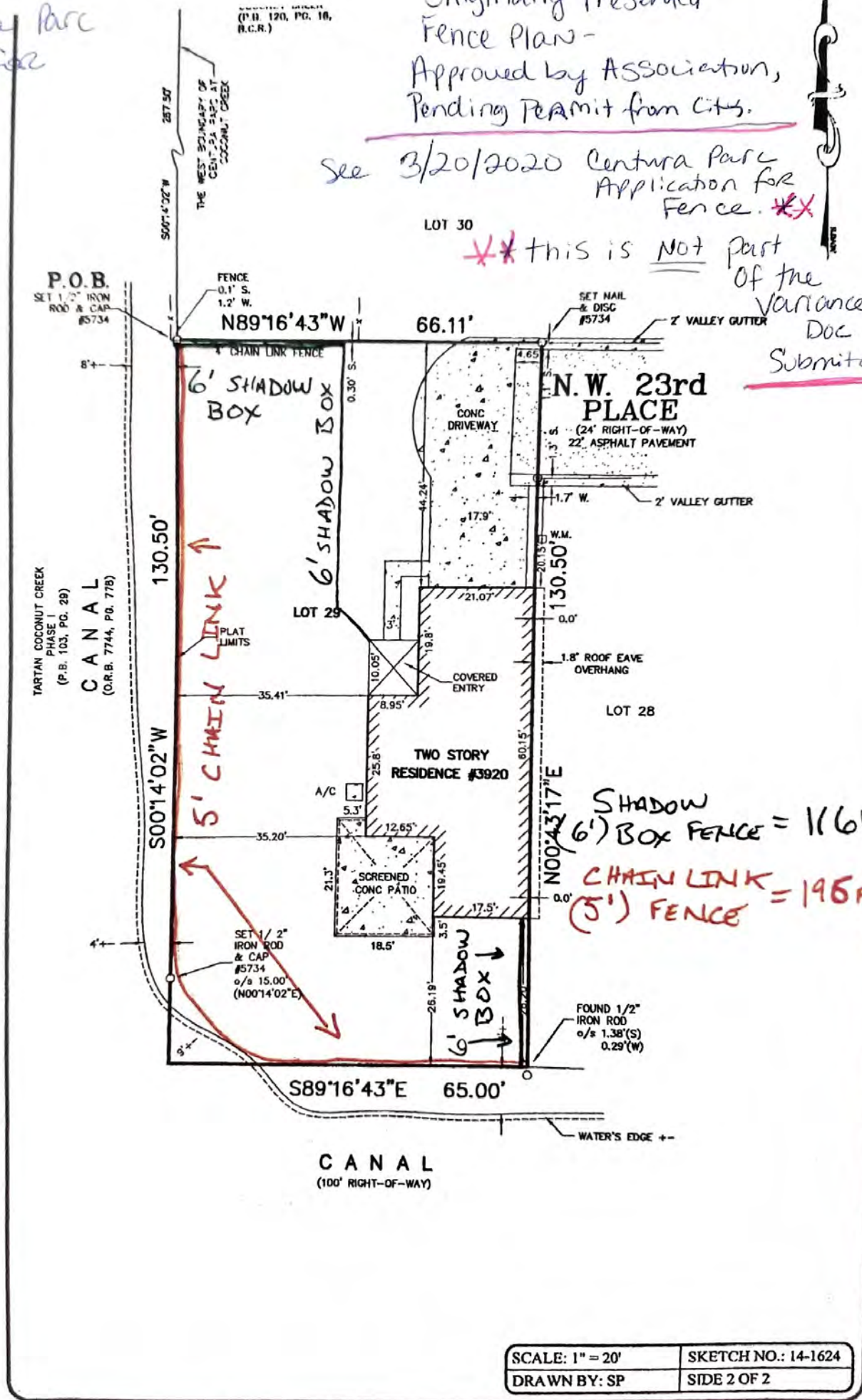
- ATTACH REQUIRED INFORMATION:
- ___ PRODUCT APPROVAL ___ CONTRACTOR'S LICENSE
 - ___ COPY OF CONTRACT ___ SPECIFICATION'S / DESCRIPTION OF PROPOSED WORK/MATERIALS
 - ___ DETAILED DRAWINGS ___ CONTRACTOR'S INSURANCE CERTIFICATE LIABILITY & WORKMAN COMP

Page 2
of Centura Parc
Application for
fence

Originally Presented
Fence Plan -
Approved by Association,
Pending Permit from City.

See 3/20/2020 Centura Parc
Application for
Fence. ~~**~~

~~**~~ this is Not part
of the
Variance
Doc
Submittal



SHADOW
(6') BOX FENCE = 116 FT
CHAIN LINK
(5') FENCE = 195 FT

SCALE: 1" = 20'	SKETCH NO.: 14-1624
DRAWN BY: SP	SIDE 2 OF 2