



CITY OF COCONUT CREEK AMENDED DOCKET FOR SPECIAL MAGISTRATE HEARING

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: July 22, 2026
Time: 2:30 p.m.
Hearing No. 2026-0722

1. Call to Order
2. Explanation of Proceedings by Special Magistrate
3. Swearing in of Witnesses
4. Cases

Citation No.	Property Owner/Violator Address Violation	Violation Date
<u>Officer Anthony Bell</u>		
<u>C26040147</u>	CK 9 Investment LLC 1591 N Powerline Road Pompano Beach FL 33067 Violation Address: 3970 NW 5 Street Chapter 19, Section 33 Parking in a prohibited area: Three vehicles on front lawn: \$75.00 fine per each vehicle observed	<u>06/15/26</u>

Status Conference

- **Officer Anthony Bell**

<u>C26030182</u>	Findel, Jared 4301 Martinique Circle #B1 Coconut Creek FL 33066 Violation Address: 4301 Martinique Circle #B1 Chapter 13, Section 38-a Failure to complete permit process: Expired permit: Kitchen renovation	<u>03/26/26</u>
<u>C25080136</u>	Martinique Village III 4801 Martinique Place Coconut Creek FL 33063 Violation Address: 4801 Martinique Place Chapter 13, Section 38-a Failure to complete permit process for Broward Safety Inspection Program	<u>08/25/25</u>

Amended Special Magistrate Administrative Hearing Docket

July 22, 2026

Page 2

Officer Briana Capone

<u>C26040064</u>	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point FL 33064 Violation Address: 3910 NW 43 Street Chapter 13, Section 38-a Failure to obtain and complete permit: Occupancy change of use required educational *Repeat Violation*	04/09/26
<u>C26040065</u>	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point FL 33064 Violation Address: 3910 NW 43 Street Chapter 9, Section 2 Fire prevention and protection: Failed fire inspections	04/09/26
<u>C26040067</u>	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point FL 33064 Violation Address: 3910 NW 43 Street Chapter 13, Section 331 (n) Zoning district regulations community facilities. Special land use required: Farm school LLC	04/09/26
<u>C26040068</u>	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point FL 33064 Violation Address: 3910 NW 43 Street Chapter 18, Section 29 Business tax receipt required: Farm school LLC	04/09/26
<u>C26040070</u>	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point FL 33064 Violation Address: 3920 NW 43 Street Chapter 13, Section 38-a Failure to obtain and complete permit: Occupancy change of use for business, residential and assembly *Repeat Violation*	04/09/26
<u>C26040071</u>	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point FL 33064 Violation Address: 3920 NW 43 Street Chapter 9, Section 2 Fire prevention and protection: Failed fire inspections	04/09/26
<u>C26040073</u>	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point FL 33064 Violation Address: 3920 NW 43 Street Chapter 18, Section 29 Business tax receipt required: Redstone Ranch LLC	04/09/26

Amended Special Magistrate Administrative Hearing Docket

July 22, 2026

Page 3

C26040076	Cody, Andrew & Patton, Michelle	04/09/26
	2340 NE 35 Street Lighthouse Point FL 33064	
	Violation Address: 4551 NW 39 Avenue	
	Chapter 13, Section 373	
	Accessory use – Structure: Chickee hut: setback requirements not met, location prohibited	
C26040079	Cody, Andrew & Patton, Michelle	04/09/26
	2340 NE 35 Street Lighthouse Point FL 33064	
	Violation Address: 4361 NW 39 Avenue	
	Chapter 13, Section 373	
	Accessory use: Structure: Chickee hut: setback requirements not met, location prohibited	

Status Conference**- Officer Briana Capone**

C24120044	Cody, Andrew & Patton, Michelle	12/19/24
	2340 NE 35 Street Lighthouse Point, FL 33064	
	Violation Address: 4300 Vinkemulder Road	
	Chapter 13, Section 38-a	
	Failure to obtain & complete permit process: Fences	
C25020054	Cody, Andrew & Patton, Michelle	02/12/25
	2340 NE 35 Street Lighthouse Point, FL 33064	
	Violation Address: 4551 NW 39 Avenue	
	Chapter 13, Section 40-a-1	
	Failure to obtain & complete engineering permit: Asphalt installation	

Officer Luis Montano-Garcia

C26030174	Centro NP Coconut Creek Owner LLC	03/25/26
	200 Ridge Pike #100 Conshohocken PA 19428	
	Violation Address: 4937 Coconut Creek Parkway	
	Chapter 9, Section 2	
	Fire prevention and protection failed inspections for Cloak & Dagger	
C26050158	Centro NP Coconut Creek Owner LLC	05/21/26
	200 Ridge Pike #100 Conshohocken PA 19428	
	Violation Address: 4811 Coconut Creek Parkway	
	Chapter 13, Section 38-a	
	Failure to complete permit process for gas pump canopy and convenience store facade	
C26050159	Centro NP Coconut Creek Owner LLC	05/21/26
	200 Ridge Pike #100 Conshohocken PA 19428	
	Violation Address: 4811 Coconut Creek Parkway	
	Chapter 13, Section 38-a	
	Failure to complete permit process for gas pump replacement	

Amended Special Magistrate Administrative Hearing Docket

July 22, 2026

Page 4

C24070013	Jeanty, Simone	07/03/24
Cont. from 04/22	5911 NW 40 Lane Coconut Creek FL 33073 - 4045 Violation Address: 5911 NW 40 Lane Chapter 6, Section 36-b-9 Lawn and or landscaping (non-maintenance) Bare area on north side of property	
C24070015	Jeanty, Simone	07/03/24
Cont. from 04/22	5911 NW 40 Lane Coconut Creek FL 33073 - 4045 Violation Address: 5911 NW 40 Lane Chapter 13, Section 444-c-3 Artificial turf installation standards not met. Artificial turf on rear and side property does not meet setback requirements	
C25040048	Jeanty, Simone	04/17/25
Cont. from 04/22	5911 NW 40 Lane Coconut Creek FL 33073 - 4045 Violation Address: 5911 NW 40 Lane Chapter 13, Section 444-b-4-b Improper Tree Pruning: Two trees in back yard	
C26040224	Kohl's Department Stores Inc	04/29/26
	N56 W17000 Ridgewood Drive Menomonee Falls WI 53051 Violation Address: 6950 N State Road 7 Chapter 13, Section 469.1-b Temporary real estate signs: Not meeting code specifications	
C26050109	Kohl's Department Stores Inc	05/19/26
	N56 W17000 Ridgewood Drive Menomonee Falls WI 53051 Violation Address: 6950 N State Road 7 Chapter 13, Section 549 Modifications to approved site plan: Unapproved removal of trellises throughout the property	
C26050114	Kohl's Department Stores Inc	05/19/26
	N56 W17000 Ridgewood Drive Menomonee Falls WI 53051 Violation Address: 6950 N State Road 7 Chapter 13, Section 38-a Failure to obtain permit / complete building permit process for demo of trellis on North and West side of property	

Status Conference

- **Officer Luis Montano-Garcia**

C25100025	Hillsboro Marketplace Investments LLC	10/14/25
	215 N Federal Highway Boca Raton FL 33432 Violation Address: 4425 W Hillsboro Boulevard Chapter 18, Section 29 Business Tax Receipt: Failed OU (Fire) for Sleep Citi	

Amended Special Magistrate Administrative Hearing Docket

July 22, 2026

Page 5

C25100026	Hillsboro Marketplace Investments LLC	10/14/25
215 N Federal Highway Boca Raton FL 33432		
Violation Address: 4425 W Hillsboro Boulevard		
Chapter 13, Section 38-a		
Failure to complete process for sprinkler system, due to the change of occupational use: *Repeat Violator*		

C26010010	Hillsboro Marketplace Investments LLC	01/07/26
215 N Federal Highway Boca Raton FL 33432		
Violation Address: 4425 W Hillsboro Boulevard		
Chapter 13, Section 38-a		
Failure to obtain / complete permit process for wall sign: *Repeat Violator*		

Officer Jan Moppert

C26040124	Whispering Trls Prop Owners Assn	04/15/26
7932 Wiles Road Coral Springs FL 33067		
Violation Address: 3990 Honeysuckle Circle		
Chapter 9, Section 2		
Fire prevention and protection: Failed inspections		

Officer Stephanie O'Neil

C26060070	Adderly Aaron %Alliance Tax Advisors	06/10/26
6191 State Highway 161 #100 Irving TX 75038		
Violation Address: 4095 Cocoplum Circle		
Chapter 5, Section 7- b (1) (2)		
Prohibition of cruelty to animals: Leaving one to two dogs outside at a time without food or water and at times being tied to the fence		

Officer Daniella Ordonez

C26040159	Federal National Mtg Assoc %Deluca Law Group PLLC	04/27/26
2101 NE 26 Street Fort Lauderdale FL 33305		
Violation Address: 6232 NW 36 Avenue		
Chapter 6, Section 36-b		
Exterior premises condition: Spray painted lettering on walls and garage		

C26040164	Federal National Mtg Assoc %Deluca Law Group PLLC	04/27/26
2101 NE 26 Street Fort Lauderdale FL 33305		
Violation Address: 6232 NW 36 Avenue		
Chapter 13, Section 241-i		
Sidewalks - Failure to clean spray painted lettering on sidewalk		

Amended Special Magistrate Administrative Hearing Docket

July 22, 2026

Page 6

Status Conference**- Officer Daniella Ordonez**

<u>C26010178</u>	Beaudoin Norman	01/26/26
	3315 NW 67 Street Coconut Creek FL 33073	
	Violation Address: 3315 NW 67 Street	
	Chapter 13, Section 38-a	
	Failure to complete permit process: Expired permit: Deck	
<u>C26030148</u>	Etienne, Hens F & Claudette	03/20/26
	4407 NW 63 Drive Coconut Creek FL 33073-1970	
	Violation Address: 4407 NW 63 Drive	
	Chapter 13, Section 38-a	
	Failure to complete permit process: Expired Permit: Low voltage	
	CCTV / camera system	
<u>C26040040</u>	Petrafeza, Marcia H/E Petrafeza, Marcos A	04/07/26
	4150 NW 62 Court Coconut Creek FL 33073-2047	
	Violation Address: 4150 NW 62 Court	
	Chapter 13, Section 444-b-4-a	
	Prohibition of Tree Abuse: Gumbo Limbo	

Officer Coulton Yanulevich

<u>C26040155</u>	Betancourt, Denisse	04/23/26
	4391 NW 51 Street Coconut Creek FL 33073	
	Violation Address: 4391 NW 51 Street	
	Chapter 6, Section 36-b-7	
	Sources of infestation: Stagnant pool – Repeat violator C25080022	
<u>C26030016</u>	Molamphy, Tamara	03/03/26
	4955 NW 47 Avenue Coconut Creek FL 33073	
	Violation Address: 4955 NW 47 Avenue	
	Chapter 13, Section 448-C-1	
	Removal of tree without permit	

Status Conference**- Officer Coulton Yanulevich**

<u>C25100045</u>	Gomez, Rubelio H/E Gomez, Sandra X	01/19/26
	5476 NW 49 Court Coconut Creek FL 33073-3307	
	Violation Address: 5476 NW 49 Court	
	Chapter 6, Section 36-a-2	
	Signs of disrepair: Tarp on roof	

Amended Special Magistrate Administrative Hearing Docket

July 22, 2026

Page 7

C25040062

Santos, Iran & Santos Nanci

05/28/26

5438 NW 48 Street Coconut Creek FL 33073-3314

Violation Address: 5438 NW 48 Street

Chapter 6, Section 36-a-2

Signs of disrepair: Tarp on roof

5. Acceptance of Minutes: Hearing No. 2026-0624 for June 24, 2026

6. ADJOURNMENT

NOTE: If a person, firm, or corporation decides to appeal any decisions made by the above Special Magistrate with respect to any matter considered at such hearing, they will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence, if any, upon which the appeal is to be based. (F.S. 286.0105)

In accordance with the Americans with Disabilities Act, 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 or more City Commissioners may be in attendance.**

CODE COMPLIANCE OFFICER ANTHONY BELL
SPECIAL MAGISTRATE CASES

Summons/Case #C26 04 0147

CK 9 Investments LLC

3970 NW 5 St

Violation: 19-33

Parking in prohibited area: 3 cars on Front Lawn

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:
Day Monday Date June 15 2026
At 8:18 AM / PM
Owner Name CK 9 Investment LLC
Last First MI

Owner Address 1591 N Powerline Rd
Pompano Beach, FL 33067
City State Zip

Legal/Folio 484232090430

Violation Location 3970 NW 5th

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Parking In a Prohibited area:
* 3 Vehicles on Front Lawn *
15.00 Fine / Each Vehicle Observed

In violation of Chapter(s) 19 Section(s) 33
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 22 DAY
OF July, 2026, AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Anthony Bell 6-18-26 363
Officer Signature Date ID#
Anthony Bell
Printed Name
Posted 12:13pm 6-18-26
Signature Acknowledging Receipt of this Notice Date

Printed Name
If you have any questions, call 954-956-1476 or 1459
between 7AM-5PM Mon-Thurs.

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you
comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in
person. Payment must be received 24 hours prior to the scheduled
hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a
plea of guilty. Any additional violation of the same offense may be
considered a repeat violation. The violation must be in compliance or
further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must
appear before the Special Magistrate on the date and time specified on
the reverse side of this summons.

If you elect to have a hearing and are found to have committed the
infraction, the Special Magistrate may impose a penalty not to exceed
\$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled
hearing date, or fails to appear before the Special Magistrate he/she
shall be deemed to have waived his/her rights to contest the summons
and that in such case, judgment may be entered against the person for
an amount up to the maximum penalty of \$500.00 per day and
reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable
or irreversible in nature by order of the special master shall be subject
to a fine not to exceed five thousand dollars (\$5,000.00) per violation.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040147	3970 NW 5 ST	484232090430	CK 9 INVESTMENT LLC

I, BELL, ANTHONY, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 04/21/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

✓ Certified Mail – Date Sent: 6/24/2026 - Receipt/Article #: 9589 0710 5270 3748 5752 02 & 7022 2410 0002 9359 7766
Return Receipt Requested

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

✓ Posting at Property – Date: 6/18/2026 - Time: 12:13 PM (See Photo of Posting)

✓ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Anthony Bell

Signature of Code Compliance Officer

Anthony BeLL

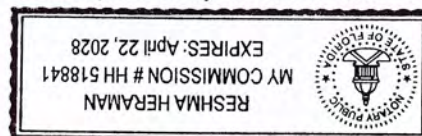
Printed Name of Code Compliance Officer

State of Florida
County of Broward

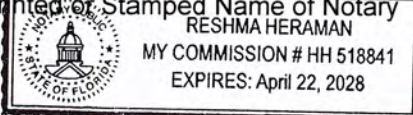
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this 24 day of June, 2026 by BELL, ANTHONY who is personally known to me.

Reshma Heraman

Signature of Notary



Printed or Stamped Name of Notary



Personally Known OR Produced Identification
Type of Identification Produced

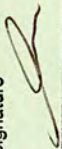
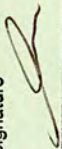
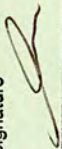
CITY OF COCONUT CREEK
Resilient Design & Dev. Dept
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL®



9589 0710 5270 3748 5752 02

CK 9 INVESTMENT LLC
% CHENG, CHUEN KEI
1591 N POWERLINE RD
POMPANO BEACH FL 33067

SENDER: COMPLETE THIS SECTION ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	1. Article Addressed to: CK 9 INVESTMENT LLC % CHENG, CHUEN KEI 1591 N POWERLINE RD POMPANO BEACH FL 33067  9590 9402 9875 5335 0937 48 2. Article Number (Transfer from service label) 9590 9402 9875 5335 0937 48						
COMPLETE THIS SECTION ON DELIVERY	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;"> A. Signature  X </td> <td style="width: 40%; padding: 5px;"> B. Received by (Printed Name) </td> <td style="width: 30%; padding: 5px;"> ☐ Agent ☐ Addressee ☐ Date of Delivery </td> </tr> <tr> <td colspan="3" style="padding: 5px;"> D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: </td> </tr> </table>	A. Signature  X	B. Received by (Printed Name) 	☐ Agent ☐ Addressee ☐ Date of Delivery	D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:		
A. Signature  X	B. Received by (Printed Name) 	☐ Agent ☐ Addressee ☐ Date of Delivery					
D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:							

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ _____	<i>C26040147</i> <i>Summers</i> Postmark Here <i>A.B 6/24/06</i>
Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ _____ ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To _____ Street and Apt. No. _____ City, State, ZIP+4® _____	CK 9 INVESTMENT LLC % CHENG, CHUEN KEI 1591 N POWERLINE RD POMPANO BEACH FL 33067

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

CERTIFIED MAIL



7022 2410 0002 9359 7766

CK 9 INVESTMENT LLC
 3970 NW 5 STREET,
 COCONUT CREEK FL 33066

7022 2410 0002 9359 7766

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

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

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
 Total Postage \$
 Sent To
 Street and Apt.
 City, State, ZIP

PS Form 3800, April 2007

C26040147
Summons
 Postmark Here
AB 6/24/06

CK 9 INVESTMENT LLC
 3970 NW 5 STREET,
 COCONUT CREEK FL 33066

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CK 9 INVESTMENT LLC
 3970 NW 5 STREET,
 COCONUT CREEK FL 33066



9590 9402 9875 5335 0915 53

2. Article Number (Transfer from service label)

7022 2410 0002 9359 7766

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO C26070147
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable
grounds to believe and does believe that on:

Day Monday Date June 15 2026

At 8:18 AM/PM

Owner Name CK 9 Investment LLC
Last First MI

Owner Address 1311 N. Powerline Rd
Pompano Beach, FL 33067
City State Zip

Legal/Folio 484232090430

Violation Location 3470 NW 55+

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Parking In a Prohibited area
2 Vehicles on Front Lawn
15.00 Fm/Each Vehicle Observed

In violation of Chapter(s) 11 Section(s) 33
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wed 6/18/26 THE 22 DAY
OF July 2026 AT 2:00 PM IN THE

City of Coconut Creek Government Center
Commission Chambers
4600 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Anthony Bell 6-18-26 363
Officer Signature Date ID#

Anthony Bell
Printed Name

Posted 12:13pm 6-18-26
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 1459
between 7AM-5PM Mon-Thurs.

CRC-Special Magistrate FINE-Redacted YELLOW-Office 8/2

06/18/2026 11:17





Sec. 19-33. - Prohibited in designated areas.

No person shall stop, stand or park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with the directions of a public safety officer or traffic-control device, in any of the following places:

- (1) On a sidewalk;
- (2) In front of a public or private driveway;
- (3) Within an intersection;
- (4) Within fifteen (15) feet of a fire hydrant;
- (5) On a crosswalk;
- (6) Within twenty (20) feet of a crosswalk at an intersection;
- (7) Within thirty (30) feet of any flashing beacon, stop sign, or traffic-control signal located at the side of a roadway;
- (8) Between a safety zone and the adjacent curb or within thirty (30) feet of points on the curb immediately opposite the ends of a safety zone, unless the traffic engineer indicates a different length by signs or markings;
- (9) Within fifty (50) feet of the nearest railroad or bridge;
- (10) Within twenty (20) feet of the driveway entrance to any fire station and, on the other side of the roadway opposite the entrance to any fire station, within seventy-five (75) feet of the entrance when a sign is properly posted;
- (11) Alongside or opposite any street or highway construction, when stopping, standing or parking would obstruct traffic;
- (12) On the roadway side of any vehicle stopped or parked at the edge or curb of a street;
- (13) On any bridge or other elevated structure;
- (14) At any place where official signs prohibit stopping, standing, or parking;
- (15) At any place that would cause obstruction to the free movement of vehicular traffic;
- (16) On any alley in a business district, except for loading or unloading of materials;
- (17) On any narrow street within the city;
- (18) On any one-way street;
- (19) Near a hazardous or congested area;
- (20) In any restricted parking zone;
- (21) In any bus or taxicab stand, other than a bus or taxicab;
- (22) At all times on streets or places marked with no parking signs;
- (23) In any location where stopping, standing or parking is prohibited by city, state or county law;
- (24) In any swale area found in any zoning district other than residential.
- (25) In any area designated by signs for Alternative Fuel Vehicles, defined as low emitting vehicles (ILEV), hybrid, CNG, and electric vehicles as certified by the U.S. Environmental Protection Agency. Sign details and specifications shall be in accordance with exhibit 19.33.1.

(Code 1980, § 18-10; Ord. No. 131-83, § 2, 7-14-83; Ord. No. 130-86, § 1, 10-23-86; Ord. No. 138-87, § 1, 4-9-87; Ord. No. 2013-013, § 1, 9-12-13)

State Law reference— Similar provisions, F.S. § 316.1945.



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 01-01 Single Family	Deputy Appraiser: Residential
Property ID: 484232090430	Millage Code: 3212	Department
Property Owner(s): CK 9 INVESTMENT LLC	Adj. Bldg. S.F: 2046	Appraisers Number: 954-357-6831
Mailing Address: 1591 N POWERLINE RD POMPANO BEACH, FL 33067	Bldg Under Air S.F: 1633	Email: realprop@bcpa.net
Property Address: 3970 NW 5 STREET COCONUT CREEK, 33066	Effective Year: 1971	Zoning : RS-4 - RESIDENTIAL SINGLE FAMILY (4 DU/AC)
	Year Built: 1970	Abbr. Legal Des.: COCONUT CREEK 9TH SEC 69-3 B LOT 12 BLK 31
	Units/Beds/Baths: 1 / 3 / 2	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$67,820	\$397,020	0	\$464,840	\$464,840	
2025	\$67,820	\$424,100	0	\$491,920	\$460,710	\$10,597.74
2024	\$67,820	\$428,090	0	\$495,910	\$418,830	\$9,994.93

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$464,840	\$464,840	\$464,840	\$464,840
Portability	0	0	0	0
Assessed / SOH	\$464,840	\$464,840	\$464,840	\$464,840
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$464,840	\$464,840	\$464,840	\$464,840

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
08/19/2016	Special Warranty Deed Disqualified Sale	\$350,000	113890961
04/14/2016	Warranty Deed Qualified Sale	\$253,500	113636252
11/10/2009	Special Warranty Deed Qualified Sale	\$170,000	46691 / 1777
11/06/2009	Amended Certificate of Title Non-Sale Title Change		46651 / 1266
09/22/2009	Certificate of Title	\$100	46543 / 1978

LAND CALCULATIONS

Unit Price	Units	Type
\$8.00	8,478 SqFt	Square Foot



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	3970 NW 5 STREET, COCONUT CREEK FL 33066	ID #	4842 32 09 0430
Property Owner	CK 9 INVESTMENT LLC	Millage	3212
Mailing Address	1591 N POWERLINE RD POMPANO BEACH FL 33067	Use	01-01
Abbr Legal Description	COCONUT CREEK 9TH SEC 69-3 B LOT 12 BLK 31		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2026 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$67,820	\$397,020	\$464,840	\$464,840	
2025	\$67,820	\$424,100	\$491,920	\$460,710	\$10,597.74
2024	\$67,820	\$428,090	\$495,910	\$418,830	\$9,994.93

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$464,840	\$464,840	\$464,840	\$464,840
Portability	0	0	0	0
Assessed/SOH	\$464,840	\$464,840	\$464,840	\$464,840
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$464,840	\$464,840	\$464,840	\$464,840

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/19/2016	SWD-D	\$350,000	113890961	\$8.00	8,478	SF
4/14/2016	WD-Q	\$253,500	113636252			
11/10/2009	SWD-Q	\$170,000	46691 / 1777			
11/6/2009	ACT-T		46651 / 1266			
9/22/2009	CET-T	\$100	46543 / 1978			
				Adj. Bldg. S.F. (Card, Sketch)		2046
				Units/Beds/Baths		1/3/2
				Eff./Act. Year Built: 1971/1970		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	1		CM					
1			.19					

Summons/Case #C26 03 0182
Findel, Jared
4301 Martinique Cir. B1
Violation: 13-38-a
Failure to complete permit process: Expired Permit

70

~~2~~ ~~25~~

450

425

July 23

Shoto
July 22

**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: **C26-03 -0182**

JARED FINDEL
4301 MARTINIQUE CIR #B1
COCONUT CREEK FL 33066

Respondent

FINAL ORDER

***VIOLATION: FAILURE TO COMPLETE BUILDING PERMIT PROCESS FOR
KITCHEN RENOVATION / CITY CODE SEC. 13-38 (A)***

An administrative hearing was held before the undersigned Special Magistrate on May 27, 2026. 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 4301 Martinique Circle #B1 and more particularly described as follows:

Property Id: 4842 29 BC 0020

MARTINIQUE VILLAGE II F CONDO UNIT B1 PER CDO BK/PG: 7863/331

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 expired permit for kitchen renovation, 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 JULY 23, 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.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

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 2nd DAY OF JUNE, 2026

CITY OF COCONUT CREEK, FLORIDA

Peshma Heraman
SPECIAL MAGISTRATE CLERK

R. M. Pooz
SPECIAL MAGISTRATE

6/4/26
Date Received



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



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

CERTIFIED MAIL



9589 0710 5270 1607 5729 28

FINDEL, JARED
4301 MARTINIQUE CIR #B1
COCONUT CREEK FL 33066

FINDEL, JARED
4301 MARTINIQUE CIR #B1
COCONUT CREEK FL 33066

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| ☐ Certified Mail Restricted Delivery | \$ |
| ☐ Adult Signature Required | \$ |
| ☐ Adult Signature Restricted Delivery | \$ |

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C26030182

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6/8/26

FINDEL, JARED
4301 MARTINIQUE CIR #B1
COCONUT CREEK FL 33066

92 6225 209T 0225 0120 6956

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NO. C26030182

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Thursday Date March 26 20 26

At 8:49 AM PM

Owner Name Findel Jared
Last First MI

Owner Address 4301 Martinique Cir # B1
Coconut Creek, FL 33066
City State Zip

Legal/Folio 484229 BC 0020

Violation Location 4301 Martinique Cir B1

located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to Complete Permit
Process

Permit is Expired (Kitchen Reno)

n violation of Chapter(s) 13 Section(s) 38-A
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 27 DAY
OF May, 20 26 AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
 . A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

IF YOU OR A REPRESENTATIVE MUST APPEAR.

Anthony Bell 5-11-26 363
Officer Signature Date ID#

Anthony Bell
Printed Name

Posted 3:01 PM
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 1459
between 7AM-5PM Mon-Thurs.

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030182	4301 MARTINIQUE CIR B1	484229BC0020	FINDEL, JARED

I, BELL, ANTHONY, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 03/26/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

✓ Certified Mail – Date Sent: 5/13/2026 - Receipt/Article #: 9589 0710 5270 3748 5747 17
Return Receipt Requested

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

✓ Posting at Property – Date: 5/11/2026 - Time: 3:01 PM (See Photo of Posting)

✓ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Anthony Bell

Signature of Code Compliance Officer

Anthony Bell

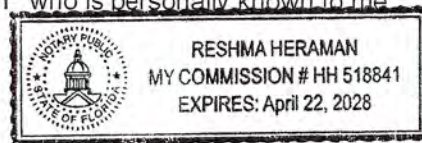
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this 13 day of May, 2026 by BELL, ANTHONY, who is personally known to me

Reshma Heraman

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Resilient Design & Development– Code Compliance
4800 W Copans Road, Coconut Creek, FL 33063
954-956-1476 – www.coconutcreek.gov



Code Compliance Officer Bell
4800 West Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 3748 5747 17

FINDEL, JARED
4301 MARTINIQUE CIR #B1
COCONUT CREEK, 33066

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

C260 30182
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FINDEL, JARED
4301 MARTINIQUE CIR #B1
COCONUT CREEK FL 33066

21 4425 942E 0225 0720 6956

May 11, 2026 at 3:01:57 PM
4302 Martinique Cir
Coconut Creek FL 33066
United States

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida

NO. C26030182

City of Coconut Creek

Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable
grounds to believe and does believe that on:

Day Wednesday Date March 26 2026

at 8:49 AM/PM

Person's Name Finde, Jared

Last

First

MI

Last

First

MI

Owner Address 4301 Martinique Cir #B1

Coconut Creek, FL 33066

City

State

Zip

Legal Folio 484224300020

Violation Location 4301 Martinique Cir #B1

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to:

Failure to Complete Permit
Process

Permit is Expired (Kitchen Ren)

In violation of Chapter(s) 13 Section(s) 38-A

Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 27 DAY
OF May, 2026 AT 2:30 PM IN THE

City of Coconut Creek Government Center
Commission Chambers
4800 West Cypress Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$ A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR

Officer Signature Anthony Bell Date 5-11-26 CH

Printed Name Anthony Bell

Signature Postal Date 3-01-26

Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or
between 7 A.M. and 5 P.M. Mon-Thurs

4800 West Cypress Road, Coconut Creek, Florida 33063

May 11, 2026 at 3:02:02 PM
4302 Martinique Cir
Coconut Creek FL 33066
United States





Expired Permit

PERMIT STATUS

Permit #: 21003019
Property ID: 484229BC0020
Permit Desc: ALTERATION RESIDENTIAL
Property Address: 4301 MARTINIQUE CIR B1 COCONUT CREEK, FL 33066
Amount Due: .00
Pending Payment: .00

Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
FINAL ELECTRIC	3	DELARIONDA	4/3/2024	4/3/2024	F		SLIDING GLASS DOORS WERE REMOVED TO SUNROOM, NEED TO SUBMIT A REVISION.
FINAL MECHANICAL	2	BECK,MIKE	4/3/2024	4/3/2024	F		NEED ENERGY CALCS FOR MISSING DOOR ON PA OSS @ 03132024.1347.01796 OSS @ 04022024.1513.01796

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
FINAL MECHANICAL	3	BECK,MIKE	4/3/2024	4/3/2024	F		NEED ENERGY CALCS OSS @ 04022024.1514.01796
FINAL PLUMBING	3		4/3/2024	4/3/2024	C		CANCELLED BY BOB OSS @ 04022024.1509.01796
FINAL STRUCTURAL	2	TORESCO,DO	4/3/2024	4/3/2024	F		NOT READY FBC 110.5 OSS @ 04022024.1510.01796
FINAL ELECTRIC	2	DELARIONDA	3/14/2024	3/14/2024	C		CANCELLED BY JARED OSS @ 03132024.1346.01796
FINAL STRUCTURAL	1	ALMAS,MARC	3/14/2024	3/14/2024	C		PER HOMEOWNER. OSS @ 03132024.1347.01796
FINAL ELECTRIC	1	VANEK,DWAY	8/9/2023	8/9/2023	C		AS PER JARED, NOT READY
FINAL MECHANICAL	1	BECK,MIKE	8/9/2023	8/9/2023	I		
FINAL PLUMBING	2	VAUGHN, TH	7/20/2023	7/20/2023	P		
FINAL PLUMBING	1	VAUGHN, TH	7/18/2023	7/18/2023	F		SINK BACKPITCHED AND RELIEF LINE KITCHEN SINK GARBAGE DISPOSAL OUTLET BELOW WASTE ARM. RELIEF LINE ON WATER HEATER NOT CONNECTED MUST BE PITCH ED TO DRAIN DRY.



PERMIT STATUS

Permit #: 21003019

Property ID: 484229BC0020

Permit Desc: ALTERATION RESIDENTIAL

Property Address: 4301 MARTINIQUE CIR B1 COCONUT CREEK, FL 33066

Amount Due: .00

Pending Payment: .00

Permit

Permit Information

Permit Number: 21003019

C.O. Number:

Status: Expired

C.O. Operator:

Type: B-RES ALTR

C.O. Issued:

App/Iss Date: 9/27/2021

C-404 437

File #:

File #:

Accession: online

Page 04

Issued Date: 10/26/2021

Applied Value: 30800

Operator: tnoguera

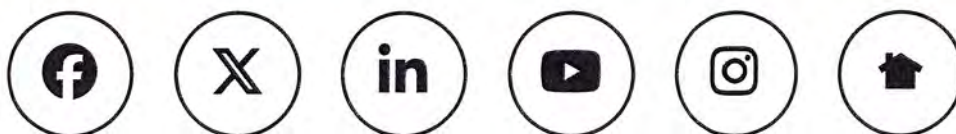
Units: 0

Master Number:

Calc Value:

Project Number:

Contractor: 01796



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New Permit

PERMIT STATUS

Permit #: 26001321

Property ID: 484229BC0020

Permit Desc: ALTERATION RESIDENTIAL

Property Address: 4301 MARTINIQUE CIR B1 COCONUT CREEK, FL 33066

Amount Due: .00

Pending Payment: .00

Plan Review

*** Plan Review Information

Revision Stop	Status	Date In/Out	Reviewer/Notes
HOLD FILE		6/15/2026	Reviewer: AMAGLIAR Notes: 6-15-26 EMAIL SENT
MECHANICAL (A/C)	HOLD	6/2/2026 6/2/2026	Reviewer: BCANFIEL Notes: 1- FBC 105.3 MECHANICAL APPLICATION NEEDED . 2-FBC 402/405 ENERGY CALCULATION NEEDED FOR NEW AREA U NDER AIR. MAKE SURE TO USE WORST CASE OF 7.0 ACH SO NO

BLOWER DOOR TEST WILL BE NEEDED.
3-ENERGY CALCULATIONS NEEDS TO BE
SIGNED BY OWNER / AG
ENT.FBC ENERGY C103.1.1.2

**BUILDING
(STRUCTURAL)**

HOLD

6/2/2026
6/15/2026

Reviewer: MALMAS

Notes:
2ND REQUEST.

1. PROVIDE THE COMPLETE PERMIT
PACKAGE INCLUDING BUT N
OT LIMITED TO NOAS, PRODUCT
APPROVALS, EXISTING AND PRO
POSED FLOOR PLANS, ETC... 107.3.5.

ELECTRICAL

HOLD

6/2/2026
6/4/2026

Reviewer: CDELARIO

Notes:
NEED TO SUBMIT AN ELECTRICAL
PERMIT APPLICATION FROM A
REGISTERED ELECTRICAL CONTRACTOR.
FBC BCA 105.1

PLUMBING

HOLD

6/2/2026
6/2/2026

Reviewer: TVAUGHN

Notes:
1) PROVIDE PLUMBING PERMIT
APPLICATION.

HOLD FILE

BLDG CORR
SUBMITTED

5/18/2026
6/2/2026

Reviewer: TROBAIN

Notes:
5-18-26 EMAIL SENT
6-2-26 CORRECTIONS SUBMITTED BY
LINK

ELECTRICAL

HOLD

5/4/2026
5/11/2026

Reviewer: DVANEK

Notes:
NEED TO SUBMIT AN ELECTRICAL
PERMIT APPLICATION FROM A
REGISTERED ELECTRICAL CONTRACTOR.
FBC BCA 105.1

Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
 - (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
 - (2) Permit applications are reviewed by the community development department.
 - (3) Applications are returned to the applicant for correction or approved as submitted.
 - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
 - (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
 - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
 - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
 - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.

If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.

 - (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
 - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
 - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 04 - Condominium	Deputy Appraiser: Condo
Property ID: 484229BC0020	Millage Code: 3212	Department
Property Owner(s): FINDEL,JARED	Adj. Bldg. S.F: 1156	Appraisers Number: 954-357-6832
Mailing Address: 4301 MARTINIQUE CIR #B1	Bldg Under Air S.F: 1156	Email: condoinfo@bcpa.net
COCONUT CREEK, FL 33066	Effective Year: 1979	Zoning : PUD - PLANNED UNIT DEVELOPMENT
Property Address: 4301 MARTINIQUE CIRCLE # B1	Year Built: 1978	Abbr. Legal Des.: MARTINIQUE VILLAGE II F CONDO UNIT B1 PER
COCONUT CREEK, 33066-1450	Units/Beds/Baths: 1 / 2 / 2	CDO BK/PG: 7863/331

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$12,660	\$113,930	0	\$126,590	\$60,080	
2025	\$15,190	\$136,680	0	\$151,870	\$58,510	\$883.43
2024	\$18,020	\$162,220	0	\$180,240	\$56,870	\$847.20

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$126,590	\$126,590	\$126,590	\$126,590
Portability	0	0	0	0
Assessed / SOH 14	\$60,080	\$60,080	\$60,080	\$60,080
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$10,080	0	\$10,080	\$10,080
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$25,000	\$35,080	\$25,000	\$25,000

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
11/25/2024	Warranty Deed Non-Sale Title Change	\$100	119933912
08/29/2023	Quit Claim Deed Non-Sale Title Change	\$100	119086401
12/20/2012	Warranty Deed Qualified Sale	\$47,500	49417 / 736
11/17/2004	Quit Claim Deed	\$100	38694 / 671
12/01/1988	Warranty Deed	\$67,500	16019 / 566

LAND CALCULATIONS

Unit Price	Units	Type
------------	-------	------

Summons/Case #C25 08 0136
Martinique Village III
4801 Martinique Place
Violation: 13-38-a
Failure to complete permit process

Permit

March 24

#50

25

March 25
status

2 x x
25

no
status

April 23
no
status

**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: **C25-08-0136**

MARTINIQUE VILLAGE III
4801 MARTINIQUE PLACE
COCONUT CREEK, FL 33063

Respondent

Property Address: 4801 Martinique Place

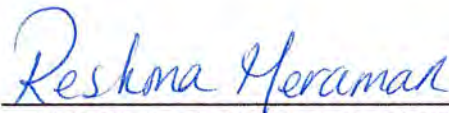
ORDER EXTENDING TIME FOR COMPLIANCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on May 27, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF JUNE 25, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

DONE AND ORDERED JUNE 3, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received



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



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Cocanut Creek, FL 33063

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9589 0710 5270 1607 5729 59

MARTINIQUE VILLAGE III
4801 MARTINIQUE PL
COCONUT CREEK FL 33066

MARTINIQUE VILLAGE III
4801 MARTINIQUE PL
COCONUT CREEK FL 33066

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Total Postage at

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Street and Apt. #

City, State, ZIP+

MARTINIQUE VILLAGE III
4801 MARTINIQUE PL
COCONUT CREEK FL 33066

PS Form 3800, January 2023 PSN 7530-02-000-9047

C25680136
Ext #
Postmark Here
AB 6/8/26

65 6225 209T 0225 0T20 6956



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



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

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9589 0710 5270 1607 5729 66

BRUCE BANDLER
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

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AB 6/8/26

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Total Postage	\$
Sent To	
Street and Apt.	
City, State, ZIP	

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COCONUT CREEK, FL 33066

99 6225 209T 0225 0120 6856

**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: **C25-08-0136**

MARTINIQUE VILLAGE III

4801 MARTINIQUE PLACE

COCONUT CREEK, FL 33063

Property Address: 4801 Martinique Place

Respondent

ORDER EXTENDING TIME FOR COMPLIANCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on March 25, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

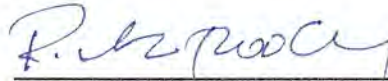
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF APRIL 23, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

DONE AND ORDERED MARCH 28, 2026

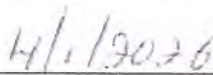
CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received



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



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

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9589 0710 5270 1607 5771 45

MARTINIQUE VILLAGE III
4801 MARTINIQUE PL
COCONUT CREEK FL 33066-1462

MARTINIQUE VILLAGE III
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4801 MARTINIQUE PL
COCONUT CREEK FL 33066-1462

54 1225 2091 0225 0720 6856



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



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

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AB 4/12/06

BRUCE BANDLER
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

25 1225 2091 0225 0120 695b

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) BRUCE BANDLER C. Date of Delivery 4/12/06

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

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☐ Certified Mail[®] ☐ Signature ConfirmationTM

☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery

☐ Collect on Delivery Restricted Delivery

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1. Article Addressed to:

BRUCE BANDLER
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066



9590 9402 1761 2122 8164 30

2. Article Number (Transfer from service label)

25 1225 2091 0225 0120 695b

PS Form 3811, July 2020 PSN 7530-02-000-9053

**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: C25-08-0136

MARTINIQUE VILLAGE III
4801 MARTINIQUE PLACE
COCONUT CREEK, FL 33063

Respondent

FINAL ORDER

***VIOLATION: FAILURE TO COMPLETE BUILDING PERMIT PROCESS FOR BROWARD
COUNTY BUILDING SAFETY INSPECTION PROGRAM / CITY CODE SEC. 13-38 (A)***

An administrative hearing was held before the undersigned Special Magistrate on February 25, 2026. 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 4801 Martinique Place and more particularly described as follows:

Property Id: 4842 29 AH 0000

A PARCEL OF LAND IN THE W ½ OF SECTION 28 AND IN SECTION 29 AND 30 TOWNSHIP 48 SOUTH, RANGE 42 EAST SAID PARCEL INCLUDING ALL TRACTS 10 AND 11 AND ALL OF TRACTS 13 THRU 25 INCLUSIVE AND ALL OF TRACT 29 IN BLOCK 92 ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2 AT PAGE 54 OF THE PUBIC RECORDS OF PALM BEACH COUNTY FLORIDA

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 which is failure to complete building permit process for Broward County Building Safety Inspection Program, 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 uncontested.

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 MARCH 26, 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.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF MARCH 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE MARCH 25, 2026 SPECIAL MAGISTRATE HEARING

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 27th DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

P. Murphy
SPECIAL MAGISTRATE

3/4/2026
Date Received



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



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

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COCONUT CREEK FL 33066

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COCONUT CREEK FL 33066

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☐ Adult Signature Restricted Delivery	\$

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MARTINIQUE VILLAGE III
4801 MARTINIQUE PL
COCONUT CREEK FL 33066

E462 5458 0000 0412 9102



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



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

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7021 1970 0001 8487 7114

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Postage	\$
Total Postage a	\$
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COCONUT CREEK, FL 33066

4112 2848 1000 0261 1202

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B. Received by (Printed Name)	☐ Addressee
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D. Is delivery address different from item 1?	☐ Yes
If YES, enter delivery address below:	

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1. Article Addressed to:

BRUCE BANDLER
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066



9590 9402 8966 4064 7140 41

2. Article Number (Transfer from service label)

1202 1202 0001 8487 7114

PS Form 3811, July 2020 PSN 7530-02-000-9053

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she will be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NO. C25080136

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Monday Date August 25 2025

At 12:23 AM/PM

Owner Name Martinique Village III
Last First MI

Owner Address 4801 Martinique Place
Coconut Creek FL 33063
City State Zip

Legal/Folio 484229AH0000

Violation Location 4801 Martinique Place
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to Complete Permit
Process For Broward Safety
Inspection Program

In violation of Chapter(s) 13 Section(s) 38-a
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 25 DAY
OF February, 2026, AT 2:30 PM IN THE
City of Coconut Creek Government Center

Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Anthony Bell 2/11/26 363
Officer Signature Date ID#

Anthony Bell
Printed Name

BRUCE BANDLER 2/11/26
Signature Acknowledging Receipt of this Notice Date

BRUCE BANDLER
Printed Name

If you have any questions, call 954-956-1476 or 1459
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25080136	4801 MARTINIQUE PLACE	484229AH0000	MARTINIQUE VILLAGE III

I, BELL, ANTHONY, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 08/25/2025

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☐ Certified Mail – Date Sent: _____ - Receipt/Article #: _____
Return Receipt Requested

✓ Hand Delivery – Date: 2-11-2026 - Time: 8:30am Name: Bruce Bandler

✓ Commercial Property – Title/ relationship to business: Registered Agent

Additional Service – F.S. 162.12(2):

☐ Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)

✓ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Anthony Bell

Signature of Code Compliance Officer

Anthony Bell

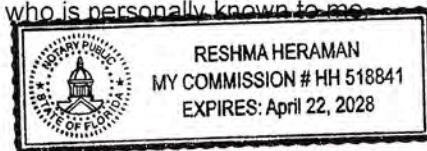
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this 11 day of February, 2026 by BELL, ANTHONY who is personally known to me.

Reshma Heraman

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Resilient Design & Development– Code Compliance
4800 W Copans Road, Coconut Creek, FL 33063
954-956-1476 – www.coconutcreek.gov

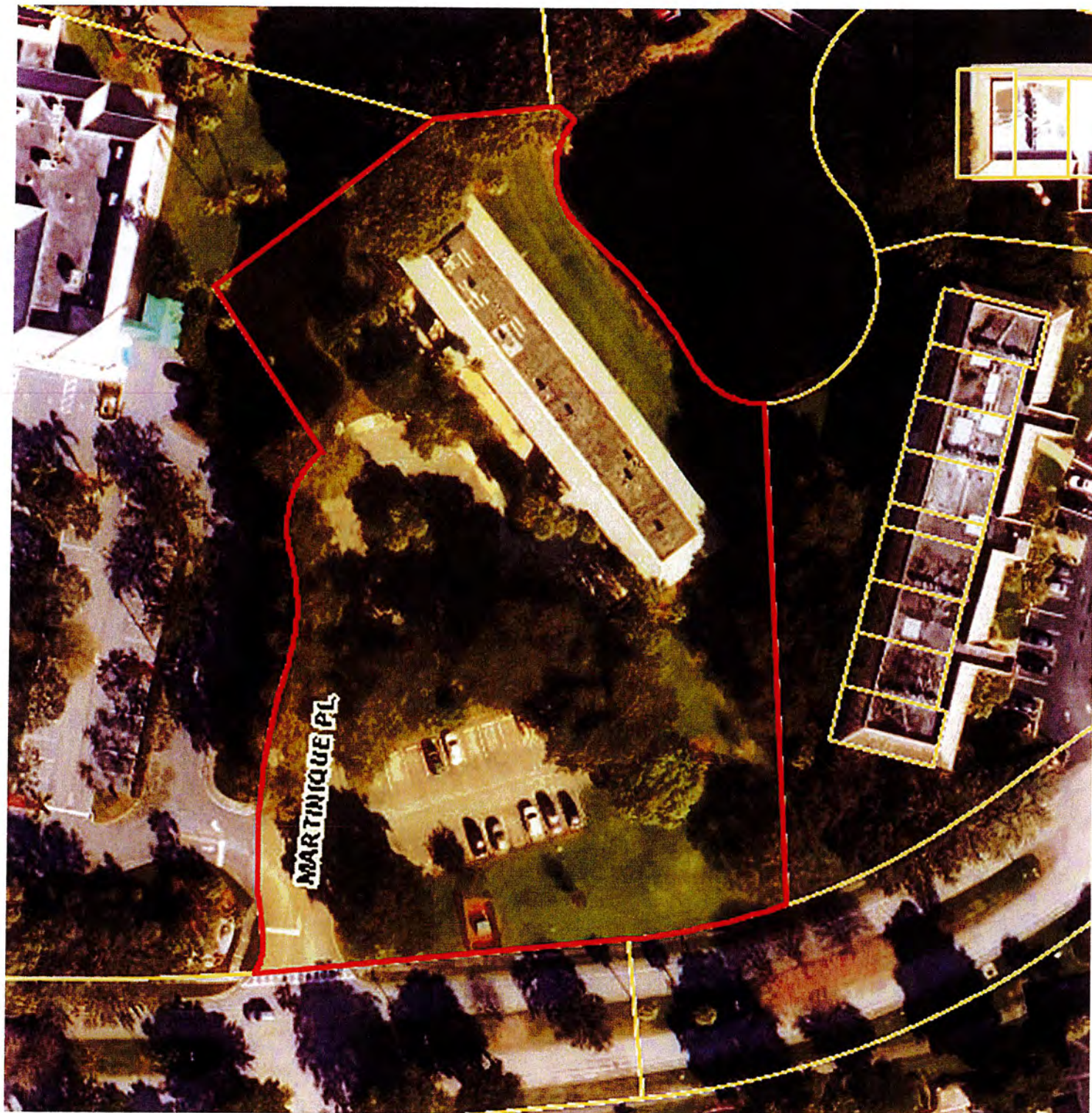


EXHIBIT "G"

LEGAL DESCRIPTION OF THE DEVELOPMENT
Wynmoor COCONUT CREEK

A parcel of land in the W 1/2 of Section 28, and in Section 29 and 30, Township 48 South, Range 42 East, said parcel including all of Tracts 10 and 11 and all of Tracts 13 thru 25 inclusive, and all of Tract 29 in Block 92, according to the Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2 at Page 54 of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Southwest corner of the SW 1/4 of said Section 29; thence run North 0° 20' 14" East (on an assumed bearing) 40.48 feet along the West line of said SW 1/4, to an intersection with the North right of way line of Atlantic Boulevard Extension; thence run North 89° 58' 58" East 554.46 feet along said North right of way line, to the Point of Beginning; thence continue North 89° 58' 58" East 2110.08 feet along said North right of way line of Atlantic Boulevard Extension, to a point of intersection with the East line of the W 1/2 of said Section 29; thence run South 89° 56' 40" East 1888.79 feet along said Northerly right of way line of Atlantic Boulevard Extension, to a point of intersection; thence run North 0° 03' 20" East 65 feet along said right of way line to a point of intersection; thence run South 89° 56' 40" East 121.33 feet along said North right of way line, to a point of intersection; thence run South 89° 42' 54" East 600.73 feet along said North right of way line, to a point of intersection with the arc of a curve running Northeasterly to the left, a radial at said point bearing North 70° 46' 59" West; thence along the arc of said curve to the left, (also forming the Westerly right of way line of Florida's Turnpike), having a radius of 7489.44 feet and a central angle of 10° 13' 06", run Northeasterly 1335.69 feet, to a point of intersection; thence run North 81° 54' 30" West 213.50 feet along said Westerly right of way line; thence run North 60° 09' 23" West 174.36 feet along said Westerly right of way line; thence run North 27° 17' 41" West 236.68 feet along said Westerly right of way line, to a point of intersection; thence run North 8° 04' 27" East 245 feet along said Westerly right of way line, to a point of intersection; thence run North 51° 49' 24" East 220.47 feet along said Westerly right of way line, to an intersection with the East line of the SE 1/4 of said Section 29; thence run North 0° 20' 50" East 572.86 feet along said East line, to the Northeast corner of the SE 1/4 of said Section 29; thence run South 89° 31' 13" East 41 feet along the South line of the W 1/2 of the NW 1/4 of aforesaid Section 28, to an intersection with said Westerly right of way line of the Sunshine State Parkway; thence run North 28° 00' 27" East 671.96 feet along said Westerly right of way line, to a point of intersection; thence run North 0° 20' 21" East 257.22 feet along said Westerly right of way line, to a point of curvature of a curve to the left; thence along said Westerly right of way line of Florida's Turnpike, on the arc of said curve to the left, having a radius of 7489.44 feet and a central angle of 12° 54' 14", run Northerly 1686.74 feet; thence run South 35° 02' 28" West 1461.20 feet, to the Southwest corner of the E 1/2 of the NE 1/4 of the NE 1/4 of said Section 29; thence run South 0° 16' 05" West 1337.61 feet, to the Southwest corner of the E 1/2 of the SE 1/4 of the NE 1/4 of said Section 29; thence run South 89° 07' 20" West 1999.40 feet, to the Northwest corner of the SE 1/4 of said Section 29; thence run North 0° 14' 02" East 726.33 feet along the West line of the NE 1/4 of said Section 29, to an intersection with the Easterly projection of the North boundary of aforesaid Tract 16 in Block 92, according to the Palm Beach Farms Co. Plat No. 3; thence run North 88° 15' 01" West 702.34 feet, to the Southeast corner of Tract 10 in said Block 92; thence run North 1° 43' 59" East 675 feet along the East boundary of said Tract 10, and its projection, to an intersection with the centerline of that certain roadway, lying North of, and adjacent to said Tracts 10 and 11 in Block 92; thence run North 88° 15' 01" West 1980 feet along said centerline, to an intersection with the Northerly projection of the West boundary of said Tract 11; thence run South 1° 43' 59" West 675 feet, to the Southwest corner of said Tract 11; thence run North 88° 15' 01" West 660 feet to the Northwest corner of Tract 13 in said Block 92; thence run South 1° 43' 59" West 2043.33 feet along the Westerly boundary of said Block 92; thence run South 88° 15' 01" East 1320 feet; thence run South 1° 43' 59" West 1303.70 feet along a line parallel to said West boundary of Block 92, to the Point of Beginning; Excepting therefrom that portion thereof lying within the right of way line of N.W. 43rd Avenue, as described on the Instrument filed in Official Record Book 4710 at Page 862 of the Public Records of Broward County, Florida.

Said lands situate in Coconut Creek, Broward County, Florida.

OFF. REC. 7299 PAGE 581

MARTINIQUE



PERMIT STATUS

Permit #: 24003957
 Property ID: 484229AH0000
 Permit Desc: BROWARD SAFETY INSPECTION PROGRAM
 Property Address: 4801 MARTINIQUE PLACE COCONUT CREEK, FL 33063
 Amount Due: .00
 Pending Payment: .00

Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
FINAL ELECTRIC	1	VANEK,DWAY	12/30/2024	1/21/2025	F		REPORT ON HOLD UNDER PLAN REVIEW.
ADMIN JOB CHECK ELE	1	VANEK,DWAY	12/30/2024	1/21/2025	P		
FINAL STRUCTURAL	1	ALMAS,MARC	12/30/2024	12/30/2024	P		PER ENGINEER AFFIDAVIT.

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
ADMIN JOB CHECK STR	1	ALMAS,MARC	12/30/2024	12/30/2024	P		

Required Inspections to be Completed

FINAL
ELECTRIC

2



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Sec. 13-38. - Building permits.

- (a) *Required* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
 - (2) Permit applications are reviewed by the community development department.
 - (3) Applications are returned to the applicant for correction or approved as submitted.
 - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
 - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
 - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
 - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
 - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
 - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

MARTINIQUE VILLAGE III ASSOCIATION, INC.

Filing Information

Document Number 740499
FEI/EIN Number 59-1775975
Date Filed 10/24/1977
State FL
Status ACTIVE

Principal Address

1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

Changed: 04/26/1995

Mailing Address

1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

Changed: 04/09/1993

Registered Agent Name & Address

BRUCE BANDLER
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

Name Changed: 04/11/2006

Address Changed: 04/11/2006

Officer/Director Detail

Name & Address

Title President

RAILEY, JOHN
4801 MARTINIQUE PLACE, APT A-2
COCONUT CREEK, FL 33066

Title VP

RAILEY, JACKIE
4801 MARTINIQUE PLACE, APT A-2
COCONUT CREEK, FL 33066

Title Director

Jeffries, Linda
4801 Martinique Place, Apt. C2
Coconut Creek, FL 33066

Annual Reports

Report Year	Filed Date
2023	03/07/2023
2024	02/27/2024
2025	02/17/2025

Document Images

02/17/2025 -- ANNUAL REPORT	View image in PDF format
02/27/2024 -- ANNUAL REPORT	View image in PDF format
03/07/2023 -- ANNUAL REPORT	View image in PDF format
04/11/2022 -- ANNUAL REPORT	View image in PDF format
04/09/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
02/16/2018 -- ANNUAL REPORT	View image in PDF format
04/03/2017 -- ANNUAL REPORT	View image in PDF format
04/06/2016 -- ANNUAL REPORT	View image in PDF format
04/03/2015 -- ANNUAL REPORT	View image in PDF format
03/20/2014 -- ANNUAL REPORT	View image in PDF format
02/22/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- ANNUAL REPORT	View image in PDF format
03/30/2010 -- ANNUAL REPORT	View image in PDF format
04/10/2009 -- ANNUAL REPORT	View image in PDF format
04/10/2008 -- ANNUAL REPORT	View image in PDF format
03/16/2007 -- ANNUAL REPORT	View image in PDF format
04/11/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
02/26/2004 -- ANNUAL REPORT	View image in PDF format
03/24/2003 -- ANNUAL REPORT	View image in PDF format
03/29/2002 -- ANNUAL REPORT	View image in PDF format
03/26/2001 -- ANNUAL REPORT	View image in PDF format
04/18/2000 -- ANNUAL REPORT	View image in PDF format
06/10/1999 -- ANNUAL REPORT	View image in PDF format
04/21/1998 -- ANNUAL REPORT	View image in PDF format
05/19/1997 -- ANNUAL REPORT	View image in PDF format

CODE COMPLIANCE SUPERVISOR BRIANA CAPONE
SPECIAL MAGISTRATE CASES

Summons/ Case # C26 04 0064

Cody, Andrew & Patton, Michelle

repeat violation

3910 NNW 43 Street

Violation: 13-38-a Failure to obtain & complete permit:

Occupancy Change of Use Required: Educational

**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: **C26- 04-0064**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT FL 33064

Respondent

Property Address: 3910 NW 43rd Street

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on June 24, 2026. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

This Order dated 29th Day of June, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received



BUTTERFLY CAPITAL OF THE WORLD®

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



BUTTERFLY CAPITAL OF THE WORLD®

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



9589 0710 5270 1607 5735 81

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

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☐ Adult Signature Restricted Delivery \$

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Total Postage

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City, State, Zip

6260410064, 65
67, 68, 70, 71, 73, 76
79-CON
Postmark Here
C25030054-EXT

7/6/26

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064



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



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



9589 0710 5270 1607 5735 74

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

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☐ Return Receipt (electronic)	\$		625020034-Ext
☐ Certified Mail Restricted Delivery	\$		
☐ Adult Signature Required	\$		
☐ Adult Signature Restricted Delivery	\$		
Postage	\$		71686

Total Postage

Sent To

Street and Ap

City, State, Zi

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

42 5E25 209T 0225 0T20 6956

**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: **C24-06 -0038**

ANDREW CODY
MICHELLE PATTON
2340 NE 35TH STREET
LIGHTHOUSE POINT FL 33064
Respondent

FINAL ORDER

***VIOLATION: FAILURE TO OBTAIN PERMIT FOR RESIDENTIAL
RENOVATION WORK DONE / CITY CODE SEC. 13-38 (a)***

An administrative hearing was held before the undersigned Special Magistrate on July 24, 2024. 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 4551 NW 39th Avenue and more particularly described as follows:

Property Id: 4842 17 01 0100

PALM BEACH FARMS 2-54 PB TR 10 LESS W 165 BLK 88, LESS N 5 FOR R/W PER MISC MAP 3-33 B ,LESS THEREFROM THE N 221.28 THEREOF AKA:SOUTH PARCEL

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 required building permit for residential renovation work done, 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 SEPTEMBER 26, 2024 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 25th DAY OF JULY, 2024

CITY OF COCONUT CREEK, FLORIDA

Dani Thomas
SPECIAL MAGISTRATE CLERK

R. W. Poo
SPECIAL MAGISTRATE

7/30/24
Date Received

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida

NO. C210040064

City of Coconut Creek

Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Thursday Date April 9 2026

At 1:30 AM ☒ PM

Owner Name Cody Andrew

Last First MI

Pattin Michelle

Last First MI

Owner Address 2340 NE 35 St

Lighthouse Point FL 33064

City State Zip

Legal/Folio 4842 17 01 0273

Violation Location 3910 NW 43 St

Located in the City of Coconut Creek, Broward County, FL

committed the following violation, contrary to law:

Failure to obtain & complete perm
Occupancy Change of Use require
Educational

In violation of Chapter(s) 13 Section(s) 38-a

Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 24 DAY
OF June, 2026, AT 2:30 PM IN THE

City of Coconut Creek Government Center

Commission Chambers

4800 West Copans Road

Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Benee 6/10/26 304
Officer Signature Date ID#

Briana Capone
Printed Name

Sent Certified mail 6/10/26
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-973-6752 or
between 7AM-6PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040064	3910 NW 43 ST	484217010273	CODY, ANDREW & PATTON, MICHELLE

I, CAPONE, BRIANA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 04/09/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ Certified Mail – Date Sent: 6/10/26 - Receipt/Article #: 9589071052701607573482
 Return Receipt Requested 9589071052701607573499
9589071052701607573444
9589071052701607573475
9589071052701607573451
9589071052701607573468

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☐ Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)

☒ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
 (Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Bepce

Signature of Code Compliance Officer

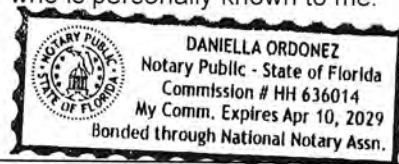
Briana Capone

Printed Name 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 on this 11 day of June, 2026 by CAPONE, BRIANA who is personally known to me.

Daniella Ordonez
 Signature of Notary



Printed or Stamped Name of Notary

Resilient Design & Development– Code Compliance
 4800 W Copans Road, Coconut Creek, FL 33063
 954-956-1476 – www.coconutcreek.gov



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 82

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

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Summons BC
6/10/26
Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$10.50
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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

9590 9402 9875 5335 0937 17



2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 82

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Tracking Number:

Remove X

9589071052701607573482

Copy

Add to Informed Delivery

Latest Update

Your item was picked up at the post office at 11:08 am on June 15, 2026 in FORT LAUDERDALE, FL 33318.

Get More Out of USPS Tracking:
USPS Tracking Plus[®]

Delivered
Delivered, Individual Picked Up at Post Office
FORT LAUDERDALE, FL 33318
June 15, 2026 11:08 AM

See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates	▼
USPS Tracking Plus [®]	▼
Product Information	▼

See Less ^



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 75

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

9590 9402 9875 5335 0937 00

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 75

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) *Michael Patton* C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail (over \$500)
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
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 - ☐ Signature Confirmation Restricted Delivery
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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$11.10

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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



9589 0710 5270 1607 5734 51

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073



9590 9402 9875 5335 0937 62

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 51

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  ☒ Agent ☐ Addressee
- B. Received by (Printed Name) David Hulseberg C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

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Summons RC 020040079

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

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CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073



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

CERTIFIED MAIL®



9589 0710 5270 1607 5734 68

CODY, ANDREW
PATTON, MICHELLE D
3920 NW 43 STREET
COCONUT CREEK, FL 33073

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Summons BC 02604 0079

Certified Mail Fee

6/10/26

Extra Services & Fees (check box, add fee as appropriate)

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| ☐ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postage

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City

CODY, ANDREW
PATTON, MICHELLE D
3920 NW 43 STREET
COCONUT CREEK, FL 33073

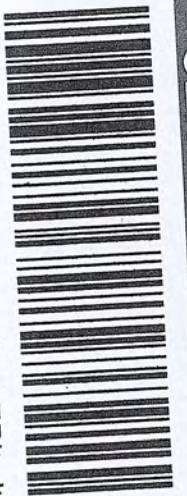
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CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL®



9589 0710 5270 1607 5734 44

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073



9590 9402 9875 5335 0937 55

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 44
PS Form 3811, July 2020 PSN 7530-02-000-9003

COMPLETE THIS SECTION ON DELIVERY

A. Signature

10/10/2020 5:15 L

B. Received by (Printed Name)

via Halvorson

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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- Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy)
 - ☐ Return Receipt (electronic)
 - ☐ Certified Mail Restricted Delivery
 - ☐ Adult Signature Required
 - ☐ Adult Signature Restricted Delivery

Postage

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CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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

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CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064

U.S. Postal Service™
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6/10/26 Summons
Certified Mail Fee \$ 626040007C 26040079
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) 626040007C 26040076
☐ Return Receipt (electronic) 626040007C 26040073
☐ Certified Mail Restricted Delivery 626040007C 26040071
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
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City \$

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064

Date	Activity Type	Reinspection Date	Owner	Owner Phone		
9/17/2025	ANNUAL	10/9/2025	REDSTONE RANCH	9167658327		
Phone	Occupants	sf	hs	Units	lb	men
	12	5212	1	1	Y	
Emergency Phone	Fee	Click to View Inspection Report	Who Entered	Email(s) on File		
9167658327	150	20250925132401	STEVEN FELICETTI	ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM andy@rsmail.com Click to re-email inspection		
Viol#	Violation			If email incorrect, contact us here		
39	EXIT SIGNS REQUIRED TO BE ILLUMINATED SHALL BE CONTINUOUSLY ILLUMINATED (NFPA 1-14.14.5.2)					
89	FIRE DRILLS SHALL BE CONDUCTED (NFPA 101-4.7)					
99	EMERGENCY PLAN REQUIRES REVIEW BY THE FIRE DEPARTMENT (NFPA 101-4.8.2.2)					
110	MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS (NFPA 1-13.4.4)					
113	TEST AND CERTIFY FIRE SPRINKLER SYSTEM (NFPA 25- 4.1.1)					
114	TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM (NFPA 25- 4.1.1)					
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)					
134	OTHER VIOLATIONS					
145	PROVIDE PLACARD FOR LIGHT WEIGHT TRUSS CONSTRUCTION (FAC 69A-60.0081)					
Narrative						

Narrative:

Walked property with Fire Marshal Banyas and Stephanie Patton (Redstone).

1). The occupancy classification has changed from the previously approved occupancy classification of Residential Board and Care to Educational Occupancy. The building meets the definition of Education occupancy per NFPA 101-6.1.3. "An occupancy used for educational purposes through the twelfth grade by six or more persons for 4 or more hours per day or more than 12 hours per week." Staff on site confirmed the maximum students are 32, ages 5-12 yrs. /old and operation hours 9 a.m. – 3 p.m. Monday – Friday. A change of use permit shall be submitted to the City's Building Department.

2). Plans shall be submitted to the AHJ prior to the change of occupancy of any existing building. (NFPA 1-1.7.12.5)

3). Every room that is normally subject to student occupancy shall have an exit access door leading directly to an exit access corridor or exit... (NFPA 101-14.2.5.5). Please provide this information with the plans submitted for the change of use. Include this information on a life safety plan.

4). AED (Automated external defibrillator) needs to have pediatric pads. (Broward County Amendments to the Florida Fire Prevention Code 8th ed. F-121.3.3). Adult pads expire 11-30-25.

Need BCK (Bleeding Control Kit) Broward County Amendments to the Florida Fire Prevention Code 8th ed. Section F-121 (F-121.2.4) Provide Bleeding Control Kit (BCK) -BCK shall minimally contain:

- a. Two commercially manufactured tourniquets; and
- b. Two sets of gloves; and
- c. One scissor; and
- d. Two 3-inch gauze rolls; and
- e. Two gauze combine pads.

5). Provide a Placard for Light Weight Truss Construction (FAC 69A-60.0081)

6). Exit Signs Required to be Illuminated Shall be Continuously Illuminated (NFPA 1-14.14.5.2). Both exit signs at the rear exit need serviced.

7). Annual Test and Inspection is due for the Fire Sprinkler System (NFPA 25- 4.1.1)

8). Annual Test and Inspection is due for the Fire Pump (NFPA 25- 4.1.1)

9). The electrical box at the rear of the building has the top knockout removed, which allows water to enter. Please Provide a Cover (NFPA 1-11.1.8)

10). Please email copies of the following reports/documents:

a) Annual fire alarm inspection/testing report

b) Annual fire sprinkler and fire pump report

c) Emergency plan (NFPA 101-14.7.1)

d) Fire drill log (NFPA 101-14.7.2)

11). Carbon Monoxide Detection systems in new educational facilities, shall be installed centrally located within occupiable spaces adjacent to a communicating attached garage. (NFPA 101-14.3.4.4.1)

12). Cooking facilities shall be protected in accordance with 9.2.3. Openings shall not be required to be protected between food preparation areas and dining areas. (NFPA 101-14.3.2.2). Where required by another section of this Code, commercial cooking operations shall be protected in accordance with NFPA 96 unless such installations are approved existing installations, which shall be permitted to be continued in service. (NFPA 101-9.2.3)

13). The fire alarm report states that the heat detector in the kitchen has been removed due to false activations. Please provide documentation that this alteration is complaint with NFPA-72 National Fire Alarm and Signaling Code.

14). New Front door key was added to the Knox box

Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will-only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
 - (2) Permit applications are reviewed by the community development department.
 - (3) Applications are returned to the applicant for correction or approved as submitted.
 - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
 - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
 - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
 - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
 - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
 - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.



MARTY KIARD
BRWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	3910 NW 43 STREET, COCONUT CREEK FL 33073-3462	ID #	4842 17 01 0273
Property Owner	CODY, ANDREW PATTON, MICHELLE	Millage	3212
Mailing Address	2340 NE 35 ST LIGHTHOUSE POINT FL 33064	Use	01-07
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TR 28 W 135.24 OF E 316.10 BLK 88		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2026 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$439,690	\$1,561,310	\$2,001,000	\$2,001,000	
2025	\$439,690	\$1,167,620	\$1,607,310	\$1,571,930	\$34,106.61
2024	\$439,690	\$989,340	\$1,429,030	\$1,429,030	\$30,917.46

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,001,000	\$2,001,000	\$2,001,000	\$2,001,000
Portability	0	0	0	0
Assessed/SOH	\$2,001,000	\$2,001,000	\$2,001,000	\$2,001,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,001,000	\$2,001,000	\$2,001,000	\$2,001,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/19/2025	WD-Q	\$2,300,000	120080187	\$5.00	87,938	SF
5/3/2023	DRR-T	\$100	118836768			
3/28/2023	WD-T	\$100	118778930			
11/26/2021	WD-Q	\$1,685,000	117773461			
3/4/2016	WD-D	\$502,500	113557031			
				Adj. Bldg. S.F. (Card, Sketch)		5213
				Units/Beds/Baths		1/6/5
				Eff./Act. Year Built: 1986/1985		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	1		CM					
1								

Summons/ Case # C26 04 0065

Cody, Andrew & Patton, Michelle

3910 NNW 43 Street

Violation: 9-2 Fire Prevention & Protection: Failed Fire
Inspections

**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: **C26- 04-0065**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT FL 33064

Respondent

Property Address: 3910 NW 43rd Street

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on June 24, 2026. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

This Order dated 29th Day of June, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received



BUTTERFLY CAPITAL OF THE WORLD®

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



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



9589 0710 5270 1607 5735 81

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

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Extra Services & Fees (check box, add fee as appropriate)	\$	
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

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Postage	\$
Total Postage	\$
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City, State, Zip	

716126
CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

TR 5E25 209T 0225 0T20 6956



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



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

CERTIFIED MAIL



9589 0710 5270 1607 5735 74

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

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OFFICIAL USE

Certified Mail Fee	\$	BC.	6260400 64, 65,
Extra Services & Fees (check box, add fee as appropriate)			67, 68, 70, 71, 73,
☐ Return Receipt (hardcopy)	\$		76, 79, Here - cont
☐ Return Receipt (electronic)	\$		623020034-Ext
☐ Certified Mail Restricted Delivery	\$		71666
☐ Adult Signature Required	\$		
☐ Adult Signature Restricted Delivery	\$		
Postage	\$		
Total Postage	\$		
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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

42 5E25 209T 0225 0120 6856

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida

NO. 0260040065

City of Coconut Creek

Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Thursday Date April 9 2026

At 1:41 AM/PM

Owner Name

Cody Andrew

Last

First

MI

Patton Michelle

Last

First

MI

Owner Address

2340 NW 35 St

Lighthouse Point FL 33064

City

State

Zip

Legal/Folio

4842 17 01 0273

Violation Location

3910 NW 43 St

Located in the City of Coconut Creek, Broward County, FL

committed the following violation, contrary to law:

Fire Prevention and
Protection - Failed Fire
Inspections

In violation of Chapter(s)

Section(s)

Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 24 DAY
OF June, 2026 AT 2:30 PM IN THE

City of Coconut Creek Government Center

Commission Chambers

4800 West Copans Road

Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Benee

Officer Signature

Date

ID#

Briana Capone

Printed Name

Sent Certified mail

Signature Acknowledging Receipt of this Notice

Date

Printed Name

If you have any questions, call 954-973-6752 or
between 7AM-6PM Mon-Thurs.

954-956
1458



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040065	3910 NW 43 ST	484217010273	CODY, ANDREW & PATTON, MICHELLE

I, CAPONE, BRIANA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 04/09/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ Certified Mail – Date Sent: 6/10/26 - Receipt/Article #: 9589071052701607573482
 Return Receipt Requested 9589071052701607573499
9589071052701607573444
9589071052701607573475
9589071052701607573451
9589071052701607573468

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☐ Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)

☒ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
 (Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Bellee

Signature of Code Compliance Officer

Briana Capone

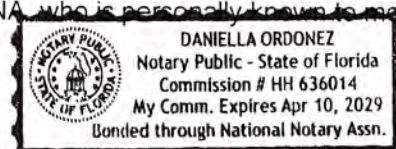
Printed Name of Code Compliance Officer

State of Florida
 County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this 11 day of June, 2026 by CAPONE, BRIANA, who is personally known to me.

Daniella Ordonez

Signature of Notary



Printed or Stamped Name of Notary



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 82

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

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

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

Summons BC
6/10/26
Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$10.50
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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

9590 9402 9875 5335 0937 17



2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 82

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
- ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

Tracking Number:

Remove X

9589071052701607573482

Copy

Add to Informed Delivery

Latest Update

Your item was picked up at the post office at 11:08 am on June 15, 2026 in FORT LAUDERDALE, FL 33318.

Get More Out of USPS Tracking:
USPS Tracking Plus[®]

Delivered
Delivered, Individual Picked Up at Post Office
FORT LAUDERDALE, FL 33318
June 15, 2026 11:08 AM

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

Text & Email Updates	▼
USPS Tracking Plus [®]	▼
Product Information	▼

See Less ^



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 75

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

9590 9402 9875 5335 0937 00

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 75

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) Michael Patton C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail (over \$500) | |
| ☐ Insured Mail Restricted Delivery | |

Domestic Return Receipt

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Domestic Mail Only

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Summons BC 026040079

Certified Mail Fee \$ 6/10/26

Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$ 52 4525 209T 0225 0T20 6956

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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



9589 0710 5270 1607 5734 51

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073



9590 9402 9875 5335 0937 62

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 51

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  ☒ Agent ☐ Addressee
- B. Received by (Printed Name) David H. Schneiderberger C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

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

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

Summons RC 020040079

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Postmark Here

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073



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

CERTIFIED MAIL®



9589 0710 5270 1607 5734 68

CODY, ANDREW
PATTON, MICHELLE D
3920 NW 43 STREET
COCONUT CREEK, FL 33073

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

Summons BC 02604 0079

Certified Mail Fee

6/10/26

Extra Services & Fees (check box, add fee as appropriate)

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| ☐ Adult Signature Restricted Delivery | \$ | |

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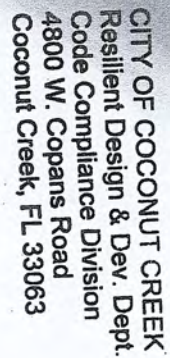
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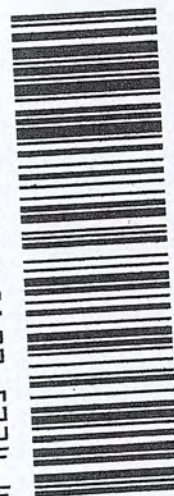
CODY, ANDREW
PATTON, MICHELLE D
3920 NW 43 STREET
COCONUT CREEK, FL 33073

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CERTIFIED MAIL



9589 0710 5270 1607 5734 44

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073



9590 9402 9875 5335 0937 55

2. Article Number (Transfer from service label)

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PS Form 3811, July 2020 PSN 7530-02-000-9000

COMPLETE THIS SECTION ON DELIVERY

A. Signature

~~2026 PM 5 L~~

R. Received by (Printed Name)

C. Date of Delivery

☒ Agent

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below: ☐ Yes ☒ No

☐ Yes

☐ No

3. Service Type

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| ☐ Adult Signature | ☐ Registered Mail™ |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail® | ☐ Signature Confirmation™ |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery | |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery | |
- (over \$500)

Domestic Return Receipt

U.S. Postal Service™
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Domestic Mail Only

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

Summons BC

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$ _____
☐ Return Receipt (electronic)	\$ _____
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CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



BUTTERFLY CAPITAL OF THE WORLD®

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

CERTIFIED MAIL®



9589 0710 5270 1607 5734 99

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064

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

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

6/10/26 Summons
Certified Mail Fee \$ 626040007C 26040079
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) 626040007C 26040076
☐ Return Receipt (electronic) 626040007C 26040073
☐ Certified Mail Restricted Delivery 626040007C 26040071
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Tot. \$
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City

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064



FIRE - SERVICE ADDRESS PRIOR INSPECTIONS DETAIL

Click on Trx Date & Time to see online fire inspection - review page emailed to customer. Click on Re-email Inspections link to re-email page to customer.

Fire Billing Information

Account Number: 004866-1

Name on Account: REDSTONE RANCH

Service Address: 3910 NW 43 ST, COCONUT CREEK, FL 33073

Billing Address: 2340 NE 35TH ST LIGHTHOUSE POINT , FL 33064

Account Status: Active

Date Opened:

Date	Activity Type	Reinspection Date		Owner	Owner Phone	
5/28/2026	SECONDARY RE-INSPECTION	6/11/2026		REDSTONE RANCH	9167658327	
Phone	Occupants	sf	hs	Units	kb	men
	12	5212	1	1	Y	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered	Email(s) on File		
9167658327	86.25	20260528150144	STEVEN FELICETTI	ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM STEPHANIE@RSMAIL.COM andy@rsmail.com Click to re-email inspection		
				If email incorrect, contact us here		

Viol#	Violation
128	THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)
Narrative	
Visted property for re-inspection and met with (Andrew). Mentioned to Andrew as stated on my initial inspection report dated 9/1/25 and subsequent inspections, plans and permits need to be submitted to the building department for change of occupancy. NFPA101 (21FLed.)	

Date	Activity Type	Reinspection Date		Owner	Owner Phone	
5/14/2026	SECONDARY RE-INSPECTION	5/28/2026		REDSTONE RANCH	9167658327	
Phone	Occupants	sf	hs	Units	kb	men
	12	5212	1	1	Y	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered	Email(s) on File		
9167658327	86.25	20260514135603	STEVEN FELICETTI	ANDY@RSMail.COM MICHELLE@RSMail.COM STEPHANIE@RSMail.COM andy@rsmail.com Click to re-email inspection		
				If email incorrect, contact us here		
Viol#	Violation					
128	THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)					

Viol#	Violation
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)
Narrative	
Met with, Vincent Guarino (President) to go over remaining violations noted on 9/17/25 report. I was told a meeting will take place this afternoon in regard to obtaining a business tax license and plans submittal for change of occupancy. I advised Vince if carbon monoxide detectors are tied into fire alarm system, we will need a permit pulled and updated drawings showing devices added to system and how detector(s) are reporting to panel (general alarm or supervisory).	

Date	Activity Type	Reinspection Date	Owner		Owner Phone		
4/29/2026	REINSPECTION	5/14/2026	REDSTONE RANCH		9167658327		
Phone	Occupants		sf	hs	Units	kb	men
	12		5212	1	1	Y	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered		Email(s) on File		
9167658327	86.25	20260430101324	STEVEN FELICETTI		ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM STEPHANIE@RSMAIL.COM andy@rsmail.com Click to re-email inspection		
					If email incorrect, contact us here		
Viol#	Violation						
46	LOG OF EMERGENCY LIGHTING TESTS SHALL BE KEPT (NFPA 1-14.13.2)						
89	FIRE DRILLS SHALL BE CONDUCTED (NFPA 101-4.7)						

Viol#	Violation
99	EMERGENCY PLAN REQUIRES REVIEW BY THE FIRE DEPARTMENT (NFPA 101-4.8.2.2)
110	MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS (NFPA 1-13.4.4)
114	TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM (NFPA 25- 4.1.1)
128	THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)
134	OTHER VIOLATIONS

Narrative
Met with, Vince (President Redstone) for re-inspection. Violations that were corrected from annual report (9/17/25) on today's inspection. *Exit signs *Added one more tourniquet to bleeding control kit (quantity of tourniquets approved). Still need to add 2 rolls of 3-inch gauze, 2 gauze combine pads and 1 set of gloves. *Carbon monoxide detector was installed by garage. It appears to be tied into fire alarm system (address on detector shows L1-007). If device was added to fire alarm system submit and updated fire alarm plan to Coconut Creek Building Department for review. *Fire sprinkler system was inspected/tested on 3/21/26 a green tag was placed on the system. Fire pump section of NFPA25 report was blank. Spoke to Impact Fire and I was told a different technician

Date	Activity Type	Reinspection Date		Owner	Owner Phone	
4/14/2026	SECONDARY RE-INSPECTION	4/28/2026		REDSTONE RANCH	9167658327	
Phone	Occupants	sf	hs	Units	kb	men
	12	5212	1	1	Y	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered	Email(s) on File		
9167658327	86.25	20260414163630	STEVEN FELICETTI	ANDY@RSMail.COM MICHELLE@RSMail.COM STEPHANIE@RSMail.COM andy@rsmail.com Click to re-email inspection		

Emergency Phone	Fee	Click to View Inpsection Report	Who Entered	Email(s) on File
				If email incorrect, contact us here

Viol#	Violation
39	EXIT SIGNS REQUIRED TO BE ILLUMINATED SHALL BE CONTINUOUSLY ILLUMINATED (NFPA 1-14.14.5.2)
41	SERVICE EMERGENCY LIGHTING (NFPA 101-7.9.2.1)
46	LOG OF EMERGENCY LIGHTING TESTS SHALL BE KEPT (NFPA 1-14.13.2)
99	EMERGENCY PLAN REQUIRES REVIEW BY THE FIRE DEPARTMENT (NFPA 101-4.8.2.2)
113	TEST AND CERTIFY FIRE SPRINKLER SYSTEM (NFPA 25- 4.1.1)
114	TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM (NFPA 25- 4.1.1)
128	THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)

Narrative
Met with Stephanie Patton (Redstone) for my re-inspection of property. Violations corrected from report dated 9/17/25 are as noted. 1. Bleeding Control Kit (see below) 2. AED adult and pediatric pads 3. R sign for lightweight truss construction Bleeding Control kit needs additional supplies per code. 1 more commercially manufactured tourniquet 1 more set of gloves 2 3-inch gauze rolls 2 gauze combine pads

Date	Activity Type	Reinspection Date	Owner		Owner Phone		
3/26/2026	REINSPECTION	4/9/2026	REDSTONE RANCH		9167658327		
Phone	Occupants	sf	hs	Units	kb	men	
	12	5212	1	1	Y		

Emergency Phone	Fee	Click to View Inpsection Report	Who Entered	Email(s) on File
9167658327	86.25	20260326140703	STEVEN FELICETTI	ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM STEPHANIE@RSMAIL.COM andy@rsmail.com Click to re-email inspection
				If email incorrect, contact us here

Viol#	Violation
39	EXIT SIGNS REQUIRED TO BE ILLUMINATED SHALL BE CONTINUOUSLY ILLUMINATED (NFPA 1-14.14.5.2)
41	SERVICE EMERGENCY LIGHTING (NFPA 101-7.9.2.1)
46	LOG OF EMERGENCY LIGHTING TESTS SHALL BE KEPT (NFPA 1-14.13.2)
99	EMERGENCY PLAN REQUIRES REVIEW BY THE FIRE DEPARTMENT (NFPA 101-4.8.2.2)
110	MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS (NFPA 1-13.4.4)
113	TEST AND CERTIFY FIRE SPRINKLER SYSTEM (NFPA 25- 4.1.1)
114	TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM (NFPA 25- 4.1.1)
128	THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)
134	OTHER VIOLATIONS
145	PROVIDE PLACARD FOR LIGHT WEIGHT TRUSS CONSTRUCTION (FAC 69A-60.0081)

Narrative

Spoke to Stephanie Patton (Redstone) in front of school and I asked her if any of the violations have been corrected since our last visit on 3/11/26. Stephanie told me they received a couple of signs (Lightweight Truss) which were not posted. I asked her if the fire sprinkler system and fire pump were tested and inspected and she told me no. I asked her if they hired an architect for plans and permit submittal and she told they are waiting for the ruling on agricultural use for property. Please address comments noted on my report from 3/11/26.

Date	Activity Type	Reinspection Date	Owner		Owner Phone	
3/11/2026	REINSPECTION	3/25/2026	REDSTONE RANCH		9167658327	
Phone	Occupants	sf	hs	Units	kb	men
	12	5212	1	1	Y	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered	Email(s) on File		
9167658327	86.25	20260311160907	STEVEN FELICETTI	ANDY@RSMail.COM MICHELLE@RSMail.COM STEPHANIE@RSMail.COM andy@rsmail.com Click to re-email inspection		
				If email incorrect, contact us here		
Viol#	Violation					
39	EXIT SIGNS REQUIRED TO BE ILLUMINATED SHALL BE CONTINUOUSLY ILLUMINATED (NFPA 1-14.14.5.2)					
41	SERVICE EMERGENCY LIGHTING (NFPA 101-7.9.2.1)					
46	LOG OF EMERGENCY LIGHTING TESTS SHALL BE KEPT (NFPA 1-14.13.2)					
99	EMERGENCY PLAN REQUIRES REVIEW BY THE FIRE DEPARTMENT (NFPA 101-4.8.2.2)					

Viol#	Violation
110	MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS (NFPA 1-13.4.4)
113	TEST AND CERTIFY FIRE SPRINKLER SYSTEM (NFPA 25- 4.1.1)
128	THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)
134	OTHER VIOLATIONS
145	PROVIDE PLACARD FOR LIGHT WEIGHT TRUSS CONSTRUCTION (FAC 69A-60.0081)

Narrative

Violations not corrected from 9/17/25 report.

Walked property with Fire Marshal Banyas and Stephanie Patton (Redstone).

1) The occupancy classification has changed from the previously approved occupancy classification of Residential Board and Care to Educational Occupancy. The building meets the definition of Education occupancy per NFPA 101-6.1.3. ?An occupancy used for educational purposes through the twelfth grade by six or more persons for 4 or more hours per day or more than 12 hours per week.? Staff on site confirmed the maximum students are 32, ages 5-12 yrs. /old and operation hours 9 a.m. ? 3 p.m. Monday ? Friday. A change of use permit shall be submitted to the City?s Building Department.

2) Plans shall be submitted to the AHJ prior to the change of occupancy of any existing building.

Date	Activity Type	Reinspection Date	Owner		Owner Phone		
9/17/2025	ANNUAL	10/9/2025	REDSTONE RANCH		9167658327		
Phone	Occupants		sf	hs	Units	kb	men
	12		5212	1	1	Y	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered		Email(s) on File		
9167658327	150	20250925132401	STEVEN FELICETTI		ANDY@RSMail.COM MICHELLE@RSMail.COM andy@rsmail.com Click to re-email inspection		

Emergency Phone	Fee	Click to View Inpsection Report	Who Entered	Email(s) on File
				If email incorrect, contact us here
Viol#	Violation			
39	EXIT SIGNS REQUIRED TO BE ILLUMINATED SHALL BE CONTINUOUSLY ILLUMINATED (NFPA 1-14.14.5.2)			
89	FIRE DRILLS SHALL BE CONDUCTED (NFPA 101-4.7)			
99	EMERGENCY PLAN REQUIRES REVIEW BY THE FIRE DEPARTMENT (NFPA 101-4.8.2.2)			
110	MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS (NFPA 1-13.4.4)			
113	TEST AND CERTIFY FIRE SPRINKLER SYSTEM (NFPA 25- 4.1.1)			
114	TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM (NFPA 25- 4.1.1)			
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)			
134	OTHER VIOLATIONS			
145	PROVIDE PLACARD FOR LIGHT WEIGHT TRUSS CONSTRUCTION (FAC 69A-60.0081)			
Narrative				
Walked property with Fire Marshal Banyas and Stephanie Patton (Redstone). 1). The occupancy classification has changed from the previously approved occupancy classification of Residential Board and Care to Educational Occupancy. The building meets the definition of Education occupancy per NFPA 101-6.1.3. "An occupancy used for educational purposes through the twelfth grade by six or more persons for 4 or more hours per day or more than 12 hours per week." Staff on site confirmed the maximum students are 32, ages 5-12 yrs. /old and operation hours 9 a.m. – 3 p.m. Monday – Friday. A change of use permit shall be submitted to the City's Building Department. 2). Plans shall be submitted to the AHJ prior to the change of occupancy of any existing building. (NFPA 1-1.7.12.5)				

Date	Activity Type	Reinspection Date	Owner	Owner Phone
11/4/2024	REINSPECTION (NO-FEE)		EVOKE COCONUT CREEK LLC	8889693318

Sec. 9-2. - Adoption of state law.

- (a) The following laws, regulations, codes and standards are hereby adopted by the city and incorporated herein by reference for the purpose of prescribing regulations for fire prevention and control:
- (1) The Florida Fire Prevention Code, as revised from time to time;
 - (2) The Broward County Amendments to the Florida Fire Prevention Code, as revised from time to time;
 - (3) The Florida Building Code, in effect in Broward County, Florida, including all amendments, as revised from time to time;
 - (4) F.S. Ch. 633, "Fire Protection and Control", and all administrative codes and rules promulgated thereunder, including the National Fire Protection Association Standards, as amended from time to time; and
 - (5) Any other duly enacted or promulgated law, regulation, or rule or standard having force and effect of law in any municipality in Broward County, pertaining to fire prevention and control.

(Ord. No. 2017-054, § 2, 1-11-18)



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	3910 NW 43 STREET, COCONUT CREEK FL 33073-3462	ID #	4842 17 01 0273
Property Owner	CODY, ANDREW PATTON, MICHELLE	Millage	3212
Mailing Address	2340 NE 35 ST LIGHTHOUSE POINT FL 33064	Use	01-07
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TR 28 W 135.24 OF E 316.10 BLK 88		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2026 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$439,690	\$1,561,310	\$2,001,000	\$2,001,000	
2025	\$439,690	\$1,167,620	\$1,607,310	\$1,571,930	\$34,106.61
2024	\$439,690	\$989,340	\$1,429,030	\$1,429,030	\$30,917.46

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,001,000	\$2,001,000	\$2,001,000	\$2,001,000
Portability	0	0	0	0
Assessed/SOH	\$2,001,000	\$2,001,000	\$2,001,000	\$2,001,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,001,000	\$2,001,000	\$2,001,000	\$2,001,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/19/2025	WD-Q	\$2,300,000	120080187	\$5.00	87,938	SF
5/3/2023	DRR-T	\$100	118836768			
3/28/2023	WD-T	\$100	118778930			
11/26/2021	WD-Q	\$1,685,000	117773461			
3/4/2016	WD-D	\$502,500	113557031			
				Adj. Bldg. S.F. (Card, Sketch)		5213
				Units/Beds/Baths		1/6/5
				Eff./Act. Year Built: 1986/1985		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	1		CM					
1								

Summons/ Case # C26 04 0067
Cody, Andrew & Patton, Michelle
3910 NNW 43 Street
Violation: 13-331(n) Zoning District Regulations Community
Facilities. Special Land Use Required – Farm School LLC

**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: **C26- 04-0067**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT FL 33064

Respondent

Property Address: 3910 NW 43rd Street

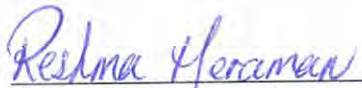
ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on June 24, 2026. At the subject hearing there was testimony suggesting that granting a continuance of this matter would be in the public interest.

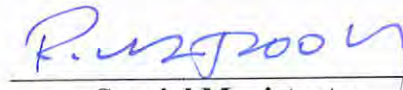
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK, FLORIDA. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THIS 29th DAY OF JUNE, 2026.

CITY OF COCONUT CREEK, FLORIDA



Special Magistrate Clerk



Special Magistrate



Date Received



BUTTERFLY CAPITAL OF THE WORLD®

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



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Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



9589 0710 5270 1607 5735 81

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

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Extra Services & Fees (check box, add fee as appropriate)			67, 68, 70, 71, 73, 76
☐ Return Receipt (hardcopy)	\$		
☐ Return Receipt (electronic)	\$		
☐ Certified Mail Restricted Delivery	\$		
☐ Adult Signature Required	\$		
☐ Adult Signature Restricted Delivery	\$		
Postage	\$		
Total Postage	\$		
Sent To			
Street and Ap			
City, State, Zip			

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

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



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

CERTIFIED MAIL



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KELLY KRONENBERG
ATTN: EIJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

KELLY KRONENBERG
ATTN: EIJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

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Extra Services & Fees (check box, add fee as appropriate)			67, 68, 70, 71, 73.
☐ Return Receipt (hardcopy)	\$		
☐ Return Receipt (electronic)	\$		
☐ Certified Mail Restricted Delivery	\$		
☐ Adult Signature Required	\$		
☐ Adult Signature Restricted Delivery	\$		
Postage	\$		
Total Postage	\$		
Sent To			
Street and Ap			
City, State, Zi			

KELLY KRONENBERG
ATTN: EIJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

42 5E25 209T 0225 0TLD 6856

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NO. CS10040067

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Thursday Date April 9 2026

At 1:46 AM ☒ PM

Owner Name Cody Andrew

Last First MI

Patton Michelle

Last First MI

Owner Address 2340 NE 35 St

Lighthouse Point FL 33064

City State Zip

Legal/Folio 4842 17 01 0273

Violation Location 29115 NW 43 St

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Zoning District Regulations
Community Facilities Special Land
Use Required - Farm School LLC

In violation of Chapter(s) 13 Section(s) 331(n)
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 24 DAY
OF June, 2026 AT 2:30 PM IN THE
City of Coconut Creek Government Center

Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☐ YOU OR A REPRESENTATIVE MUST APPEAR.

Balok 6/10/26 304
Officer Signature Date ID#

Briana Capone
Printed Name

Sent Certified Mail 6/10/26
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-973-6752 or
between 7AM-6PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040067	3910 NW 43 ST	484217010273	CODY, ANDREW & PATTON, MICHELLE

I, CAPONE, BRIANA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 04/09/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

- ☒ Certified Mail – Date Sent: 6/10/26 - Receipt/Article #: 9589071052701607573482
 Return Receipt Requested 9589071052701607573499
9589071052701607573444
9589071052701607573475
9589071052701607573451
9589071052701607573468

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☐ Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)

☒ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
 (Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Bepelle

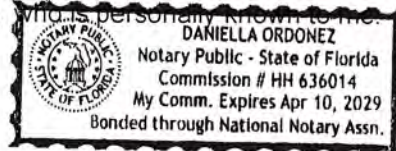
Signature of Code Compliance Officer

Briana Capone

Printed Name 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 on this 11 day of June, 2026 by CAPONE, BRIANA



Daniela Ordóñez
 Signature of Notary

Printed or Stamped Name of Notary

Resilient Design & Development– Code Compliance
 4800 W Copans Road, Coconut Creek, FL 33063
 954-956-1476 – www.coconutcreek.gov



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

CERTIFIED MAIL



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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
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6/10/26
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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

9590 9402 9875 5335 0937 17



2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 82

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Tracking Number:

9589071052701607573482

Remove X

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Add to Informed Delivery

Latest Update

Your item was picked up at the post office at 11:08 am on June 15, 2026 in FORT LAUDERDALE, FL 33318.

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USPS Tracking Plus[®]

Delivered

Delivered, Individual Picked Up at Post Office

FORT LAUDERDALE, FL 33318

June 15, 2026 11:08 AM

See All Tracking History

What Do USPS Tracking Statuses Mean?

- Text & Email Updates
- USPS Tracking Plus[®]
- Product Information

See Less ^



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 75

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

9590 9402 9875 5335 0937 00

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 75

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) Michael Patton C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
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 - ☐ Collect on Delivery Restricted Delivery
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Summons BC 026040079

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$ 52 4525 209T 0225 0T20 695b

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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



9589 0710 5270 1607 5734 51

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073



9590 9402 9875 5335 0937 62

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 51

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  ☒ Agent ☐ Addressee
- B. Received by (Printed Name) David H. Schneiderberger C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
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| ☐ Collect on Delivery Restricted Delivery | |
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| ☐ Insured Mail Restricted Delivery (over \$500) | |

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Postmark Here
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CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073



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

CERTIFIED MAIL®



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6/10/26

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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

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CODY, ANDREW
PATTON, MICHELLE D
3920 NW 43 STREET
COCONUT CREEK, FL 33073

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

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9589 0710 5270 1607 5734 44

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073

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1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073



9590 9402 9875 5335 0937 55

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 44
PS Form 3811, July 2020 PSN 7530-02-000-9003

COMPLETE THIS SECTION ON DELIVERY

A. Signature

10/10/2020 5:15 L

B. Received by (Printed Name)

via Halaburda

C. Date of Delivery

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3. Service Type

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- ☐ Adult Signature Restricted Delivery
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- ☐ Certified Mail Restricted Delivery
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- ☐ Collect on Delivery Restricted Delivery
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- ☐ Signature Confirmation Restricted Delivery

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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

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\$ Str
\$ City

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073



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Coconut Creek, FL 33063

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CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064

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6/10/26 Summons
Certified Mail Fee \$ 626040007C 26040079
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) 626040007C 26040076
☐ Return Receipt (electronic) 626040007C 26040073
☐ Certified Mail Restricted Delivery 626040007C 26040071
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Tot. \$
Ser. \$
Stre \$
City \$

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064



About Us

The Barnyard Experience



Birthday Parties

Farm School

Food Truck

Quick Links



LOGIN

Redstone Ranches Homeschool Co-Op



Frequently Asked Questions



Enrollment, Tuition, and Closures



Sample Day

Why choose us?

CORE ACADEMICS

FARM-LIFE RESPONSIBILITIES

WHO THIS PROGRAM IS BEST FOR

Core Academics

Rooted in community and collaboration, Redstone Ranches Homeschool Co-Op is for school-age children and offers a hands-on, self-paced, and nature-based learning environment where parent involvement is essential.





What Does a Typical School Day Look Like?

Our school day follows a consistent, well-balanced rhythm that supports academic focus, physical movement, hands-on learning, and community responsibility.

Mornings are dedicated to core academics and physical education, while afternoons focus on enrichment, electives, and practical life skills.

Sample Daily Flow



Arrival & Morning Transition



Karate / Physical Education with Sensei Ivan Bejarano



Organic Morning Snack

Core Academics Block

Monday: English Language Arts (ELA)

Tuesday: Math

Wednesday: History & Geography

Thursday: Science

Friday: Weekly Wrap-Up & Review



Organic Lunch



Free Play / Outdoor Time

Parent-Led Electives

Monday: Mindfulness

Tuesday: Foreign Language

Wednesday: Art

Thursday: Science Experiments

Friday: Culture & Cuisine



Clean-Up & Practical Life Chores

Dismissal

Daily schedules may vary slightly to accommodate farm activities, special projects, or seasonal programming.



Welcome to RedStone Ranches, where adventure, learning, and unforgettable memories await!



Redstone Ranch Locations:

The Barnyard

Open Daily 9 AM – 5 PM

Show Address ▼

Phone: (954) 282-1269

Riding Academy

Open Daily 8 AM – 8 PM

Show Address ▼

Phone: (954) 821-1740

Farm School

Monday – Friday 9 AM – 5 PM

Show Address ▲

3910 NW 43rd St, Cococut Creek, FL 33073

Phone: (954) 254-4980

Email: amy.carroll@gmail.com

Redstone Equestrian Clubhouse

Show Address ▼

Phone: (954) 282-1269

Email: events@redstoneranches.com

Enrollment, Tuition, and Closures

CLOSE

What is the enrollment process?

Enrollment begins with scheduling a tour.

After the tour, a trial day is required.

Trial Day Fee: \$55

Tours Available: Monday - Friday, 10:00 AM - 2:30 PM

What is the cost

We offer flexible enrollment options from one to five days per week:

- 1 Day/Week: \$100 daily drop-in
- 2 Days/Week: \$580/month
- 3 Days/Week: \$780/month
- 4 Days/Week: \$1,000/month
- 5 Days/Week: \$1,200/month

Are there any additional costs?

Yes. Additional costs may include:

- \$55 trial day fee (required prior to enrollment)
- \$250 non-refundable deposit (due after trial day)
- \$25 annual assessment fee (optional, if desired)
- Field trip costs, which vary depending on the activity or destination

We strive to keep additional expenses minimal and communicate any optional costs in advance.

What forms of payment do you accept?

Families may pay out of pocket or use Step Up for Students scholarship funds.

We accept Step Up PEP and Step Up UA.

When are you closed?

We follow the Broward County school calendar for major holidays and closures.

Camp programs are often offered during school breaks, providing families with additional options for care and enrichment. Camp schedules are shared in advance. Farm School students receive a discounted camp rate.

CLOSE



Sec. 13-331. - General provisions.

- (a) *Applicability.* No building shall hereafter be wholly or partially altered nor shall any land be designated, used or physically altered for any purpose or in any manner except in conformity with this article.
- (b) *Public water and wastewater.* It is the specific intent of this article that the availability of public water and wastewater is a necessary precondition for any development proposed within any district except A-1 and RS-1.
- (c) *Residential district.*
 - (1) A building abutting upon a waterway on either side, rear or front, shall be at least twenty (20) feet away from the mean high water mark, plus an additional one (1) foot in depth away from the water for every two-foot increase in height of the structure in excess of twenty (20) feet or as otherwise provided by the applicable zoning district.
 - (2) Setbacks for rear and side yards for every plot shall be the minimum specified for the particular zoning district with an increase of one (1) foot for every two (2) feet of additional height exceeding twenty (20) feet or as otherwise provided by the applicable zoning district.
- (d) *Commercial and industrial district.*
 - (1) Parking garages shall not exceed twelve (12) feet in height measured from a floor not exceeding a maximum of eighteen (18) inches above the crown of the adjoining street, and may cover no more than forty (40) percent of the lot area. Parking garages shall meet the applicable zoning district setback requirements.
 - (2) Hotel or motel density shall be governed by applicable provisions of city and county land use plans.
 - (3) Whenever a building abuts a canal, lake or other body of water, the minimum yard requirement shall be thirty (30) feet from the average mean high water mark, whether it is a front, side or rear yard.
 - (4) Yard dimensions stated are the minimum requirements for buildings up to twenty (20) feet or one (1) story in height. For increased height above twenty (20) feet, each yard shall be increased to an amount equal to one-half the height of the building.
 - (5) Landscaped berms to conceal parking, provide a visual/noise buffer or to achieve landscape effects, may be included as landscaped open space toward applicable requirements if they are created in a manner that will not cause drainage problems on the property or on adjacent properties.
 - (6) When a zoning lot is located in a block partially zoned residential, requirements of the residential district shall apply to the front yard of any lot zoned commercial.
 - (7)

Side yards may be used for parking and loading but may not be used for open storage of materials.

- (8) No merchandise, products, waste, or equipment, shall be stored or displayed out of doors except where buildings, fences and/or landscape material, approved during site plan review by the city commission, completely screens such uses from thoroughfares and adjacent property. Motor vehicles under four thousand (4,000) pounds in weight which are for sale or lease may be stored or displayed out of doors in areas screened and landscaped pursuant to the requirements applicable to off-street parking.
 - (9) Access to commercial/office facilities shall be restricted to locations which represent the safest and most expedient method of directing traffic into parking areas. Traffic signals may be required if, after study by the city engineer, such traffic-control devices are necessary. Turning, deceleration and/or acceleration lanes shall be required on all street-types regardless of size.
 - (10) All deliveries to bays or buildings in business zoning districts shall be made by rear door only. Off-street loading/unloading facilities shall be located in areas which provide the least impact on adjacent land uses. Service drives shall be provided to access loading and unloading areas. Such drives shall be designed to facilitate smooth, efficient operations and traffic circulation. Loading and unloading operations shall not commence before 6:00 a.m. nor continue after 9:00 p.m. any day of the week.
 - (11) Parking, storing and maintenance of trucks and motor vehicles, associated with the normal operations of commercial facilities shall not be permitted in off-street parking areas designated for the public.
 - (e) *Lots.* Every principal building shall be built upon a lot with frontage upon a street.
 - (f) *Corner lot yard regulations.* All side or rear yards which abut any street shall be equal to the minimum front yard requirements of the zoning district.
 - (g) *Landscape buffers along major or minor streets.*
 - (1) Unencumbered roadway buffers shall be provided per the schedule below. The buffers shall be delineated on plats and site plans as separate parcels and be noted as being the perpetual maintenance responsibility of the owners and/or assigns. Required setbacks for proposed buildings, structures and vehicular areas as stated in this Code shall be measured from the interior line of such buffers. These setbacks shall be a minimum, but in the event that other zoning regulations require a higher setback dimension, then the more restrictive shall apply.
- The following landscape buffers are required in all zoning districts per right-of-way width:

Right-of-Way	Landscape Buffer
200 ft. or greater	35 ft.

120—199 ft.	25 ft.
60—119 ft.	20 ft.*
50—59 ft.	15 ft.*

* These buffers do not apply to front yards of single-family homes and duplexes along interior subdivision local streets.

- (h) *Exceptions to height limitations.* The height limitations of this article shall not apply to spires, belfries, minarets, cupolas, and domes, not used for human occupancy; nor to bridges, chimneys, ventilators, skylights, water tanks, bulkheads or similar features and necessary mechanical appurtenances usually carried above the roof level, such as elevator penthouses, air-conditioning equipment, etc.
- (i) *Site plan review.* All applications for building permits, except one (1) detached single-family dwelling on one (1) lot, shall be subject to site plan review and approval, as provided in this article, prior to the issuance of a building permit.
- (j) *Permitted uses.* Permitted uses, specified under each zoning district, are intended to express the intent and purpose of that district. Special land uses may be permitted by the city commission in accordance with section 13-35. Any use which is not specified as a permitted use or special land use under a zoning district is specifically prohibited and is a violation of this chapter subject to the penalties provided by section 1-8, to abatement in a court of competent jurisdiction by injunctive relief or other appropriate judicial remedy.
- (k) *Accessory use controls.* All applications for building permits shall conform to the applicable provisions of Division 4 of this article.
- (l) *Planned unit developments.* Planned unit developments are permitted in all residential zoning districts with the regulations contained in section 13-348.
- (m) *Finished floor elevations.* In residential areas, the minimum finished floor elevation shall be no less than eighteen (18) inches above the crown of the abutting roadway, unless prior construction on adjoining property is at variance with the eighteen-inch minimum. In this case, the city engineer shall establish the minimum finished floor elevation. In all zoning districts, other than residential, the city engineer shall establish the minimum finished floor elevation in each individual case.

(n)

Community facilities. Any building or structure used for house of worship, public or parochial schools, libraries, museums, similar cultural facilities, and municipal uses, when not permitted by right in the specific zoning district, the community facilities uses listed herein may be permitted in any zoning district as a special land use.

(o) *Carport use.* Carport use shall be restricted as follows:

- (1) Carports located in nonresidential zoning districts shall be limited to operable motor vehicles, motorbikes, motorcycles, and bicycles.
- (2) Carports located in residential zoning districts shall be limited in use to:
 - a. Operable motor vehicles, motorbikes, motorcycles, bicycles, and operable lawn equipment exclusively for on-premise use;
 - b. Outdoor storage of approved refuse/recycle containers;
 - c. Outdoor storage of enclosed shelving unit(s) as long as the total floor area covered by the shelving unit(s) does not exceed fourteen (14) square feet.
- (3) Carport alterations in residential zoning districts that are not fully enclosed shall remain by definition a carport and use thereof shall be limited as set forth above in subsections (1) and (2).

(Ord. No. 115-86, § 306.01, 7-10-86; Ord. No. 159-87, § 306.01, 6-11-87; Ord. No. 103-96, § 1, 1-25-96; Ord. No. 103-97, § 1, 2-13-97; Ord. No. 2008-035, § 2, 11-13-08; Ord. No. 2008-036, § 2, 11-13-08; Ord. No. 2017-008, § 2, 1-11-18; Ord. No. 2018-034, § 4, 11-8-18; Ord. No. 2024-012, § 2, 4-11-24)



MARTY KIAR
BR **WARD**
 COUNTY
 PROPERTY APPRAISER

Property Address	3910 NW 43 STREET, COCONUT CREEK FL 33073-3462	ID #	4842 17 01 0273
Property Owner	CODY, ANDREW PATTON, MICHELLE	Millage	3212
Mailing Address	2340 NE 35 ST LIGHTHOUSE POINT FL 33064	Use	01-07
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TR 28 W 135.24 OF E 316.10 BLK 88		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2026 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$439,690	\$1,561,310	\$2,001,000	\$2,001,000	
2025	\$439,690	\$1,167,620	\$1,607,310	\$1,571,930	\$34,106.61
2024	\$439,690	\$989,340	\$1,429,030	\$1,429,030	\$30,917.46

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,001,000	\$2,001,000	\$2,001,000	\$2,001,000
Portability	0	0	0	0
Assessed/SOH	\$2,001,000	\$2,001,000	\$2,001,000	\$2,001,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,001,000	\$2,001,000	\$2,001,000	\$2,001,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/19/2025	WD-Q	\$2,300,000	120080187	\$5.00	87,938	SF
5/3/2023	DRR-T	\$100	118836768			
3/28/2023	WD-T	\$100	118778930			
11/26/2021	WD-Q	\$1,685,000	117773461			
3/4/2016	WD-D	\$502,500	113557031			
				Adj. Bldg. S.F. (Card, Sketch)		5213
				Units/Beds/Baths		1/6/5
				Eff./Act. Year Built: 1986/1985		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	1		CM					
1								

Summons/ Case # C26 04 0068
Cody, Andrew & Patton, Michelle
3910 NNW 43 Street
Violation: 18-29 Business Tax Receipt –
Required for Farm School LLC

**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: **C26- 04-0068**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT FL 33064

Respondent

Property Address: 3910 NW 43rd Street

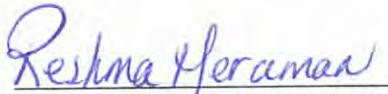
ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on June 24, 2026. At the subject hearing there was testimony suggesting that granting a continuance of this matter would be in the public interest.

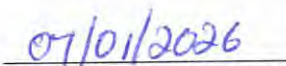
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK, FLORIDA. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THIS 29th DAY OF JUNE, 2026.

CITY OF COCONUT CREEK, FLORIDA


Special Magistrate Clerk


Special Magistrate


Date Received



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



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Coconut Creek, FL 33063



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CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

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☐ Adult Signature Required	\$		
☐ Adult Signature Restricted Delivery	\$		
Postage	\$		
Total Postage	\$		
Sent To	716126		
Street and Ap			
City, State, Zip	CODY, ANDREW PATTON, MICHELLE D 2340 NE 35 STREET LIGHTHOUSE POINT FL 33064		



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



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

CERTIFIED MAIL



9589 0710 5270 1607 5735 74

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage

\$

Sent To

Street and Ap

City, State, Zi

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NO. 020040068

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Thursday Date April 19 2026

At 3:48 AM (P)

Owner Name Cody Andrew

Last First MI

Dutton Michelle

Last First MI

Owner Address 2340 NE 35 St

Lighthouse Point FL 33064

City State Zip

Legal/Folio 4842 17 01 0273

Violation Location 3910 NW 43 St

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Business Tax Receipt
Required

Farm School LLC

In violation of Chapter(s) 18 Section(s) 29

Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 24 DAY
OF June, 2026 AT 2:20 PM IN THE

City of Coconut Creek Government Center

Commission Chambers

4800 West Copans Road

Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☐ YOU OR A REPRESENTATIVE MUST APPEAR.

Depledge 6/10/26 304

Officer Signature

Date

ID#

Briana Capone

Printed Name

Sent Certified mail

Signature Acknowledging Receipt of this Notice

Date 6/14/26

Printed Name

If you have any questions, call 954-973-6752 or
between 7AM-6PM Mon-Thurs.



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 82

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

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

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

ORIGINAL USE

Summons BC
6/10/26
Certified Mail Fee \$ 62.04 0079
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$ 0076
☐ Return Receipt (electronic) \$ 0073
☐ Certified Mail Restricted Delivery \$ 0071
☐ Adult Signature Required \$ 0000
☐ Adult Signature Restricted Delivery \$ 0000
Postage \$ 1.99 0000
\$ 64.03 0000
Postmark Here 0071 0000 0000 0000 0000 0000

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

9590 9402 9875 5335 0937 17



2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 82

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Tracking Number:

Remove X

9589071052701607573482

Copy

Add to Informed Delivery

Latest Update

Your item was picked up at the post office at 11:08 am on June 15, 2026 in FORT LAUDERDALE, FL 33318.

Get More Out of USPS Tracking:
USPS Tracking Plus[®]

Delivered
Delivered, Individual Picked Up at Post Office
FORT LAUDERDALE, FL 33318
June 15, 2026 11:08 AM

See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates	▼
USPS Tracking Plus [®]	▼
Product Information	▼

See Less ^



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 75

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

9590 9402 9875 5335 0937 00

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 75

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) Michael Patton C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail (over \$500)
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery
 - ☐ Priority Mail Express®

Domestic Return Receipt

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Domestic Mail Only

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

Summons BC 026040079

Certified Mail Fee \$ 6/10/26

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$ 52 4525 209T 0225 0T20 695b

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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



9589 0710 5270 1607 5734 51

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073



9590 9402 9875 5335 0937 62

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 51

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) Cody Andrew Patton C. Date of Delivery 6/10/20
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

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

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

Summons RC 020040079

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073

TS 4E25 209T 0225 0720 6856

Postmark Here
0076
0073
0071
0070
0069
0067
0065
0064



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

CERTIFIED MAIL®



9589 0710 5270 1607 5734 68

CODY, ANDREW
PATTON, MICHELLE D
3920 NW 43 STREET
COCONUT CREEK, FL 33073

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

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

Summons BC 02604 0079

Certified Mail Fee	\$ 6/10/26
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$

To

\$

Se

\$

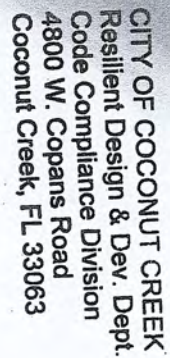
St

City

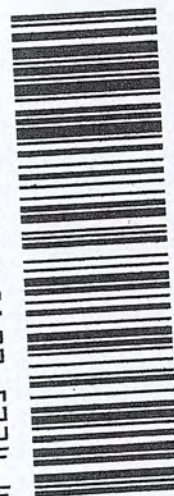
CODY, ANDREW
PATTON, MICHELLE D
3920 NW 43 STREET
COCONUT CREEK, FL 33073

Postmark
Here

0076
0073
0071
0070
0068
0067
0065
0064



CERTIFIED MAIL



9589 0710 5270 1607 5734 44

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073



9590 9402 9875 5335 0937 55

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734

PS Form 3811, July 2020 PSN 7530-02-000-9000

COMPLETE THIS SECTION ON DELIVERY

A. Signature

2025 5-1

R. Received by (Printed Name)

C. Date of Delivery

☒ Agent
☐ Addressee

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below: ☐ Yes ☒ No

☐ Yes

☐ No

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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For delivery information, visit our website at www.usps.com®.

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$ _____
☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

Postage

\$	Tot
\$	Ser
	Str
	Cit

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



BUTTERFLY CAPITAL OF THE WORLD®

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

CERTIFIED MAIL®



9589 0710 5270 1607 5734 99

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064

U.S. Postal Service™
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Domestic Mail Only

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

6/10/26 Summons
Certified Mail Fee \$ 626040007C 26040079
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) 626040007C 26040076
☐ Return Receipt (electronic) 626040007C 26040073
☐ Certified Mail Restricted Delivery 626040007C 26040071
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Tot. \$
Ser.
Stre.
City.

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040068	3910 NW 43 ST	484217010273	CODY, ANDREW & PATTON, MICHELLE

I, CAPONE, BRIANA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 04/09/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ Certified Mail – Date Sent: 6/10/26 - Receipt/Article #: 9589071052701607573482
 Return Receipt Requested 9589071052701607573499
9589071052701607573444
9589071052701607573475
9589071052701607573451
9589071052701607573468

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☐ Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)

☒ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
 (Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Beplee

Signature of Code Compliance Officer

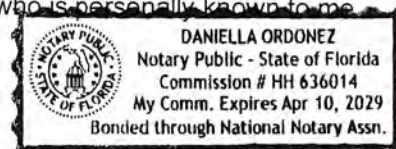
Briana Capone

Printed Name 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 on this 11 day of June, 2026 by CAPONE, BRIANA who is personally known to me.

Daniella Ordonez
 Signature of Notary



Printed or Stamped Name of Notary

Resilient Design & Development– Code Compliance
 4800 W Copans Road, Coconut Creek, FL 33063
 954-956-1476 – www.coconutcreek.gov



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Officer/Registered Agent Name](#) /

Detail by Officer/Registered Agent Name

Florida Limited Liability Company

FARM SCHOOL LLC

Filing Information

Document Number L24000528936
FEI/EIN Number 33-2637610
Date Filed 12/24/2024
Effective Date 12/20/2024
State FL
Status ACTIVE

Principal Address

2340 NE 35TH STREET
LIGHTHOUSE POINT, FL 33064

Mailing Address

2340 NE 35TH STREET
LIGHTHOUSE POINT, FL 33064

Registered Agent Name & Address

KELLEY KRONENBERG
10360 WEST STATE ROAD 84
DAVIE, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

CODY, ANDREW
2340 NE 35TH STREET
LIGHTHOUSE POINT, FL 33064

Title MGR

PATTON, MICHELLE
2340 NE 35TH STREET
LIGHTHOUSE POINT, FL 33064

Annual Reports

Report Year	Filed Date
-------------	------------

2025	04/28/2025
2026	04/28/2026

Document Images

04/28/2026 -- ANNUAL REPORT

[View image in PDF format](#)

04/28/2025 -- ANNUAL REPORT

[View image in PDF format](#)

12/24/2024 -- Florida Limited Liability

[View image in PDF format](#)

Sec. 18-29. - Evidence of operating business or profession.

The fact that any person represents himself/herself as being engaged in any business, occupation or profession for which a **business tax receipt** is required shall be evidence of the liability of such person to pay for a business tax receipt, regardless of whether such person actually transacts any business. Displaying a sign or advertisement indicating the conduct of a business or profession at any given location or advertising a business or profession in the classified section of the telephone directory or city directory or other media shall be prima facie evidence that such person is holding himself/herself out to the public as being engaged in a business or profession. Any part of a business also constitutes the operation of a business, (i.e. storage, yard for contractor's office that may be offsite). Any business or part thereof must be in accordance with zoning regulations.

(Ord. No. 111-86, § 1(8-25), 5-8-86; Ord. No. 131-94, § 1, 7-28-94; Ord. No. 2007-008, § 1, 8-9-07)



MARTY KIARD
BR **WARD**
 COUNTY
 PROPERTY APPRAISER

Property Address	3910 NW 43 STREET, COCONUT CREEK FL 33073-3462	ID #	4842 17 01 0273
Property Owner	CODY, ANDREW PATTON, MICHELLE	Millage	3212
Mailing Address	2340 NE 35 ST LIGHTHOUSE POINT FL 33064	Use	01-07
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TR 28 W 135.24 OF E 316.10 BLK 88		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2026 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$439,690	\$1,561,310	\$2,001,000	\$2,001,000	
2025	\$439,690	\$1,167,620	\$1,607,310	\$1,571,930	\$34,106.61
2024	\$439,690	\$989,340	\$1,429,030	\$1,429,030	\$30,917.46

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,001,000	\$2,001,000	\$2,001,000	\$2,001,000
Portability	0	0	0	0
Assessed/SOH	\$2,001,000	\$2,001,000	\$2,001,000	\$2,001,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,001,000	\$2,001,000	\$2,001,000	\$2,001,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/19/2025	WD-Q	\$2,300,000	120080187	\$5.00	87,938	SF
5/3/2023	DRR-T	\$100	118836768			
3/28/2023	WD-T	\$100	118778930			
11/26/2021	WD-Q	\$1,685,000	117773461			
3/4/2016	WD-D	\$502,500	113557031			
				Adj. Bldg. S.F. (Card, Sketch)		5213
				Units/Beds/Baths		1/6/5
				Eff./Act. Year Built: 1986/1985		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	1		CM					
1								

Title XIV TAXATION AND FINANCE

Chapter 205 LOCAL BUSINESS TAXES

SECTION 053 Business tax receipts; dates due and delinquent; penalties.

205.053 Business tax receipts; dates due and delinquent; penalties.—

(1) All business tax receipts shall be sold by the appropriate tax collector beginning July 1 of each year, are due and payable on or before September 30 of each year, and expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax is due and payable on or before the first working day following September 30. Provisions for partial receipts may be made in the resolution or ordinance authorizing such receipts. Receipts that are not renewed when due and payable are delinquent and subject to a delinquency penalty of 10 percent for the month of October, plus an additional 5 percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed 25 percent of the business tax for the delinquent establishment.

(2) Any person who engages in or manages any business, occupation, or profession without first obtaining a local business tax receipt, if required, is subject to a penalty of 25 percent of the tax due, in addition to any other penalty provided by law or ordinance.

(3) Any person who engages in any business, occupation, or profession covered by this chapter, who does not pay the required business tax within 150 days after the initial notice of tax due, and who does not obtain the required receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to \$250.

History.—s. 1, ch. 72-306; s. 1, ch. 73-144; s. 40, ch. 83-204; s. 7, ch. 93-180; s. 10, ch. 2006-152; s. 1, ch. 2007-97.

Summons/ Case # C26 04 0070

Cody, Andrew & Patton, Michelle *repeat violation*

3920 NNW 43 Street

Violation: 13-38-a Failure to obtain & complete permit:

Occupancy Change of Use Required: Bus, Res, Assembly

**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: **C26- 04-0070**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT FL 33064

Respondent

Property Address: 3920 NW 43rd Street

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on June 24, 2026. At the subject hearing there was testimony suggesting that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK, FLORIDA. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THIS 29th DAY OF JUNE, 2026.

CITY OF COCONUT CREEK, FLORIDA



Special Magistrate Clerk



Special Magistrate



Date Received



BUTTERFLY CAPITAL OF THE WORLD®

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



BUTTERFLY CAPITAL OF THE WORLD®

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



9589 0710 5270 1607 5735 81

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

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OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$
Total Postage

\$
Sent To

Street and Ap

City, State, Zip

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67, 68, 70, 71, 73, 76,
79 - con
Postmark Here
C25020054-Ext

7/6/26

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

18 5E25 209T 0225 0T20 6956



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



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

CERTIFIED MAIL



9589 0710 5270 1607 5735 74

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

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Extra Services & Fees (check box, add fee as appropriate)			67, 68, 70, 71, 73,
☐ Return Receipt (hardcopy)	\$		
☐ Return Receipt (electronic)	\$		
☐ Certified Mail Restricted Delivery	\$		
☐ Adult Signature Required	\$		
☐ Adult Signature Restricted Delivery	\$		
Postage	\$		
Total Postage	\$		
Sent To			
Street and Ap			
City, State, Zi			

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

42 5E25 209T 0225 0120 6856

**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: **C24-06 -0038**

ANDREW CODY
MICHELLE PATTON
2340 NE 35TH STREET
LIGHTHOUSE POINT FL 33064
Respondent

FINAL ORDER

***VIOLATION: FAILURE TO OBTAIN PERMIT FOR RESIDENTIAL
RENOVATION WORK DONE / CITY CODE SEC. 13-38 (a)***

An administrative hearing was held before the undersigned Special Magistrate on July 24, 2024. 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 4551 NW 39th Avenue and more particularly described as follows:

Property Id: 4842 17 01 0100

PALM BEACH FARMS 2-54 PB TR 10 LESS W 165 BLK 88, LESS N 5 FOR R/W PER MISC MAP 3-33 B ,LESS THEREFROM THE N 221.28 THEREOF AKA:SOUTH PARCEL

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 required building permit for residential renovation work done, 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 SEPTEMBER 26, 2024 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 25th DAY OF JULY, 2024

CITY OF COCONUT CREEK, FLORIDA

Dani Thomas
SPECIAL MAGISTRATE CLERK

R. Lopez
SPECIAL MAGISTRATE

7/30/24
Date Received

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

repeat violation

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NO. C26040070

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Thursday Date April 9 2026

At 2:12 AM / PM

Owner Name Cody Andrew

Last First MI

Patton Michelle

Last First MI

Owner Address 2340 NW NE 35 St

Lighthousepoint FL 33064

City State Zip

Legal/Folio 4842 17 01 0272

Violation Location 3920 NW 43 St

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to obtain & complete permit
Occupancy Change of use for
Business, Residential & Assembly Reg.

In violation of Chapter(s) 13 Section(s) 38-a
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 29 DAY
OF June, 2026 AT 2:30 PM IN THE
City of Coconut Creek Government Center

Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Boree 6/10/26 304
Officer Signature Date ID#

Briana Capone
Printed Name

Sent Certified mail 6/16/26
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-973-6752 or
between 7AM-6PM Mon-Thurs. 954-950 1458



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040070	3920 NW 43 ST	484217010272	CODY, ANDREW & PATTON, MICHELLE

I, CAPONE, BRIANA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 04/09/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ Certified Mail – Date Sent: 6/10/26 - Receipt/Article #: 9589071052701607573482
 Return Receipt Requested 9589071052701607573499
9589071052701607573444
9589071052701607573475
9589071052701607573451
9589071052701607573468

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☐ Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)

☒ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
 (Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Bonnie

Signature of Code Compliance Officer

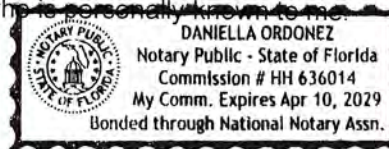
Briana Capone

Printed Name 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 on this 11 day of June, 2026 by CAPONE, BRIANA who is personally known to me.

Daniella Ordenez
 Signature of Notary



Printed or Stamped Name of Notary



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 82

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

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Summons BC

Certified Mail Fee	\$ <i>6/10/26</i>
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

28 4E25 209T 0225 0T20 6856

Postmark Here

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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

9590 9402 9875 5335 0937 17



2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 82

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature X	☐ Agent
B. Received by (Printed Name)	C. Date of Delivery
D. Is delivery address different from item 1? If YES, enter delivery address below:	☐ Yes ☐ No

3. Service Type	☐ Priority Mail Express®
☐ Adult Signature	☐ Registered Mail™
☐ Adult Signature Restricted Delivery	☐ Registered Mail Restricted Delivery
☐ Certified Mail®	☐ Signature Confirmation™
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery	
☐ Collect on Delivery Restricted Delivery	
☐ Insured Mail	
☐ Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

Tracking Number:

Remove X

9589071052701607573482

Copy

Add to Informed Delivery

Latest Update

Your item was picked up at the post office at 11:08 am on June 15, 2026 in FORT LAUDERDALE, FL 33318.

Get More Out of USPS Tracking:
USPS Tracking Plus[®]

Delivered

Delivered, Individual Picked Up at Post Office

FORT LAUDERDALE, FL 33318

June 15, 2026 11:08 AM

See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates	▼
USPS Tracking Plus [®]	▼
Product Information	▼

See Less ^



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 75

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

9590 9402 9875 5335 0937 00

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 75

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) Michael Patton C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail (over \$500)
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery
 - ☐ Priority Mail Express®

Domestic Return Receipt

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Summons BC C26040079

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$ 52 4525 209T 0225 0T20 695b

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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



9589 0710 5270 1607 5734 51

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073



9590 9402 9875 5335 0937 62

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 51

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  ☒ Agent ☐ Addressee
- B. Received by (Printed Name) David H. Schneiderberger C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

U.S. Postal Service™
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Summons RC 020040079

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073

TS 4E25 209T 0225 0720 6856

Postmark Here
0076
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0064



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

CERTIFIED MAIL®



9589 0710 5270 1607 5734 68

CODY, ANDREW
PATTON, MICHELLE D
3920 NW 43 STREET
COCONUT CREEK, FL 33073

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Summons BC 02604 0079

Certified Mail Fee	\$ 6/10/26
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$

To

\$

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\$

St

City

CODY, ANDREW
PATTON, MICHELLE D
3920 NW 43 STREET
COCONUT CREEK, FL 33073

Postmark
Here

0076
0073
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0070
0068
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0065
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CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL®



9589 0710 5270 1607 5734 44

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073



9590 9402 9875 5335 0937 55

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 44
PS Form 3811, July 2020 PSN 7530-02-000-9003

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Signature of Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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- Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy)
 - ☐ Return Receipt (electronic)
 - ☐ Certified Mail Restricted Delivery
 - ☐ Adult Signature Required
 - ☐ Adult Signature Restricted Delivery

Postage

\$ Tot
\$ Ser
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CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073



BUTTERFLY CAPITAL OF THE WORLD®

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

CERTIFIED MAIL®



9589 0710 5270 1607 5734 99

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064

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6/10/26 Summons
Certified Mail Fee \$ 626040007C 26040079
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) 626040007C 26040076
☐ Return Receipt (electronic) 626040007C 26040073
☐ Certified Mail Restricted Delivery 626040007C 26040071
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Tot. \$
Ser. \$
Stre \$
City \$

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064

Date	Activity Type	Reinspection Date	Owner			Owner Phone
9/17/2025	ANNUAL	10/9/2025	REDSTONE RANCH			9167658327
Phone	Occupants	sf	hs	Units	kb	men
	12	6582	1	1	Y	
Emergency Phone	Fee	Click to View Inspection Report	Who Entered	Email(s) on File		
9167658327	150	20250925131421	STEVEN FELICETTI	ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM STEPHANIE@RSMAIL.COM andy@rsmail.com Click to re-email inspection		
			If email incorrect, contact us here			
Viol#	Violation					
2	CROWD MANAGERS REQUIRED FOR ASSEMBLY OCCUPANCY (NFPA 1-20.1.5.6)					
19	PROVIDE COVER FOR JUNCTION BOX OR PULL BOX (NFPA 1-11.1.8)					
113	TEST AND CERTIFY FIRE SPRINKLER SYSTEM (NFPA 25- 4.1.1)					
114	TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM (NFPA 25- 4.1.1)					
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)					
134	OTHER VIOLATIONS					
145	PROVIDE PLACARD FOR LIGHT WEIGHT TRUSS CONSTRUCTION (FAC 69A-60.0081)					

Narrative:

Walked property with Fire Marshal Banyas and Stephanie Patton (Redstone)

1). The occupancy classification has changed from the previously approved occupancy classification of Residential Board and Care. The new use is a combination of Business, Residential, and Assembly. A change of use permit shall be submitted to the City's Building Department. The submittal shall include a life safety plan for all buildings.

2). Plans shall be submitted to the AHJ prior to the change of occupancy of any existing building. (NFPA 1-1.7.12.5)

3). Annual Test and Inspection is due for the Fire Sprinkler System (NFPA 25- 4.1.1)

4). Annual Test and Inspection is due for the Fire Pump (NFPA 25- 4.1.1)

5). Provide a cover for open electrical j-box by the newly installed hot water heater. (NFPA 1-11.1.8)

6). Provide a Placard for Light Weight Truss Construction (FAC 69A-60.0081)

7). The fire sprinkler lines for Villa #1 and Villa #2 are not connected to the fire sprinkler system. It is unknown if a certificate of occupancy has been obtained for Villa #1 and Villa #2.

8). (NFPA 101-28.3.2.5) Commercial cooking operations shall be protected in accordance with 9.2.3, unless the cooking equipment is one of the following types:

(1) Outdoor equipment

(2) Equipment used only for food warming

Where required by another section of this Code, commercial cooking operations shall be protected in accordance with NFPA 96 unless such installations are approved existing installations, which shall be permitted to be continued in service. (NFPA 101-9.2.3)

9). Please email the following reports/documents

a) Annual fire alarm inspection/testing report

b) Annual fire sprinkler and fire pump report

10). Keys in the Knox box were tested ok

Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
 - (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
 - (2) Permit applications are reviewed by the community development department.
 - (3) Applications are returned to the applicant for correction or approved as submitted.
 - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
 - (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
 - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
 - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
 - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.

If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.

 - (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
 - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
 - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

(Ord. No. 115-86, § 108.09, 7-10-86; Ord. No. 159-87, § 108.09, 6-11-87; Ord. No. 2001-042, § 3, 2-28-02)



MARTY KIARD
BRWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	3920 NW 43 STREET, COCONUT CREEK FL 33073	ID #	4842 17 01 0272
Property Owner	CODY, ANDREW PATTON, MICHELLE	Millage	3212
Mailing Address	2340 NE 35 ST LIGHTHOUSE POINT FL 33064	Use	01-07
Abbr Legal Description	PALM BEACH FARMS 2-54 PB PORTION OF TR 28 DESC AS COMM AT NE COR OF SAID TR 28,WLY 316.10 TO POB,CONT WLY 162.18,SLY 659.13 TO PT ON S/L OF SAID TR, ELY 162.18,NLY 659.07 TO POB BLK 88		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2026 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$548,150	\$2,061,850	\$2,610,000	\$2,610,000	
2025	\$548,150	\$1,617,760	\$2,165,910	\$2,110,740	\$46,280.66
2024	\$548,150	\$1,370,710	\$1,918,860	\$1,918,860	\$41,919.55

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,610,000	\$2,610,000	\$2,610,000	\$2,610,000
Portability	0	0	0	0
Assessed/SOH	\$2,610,000	\$2,610,000	\$2,610,000	\$2,610,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,610,000	\$2,610,000	\$2,610,000	\$2,610,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/19/2025	WD-Q	\$3,000,000	120081210	\$5.00	109,630	SF
5/3/2023	DRR-T	\$100	118836766			
3/28/2023	WD-T	\$100	118778931			
6/22/2021	WD-Q	\$2,115,000	117401988			
10/21/1999	SW*	\$485,000	29982 / 17			
				Adj. Bldg. S.F. (Card, Sketch)		7625
				Units		2
				Eff./Act. Year Built: 2008/2007		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	2		CM					
2			2.52					

Summons/ Case # C26 04 0071

Cody, Andrew & Patton, Michelle

3920 NNW 43 Street

Violation: 9-2 Fire Prevention & Protection: Failed Fire
Inspections

**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: **C26- 04-0071**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT FL 33064
Respondent

Property Address: 3920 NW 43rd Street

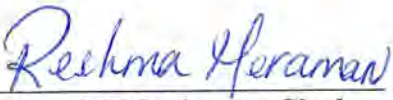
ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on June 24, 2026. At the subject hearing there was testimony suggesting that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK, FLORIDA. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THIS 29th DAY OF JUNE, 2026.

CITY OF COCONUT CREEK, FLORIDA



Special Magistrate Clerk



Special Magistrate



Date Received



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



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



9589 0710 5270 1607 5735 81

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

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- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage

\$

Sent To

Street and Ap

City, State, Zip

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064



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



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

CERTIFIED MAIL



9589 0710 5270 1607 5735 74

KELLY KRONENBERG
ATTN: EIOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

KELLY KRONENBERG
ATTN: EIOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

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☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
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Total Postage

Sent To
Street and Ap
City, State, Zip

KELLY KRONENBERG
ATTN: EIOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

6260400 64, 65,
67, 68, 70, 71, 73,
76, 79, Postmark Here - cent
62502034-Ext
71626

42 5E25 2091 0225 0120 6956

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida

NO.

City of Coconut Creek

Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Thursday Date April 9 2020

At 2:15 AM / PM

Owner Name

Cody Andrew

Last

First

MI

Patterson Michelle

Last

First

MI

Owner Address

2340 NW NE 35 St

Lighthouse Point FL 33064

City

State

Zip

Legal/Folio

4842 17 01 0272

Violation Location

3920 NW 43 St

Located in the City of Coconut Creek, Broward County, FL

committed the following violation, contrary to law:

Fire Prevention and Protection - Failed fire inspections

In violation of Chapter(s)

9

Section(s)

2

Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 24 DAY
OF June, 2020 AT 2:30 PM IN THE

City of Coconut Creek Government Center

Commission Chambers

4800 West Copans Road

Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Beklee 6/10/20 304

Officer Signature

Date

ID#

Briana Capone

Printed Name

Sent Certified mail 6/10/20

Signature Acknowledging Receipt of this Notice

Date

Printed Name

If you have any questions, call 954-973-6752 or
between 7AM-6PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040071	3920 NW 43 ST	484217010272	CODY, ANDREW & PATTON, MICHELLE

I, CAPONE, BRIANA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 04/09/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ Certified Mail – Date Sent: 6/10/26 - Receipt/Article #: 9589071052701607573482
 Return Receipt Requested 9589071052701607573499
9589071052701607573444
9589071052701607573475
9589071052701607573451
9589071052701607573468

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☐ Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)

☒ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
 (Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Repele

Signature of Code Compliance Officer

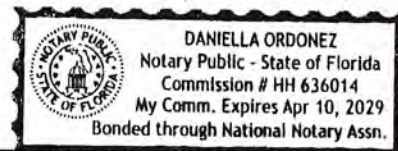
Briana Capone

Printed Name 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 on this 11 day of June, 2026 by CAPONE, BRIANA who is personally known to me.

Daniella Ordonez
 Signature of Notary



Printed or Stamped Name of Notary

Resilient Design & Development– Code Compliance
 4800 W Copans Road, Coconut Creek, FL 33063
 954-956-1476 – www.coconutcreek.gov



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 82

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

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6/10/26
Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$10.50
Postmark Here
2024 0079
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0057

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

9590 9402 9875 5335 0937 17

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 82

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

Tracking Number:

Remove X

9589071052701607573482

Copy

Add to Informed Delivery

Latest Update

Your item was picked up at the post office at 11:08 am on June 15, 2026 in FORT LAUDERDALE, FL 33318.

Get More Out of USPS Tracking:
USPS Tracking Plus[®]

Delivered
Delivered, Individual Picked Up at Post Office
FORT LAUDERDALE, FL 33318
June 15, 2026 11:08 AM

See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates	▼
USPS Tracking Plus [®]	▼
Product Information	▼

See Less ^



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 75

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

9590 9402 9875 5335 0937 00

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 75

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) *Michael Patton* C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail (over \$500)
 - ☐ Insured Mail Restricted Delivery
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

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Summons BC 026040079

Certified Mail Fee \$ *6/10/26*

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

52 4E25 209T 0225 0T20 695b

Postmark
Here



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



9589 0710 5270 1607 5734 51

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073



9590 9402 9875 5335 0937 62

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 51

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  ☒ Agent ☐ Addressee
- B. Received by (Printed Name) David H. Schneiderberger C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

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Summons RC 020040079

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Postmark Here
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CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073



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

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PATTON, MICHELLE D
3920 NW 43 STREET
COCONUT CREEK, FL 33073

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Summons BC 02604 0079

Certified Mail Fee	\$ 6/10/26
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$

To

\$

Se

\$

St

City

CODY, ANDREW
PATTON, MICHELLE D
3920 NW 43 STREET
COCONUT CREEK, FL 33073

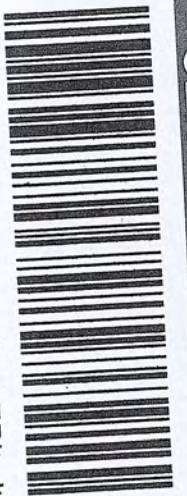
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CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL®



9589 0710 5270 1607 5734 44

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

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CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073



9590 9402 9875 5335 0937 55

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 44
PS Form 3811, July 2020 PSN 7530-02-000-9003

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Signature of Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below: Yes No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$ Tot

\$ Ser

\$ Str

\$ City

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073



BUTTERFLY CAPITAL OF THE WORLD®

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

CERTIFIED MAIL®



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CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064

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6/10/26 Summons
Certified Mail Fee \$ 626040007C 26040079
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) 626040007C 26040076
☐ Return Receipt (electronic) 626040007C 26040073
☐ Certified Mail Restricted Delivery 626040007C 26040071
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Tot. \$
Ser. \$
Stre \$
City \$

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064



FIRE - SERVICE ADDRESS PRIOR INSPECTIONS DETAIL

Click on Trx Date & Time to see online fire inspection - review page emailed to customer. Click on Re-email Inspections link to re-email page to customer.

Fire Billing Information

Account Number: 004810-1

Name on Account: REDSTONE RANCH

Service Address: 3920 NW 43 ST, COCONUT CREEK, FL 33073

Billing Address: 2340 NE 35TH ST LIGHTHOUSE POINT , FL 33064

Account Status: Active

Date Opened:

Date	Activity Type	Reinspection Date		Owner	Owner Phone	
5/28/2026	SECONDARY RE-INSPECTION	6/11/2026		REDSTONE RANCH	9167658327	
Phone	Occupants	sf	hs	Units	kb	men
	12	6582	1	1	Y	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered		Email(s) on File	
9167658327	86.25	20260528151028	STEVEN FELICETTI		ANDY@RSMail.COM MICHELLE@RSMail.COM STEPHANIE@RSMail.COM andy@rsmail.com Click to re-email inspection	
					If email incorrect, contact us here	

Viol#	Violation
128	THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)
Narrative	
Visted property for re-inspection and met with (Andrew). Mentioned to Andrew as stated on my initial inspection report dated 9/1/25 and subsequent inspections, plans and permits need to be submitted to the building department for change of occupancy. Visualized new pump for fire sprinkler system was installed. Inspection/test report for fire pump was provided by Impact Fire (green tag on system). Upon departure, Michelle Cody arrived and I mentioned to her plans and permits for change of occupancy need to be submitted to the building department.	

Date	Activity Type	Reinspection Date		Owner	Owner Phone	
5/14/2026	SECONDARY RE-INSPECTION	5/28/2026		REDSTONE RANCH	9167658327	
Phone	Occupants	sf	hs	Units	kb	men
	12	6582	1	1	Y	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered	Email(s) on File		
9167658327	86.25	20260514140841	STEVEN FELICETTI	ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM STEPHANIE@RSMAIL.COM andy@rsmail.com Click to re-email inspection		
				If email incorrect, contact us here		
Viol#	Violation					
2	CROWD MANAGERS REQUIRED FOR ASSEMBLY OCCUPANCY (NFPA 1-20.1.5.6)					

Viol#	Violation
4	REPAIR DEFICIENCIES TO FIRE SPRINKLER SYSTEM (NFPA 1-13.3.3.4.1.5.1)
128	THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)
Narrative	
Met with, Vincent Guarino (President) to go over remaining violations noted on 9/17/25 report. Vince showed me the new fire pump and told me Impact Fire will be installing the pump on Monday. I was shown fire watch log for fire pump impairment. I was told a meeting will take place this afternoon in regard to obtaining a business tax license and plans submittal for change of occupancy.	

Date	Activity Type	Reinspection Date	Owner		Owner Phone		
4/29/2026	REINSPECTION	5/14/2026	REDSTONE RANCH		9167658327		
Phone	Occupants		sf	hs	Units	kb	men
	12		6582	1	1	Y	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered		Email(s) on File		
9167658327	86.25	20260430103256	STEVEN FELICETTI		ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM STEPHANIE@RSMAIL.COM andy@rsmail.com Click to re-email inspection		
					If email incorrect, contact us here		

Viol#	Violation
2	CROWD MANAGERS REQUIRED FOR ASSEMBLY OCCUPANCY (NFPA 1-20.1.5.6)
4	REPAIR DEFICIENCIES TO FIRE SPRINKLER SYSTEM (NFPA 1-13.3.3.4.1.5.1)
128	THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)
134	OTHER VIOLATIONS

Narrative
Met with, Vince (President Redstone) for re-inspection. *Fire sprinkler system and fire pump was inspected/tested on 4/21/26. System was red tagged (critical deficiencies), and fire pump did not operate. Please address deficiencies immediately. I was told (Vince) quotes are being obtained for fire pump. *Additional tourniquet was added to kit. Supplies still needed, 1 set of gloves, two 3-inch rolls of gauze and 2 gauze combine pads. *My comments from 9/17/25 that have not been addressed. Comments 1, 2, 7, 8, 9 and crowd manager certification (how many crowd managers is based off occupant load which will be included on plans). I was told (Vince) comments 1 & 2 are being worked on. Address items in violation section of this report.

Date	Activity Type	Reinspection Date		Owner	Owner Phone	
4/14/2026	SECONDARY RE-INSPECTION	4/28/2026		REDSTONE RANCH	9167658327	
Phone	Occupants	sf	hs	Units	kb	men
	12	6582	1	1	Y	

Emergency Phone	Fee	Click to View Inspection Report	Who Entered	Email(s) on File
9167658327	86.25	20260414164509	STEVEN FELICETTI	ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM STEPHANIE@RSMAIL.COM andy@rsmail.com Click to re-email inspection
				If email incorrect, contact us here

Viol#	Violation
2	CROWD MANAGERS REQUIRED FOR ASSEMBLY OCCUPANCY (NFPA 1-20.1.5.6)
110	MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS (NFPA 1-13.4.4)
113	TEST AND CERTIFY FIRE SPRINKLER SYSTEM (NFPA 25- 4.1.1)
114	TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM (NFPA 25- 4.1.1)
128	THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)
134	OTHER VIOLATIONS

Narrative
Met with Stephanie Patton (Redstone) for my re-inspection of property. Violations corrected from report dated 9/17/25 are as noted. 1. AED (adult and pediatric pads). Cabinet needs an alarm when door is ajar. 2. Bleeding control kit (see below) 3. R placard present just needs to be mounted on front exterior of structure. (Lightweight Truss Construction) 4. Please email the following reports/documents a) Annual fire alarm inspection/testing report b) Annual fire sprinkler and fire pump report email: sfelicetti@coconutcreek.net

Date	Activity Type	Reinspection Date	Owner		Owner Phone	
3/26/2026	REINSPECTION	4/9/2026	REDSTONE RANCH		9167658327	
Phone	Occupants	sf	hs	Units	kb	men
	12	6582	1	1	Y	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered		Email(s) on File	
9167658327	86.25	<u>20260326134942</u>	STEVEN FELICETTI		ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM STEPHANIE@RSMAIL.COM andy@rsmail.com Click to re-email inspection	
					If email incorrect, contact us here	
Viol#	Violation					
2	CROWD MANAGERS REQUIRED FOR ASSEMBLY OCCUPANCY (NFPA 1-20.1.5.6)					
110	MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS (NFPA 1-13.4.4)					
113	TEST AND CERTIFY FIRE SPRINKLER SYSTEM (NFPA 25- 4.1.1)					
114	TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM (NFPA 25- 4.1.1)					
128	THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)					
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)					
134	OTHER VIOLATIONS					
145	PROVIDE PLACARD FOR LIGHT WEIGHT TRUSS CONSTRUCTION (FAC 69A-60.0081)					

Spoke to Stephanie Patton (Redstone) in front of school (3910 building) and I asked her if any of the violations have been corrected since our last visit on 3/11/26. Stephanie told me they received a couple of signs (Lightweight Truss) which were not posted. I asked her if the fire sprinkler system and fire pump were tested and inspected and she told me no. I asked her if they hired an architect for plans and permit submittal and she told they are waiting for the ruling on agricultural use for property. Please address comments noted on my report from 3/11/26.

Date	Activity Type	Reinspection Date	Owner		Owner Phone	
3/11/2026	REINSPECTION	3/25/2026	REDSTONE RANCH		9167658327	
Phone	Occupants	sf	hs	Units	kb	men
	12	6582	1	1	Y	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered	Email(s) on File		
9167658327	86.25	20260311161752	STEVEN FELICETTI	ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM STEPHANIE@RSMAIL.COM andy@rsmail.com Click to re-email inspection		
				If email incorrect, contact us here		
Viol#	Violation					
2	CROWD MANAGERS REQUIRED FOR ASSEMBLY OCCUPANCY (NFPA 1-20.1.5.6)					
110	MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS (NFPA 1-13.4.4)					
113	TEST AND CERTIFY FIRE SPRINKLER SYSTEM (NFPA 25- 4.1.1)					
114	TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM (NFPA 25- 4.1.1)					

Viol#	Violation
128	THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)
134	OTHER VIOLATIONS
145	PROVIDE PLACARD FOR LIGHT WEIGHT TRUSS CONSTRUCTION (FAC 69A-60.0081)
Narrative	
Violations not corrected from 9/14/25 report. Walked property with Fire Marshal Banyas and Stephanie Patton (Redstone) 1). The occupancy classification has changed from the previously approved occupancy classification of Residential Board and Care. The new use is a combination of Business, Residential, and Assembly. A change of use permit shall be submitted to the City's Building Department. The submittal shall include a life safety plan for all buildings. 2). Plans shall be submitted to the AHJ prior to the change of occupancy of any existing building. (NFPA 1-1.7.12.5) 3). Annual Test and Inspection is due for the Fire Sprinkler System (NFPA 25- 4.1.1) 4). Annual Test and Inspection is due for the Fire Pump (NFPA 25- 4.1.1)	

Date	Activity Type	Reinspection Date	Owner		Owner Phone	
9/17/2025	ANNUAL	10/9/2025	REDSTONE RANCH		9167658327	
Phone	Occupants	sf	hs	Units	kb	men
	12	6582	1	1	Y	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered	Email(s) on File		
9167658327	150	20250925131421	STEVEN FELICETTI	ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM STEPHANIE@RSMAIL.COM andy@rsmail.com Click to re-email inspection		
				If email incorrect, contact us here		

Viol#	Violation
2	CROWD MANAGERS REQUIRED FOR ASSEMBLY OCCUPANCY (NFPA 1-20.1.5.6)
19	PROVIDE COVER FOR JUNCTION BOX OR PULL BOX (NFPA 1-11.1.8)
113	TEST AND CERTIFY FIRE SPRINKLER SYSTEM (NFPA 25- 4.1.1)
114	TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM (NFPA 25- 4.1.1)
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)
134	OTHER VIOLATIONS
145	PROVIDE PLACARD FOR LIGHT WEIGHT TRUSS CONSTRUCTION (FAC 69A-60.0081)
Narrative	
Walked property with Fire Marshal Banyas and Stephanie Patton (Redstone) 1). The occupancy classification has changed from the previously approved occupancy classification of Residential Board and Care. The new use is a combination of Business, Residential, and Assembly. A change of use permit shall be submitted to the City's Building Department. The submittal shall include a life safety plan for all buildings. 2). Plans shall be submitted to the AHJ prior to the change of occupancy of any existing building. (NFPA 1-1.7.12.5) 3). Annual Test and Inspection is due for the Fire Sprinkler System (NFPA 25- 4.1.1) 4). Annual Test and Inspection is due for the Fire Pump (NFPA 25- 4.1.1)	

Date	Activity Type	Reinspection Date	Owner				Owner Phone
10/30/2024	REINSPECTION (NO-FEE)		EVOKE COCONUT CREEK LLC				8889693318
Phone	Occupants		sf	hs	Units	kb	men
	12		6000	1	1	N	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered	Email(s) on File			
7863796452	0	20241030175345	CARMEN QUINTANA	BRITANY.BOOTH@EVOKEWELLNESS.COM MATTHEW.LEE@EVOKEWELLNESS.COM			

Sec. 9-2. - Adoption of state law.

- (a) The following laws, regulations, codes and standards are hereby adopted by the city and incorporated herein by reference for the purpose of prescribing regulations for fire prevention and control:
- (1) The Florida Fire Prevention Code, as revised from time to time;
 - (2) The Broward County Amendments to the Florida Fire Prevention Code, as revised from time to time;
 - (3) The Florida Building Code, in effect in Broward County, Florida, including all amendments, as revised from time to time;
 - (4) F.S. Ch. 633, "Fire Protection and Control", and all administrative codes and rules promulgated thereunder, including the National Fire Protection Association Standards, as amended from time to time; and
 - (5) Any other duly enacted or promulgated law, regulation, or rule or standard having force and effect of law in any municipality in Broward County, pertaining to fire prevention and control.

(Ord. No. 2017-054, § 2, 1-11-18)



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	3920 NW 43 STREET, COCONUT CREEK FL 33073	ID #	4842 17 01 0272
Property Owner	CODY, ANDREW PATTON, MICHELLE	Millage	3212
Mailing Address	2340 NE 35 ST LIGHTHOUSE POINT FL 33064	Use	01-07
Abbr Legal Description	PALM BEACH FARMS 2-54 PB PORTION OF TR 28 DESC AS COMM AT NE COR OF SAID TR 28,WLY 316.10 TO POB,CONT WLY 162.18,SLY 659.13 TO PT ON S/L OF SAID TR, ELY 162.18,NLY 659.07 TO POB BLK 88		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2026 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$548,150	\$2,061,850	\$2,610,000	\$2,610,000	
2025	\$548,150	\$1,617,760	\$2,165,910	\$2,110,740	\$46,280.66
2024	\$548,150	\$1,370,710	\$1,918,860	\$1,918,860	\$41,919.55

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,610,000	\$2,610,000	\$2,610,000	\$2,610,000
Portability	0	0	0	0
Assessed/SOH	\$2,610,000	\$2,610,000	\$2,610,000	\$2,610,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,610,000	\$2,610,000	\$2,610,000	\$2,610,000

Sales History

Date	Type	Price	Book/Page or CIN
2/19/2025	WD-Q	\$3,000,000	120081210
5/3/2023	DRR-T	\$100	118836766
3/28/2023	WD-T	\$100	118778931
6/22/2021	WD-Q	\$2,115,000	117401988
10/21/1999	SW*	\$485,000	29982 / 17

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
\$5.00	109,630	SF
Adj. Bldg. S.F. (Card, Sketch)		7625
Units		2
Eff./Act. Year Built: 2008/2007		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	2		CM					
2			2.52					

Summons/ Case # C26 04 0073
Cody, Andrew & Patton, Michelle
3920 NNW 43 Street
Violation: 18-29 Business Tax Receipt –
Required for Redstone Ranch LLC

**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: **C26- 04-0073**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT FL 33064

Respondent

Property Address: 3920 NW 43rd Street

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on June 24, 2026. At the subject hearing there was testimony suggesting that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK, FLORIDA. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THIS 29th DAY OF JUNE, 2026.

CITY OF COCONUT CREEK, FLORIDA



Special Magistrate Clerk



Special Magistrate



Date Received



BUTTERFLY CAPITAL OF THE WORLD®

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



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Coconut Creek, FL 33063



9589 0710 5270 1607 5735 81

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

CODY, ANDREW
PATTON, MICHELLE D
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Postage \$
Total Postage \$
Sent To \$
Street and Ap \$
City, State, Zip \$

6260410064, 65
67, 68, 70, 71, 73, 76
79-CCMP
C25030054-EXT

7/6/26

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064



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



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

CERTIFIED MAIL



9589 0710 5270 1607 5735 74

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage

\$

Sent To

Street and Ap

City, State, Zi

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida

NO. C260040073

City of Coconut Creek

Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Thursday Date April 9 2026

At 2:18 AM / PM

Owner Name Cody Andrew

Last First MI

Dutton Michelle

Last First MI

Owner Address 2340 NE 35 St

Lighthouse Point FL 33064

City State Zip

Legal/Folio 4842 17 01 0272

Violation Location 3920 NW 43 St

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Business Tax Receipt -

Required

Redstone Ranch LLC

In violation of Chapter(s) 18 Section(s) 29

Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 24 DAY
OF June, 2026 AT 2:30 PM IN THE

City of Coconut Creek Government Center

Commission Chambers

4800 West Copans Road

Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Briana Capone 6/10/26 304

Officer Signature Date ID#

Briana Capone

Printed Name

Sent Certified mail 6/10/26

Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-973-6752 or
between 7AM-6PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040073	3920 NW 43 ST	484217010272	CODY, ANDREW & PATTON, MICHELLE

I, CAPONE, BRIANA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 04/09/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ Certified Mail – Date Sent: 6/10/26 - Receipt/Article #: 9589071052701607573482
 Return Receipt Requested 9589071052701607573499
9589071052701607573444
9589071052701607573475
9589071052701607573451
9589071052701607573468

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☐ Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)

☒ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
 (Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

[Signature]

Signature of Code Compliance Officer

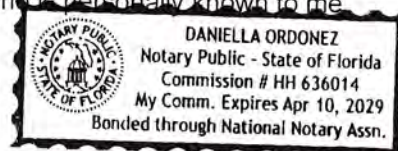
Briana Capone

Printed Name 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 on this 11 day of June, 2026 by CAPONE, BRIANA who is personally known to me.

[Signature]
 Signature of Notary



Printed or Stamped Name of Notary



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 82

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

Summons BC
6/10/26
Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$10.00
Postmark Here
2026 JUN 10 07:10 PM
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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

9590 9402 9875 5335 0937 17

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 82

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail[®]
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express[®]
 - ☐ Registered Mail[™]
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation[™]
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Tracking Number:

Remove X

9589071052701607573482

Copy

Add to Informed Delivery

Latest Update

Your item was picked up at the post office at 11:08 am on June 15, 2026 in FORT LAUDERDALE, FL 33318.

Get More Out of USPS Tracking:
USPS Tracking Plus[®]

Delivered
Delivered, Individual Picked Up at Post Office
FORT LAUDERDALE, FL 33318
June 15, 2026 11:08 AM

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

Text & Email Updates	▼
USPS Tracking Plus [®]	▼
Product Information	▼

See Less ^



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 75

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

9590 9402 9875 5335 0937 00

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 75

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) Michael Patton C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail (over \$500)
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery
 - ☐ Priority Mail Express®

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Summons BC 026040079

Certified Mail Fee \$ 6/10/26

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$ 52 4525 209T 0225 0T20 695b

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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



9589 0710 5270 1607 5734 51

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073



9590 9402 9875 5335 0937 62

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 51

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  ☒ Agent ☐ Addressee
- B. Received by (Printed Name) David Hulseberg C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

U.S. Postal Service™
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Domestic Mail Only

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

Summons RC 020040079

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073

TS 4E25 209T 0225 0720 6856

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

CERTIFIED MAIL®



9589 0710 5270 1607 5734 68

CODY, ANDREW
PATTON, MICHELLE D
3920 NW 43 STREET
COCONUT CREEK, FL 33073

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Summons BC 02604 0079

Certified Mail Fee	\$ 6/10/26
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

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CODY, ANDREW
PATTON, MICHELLE D
3920 NW 43 STREET
COCONUT CREEK, FL 33073

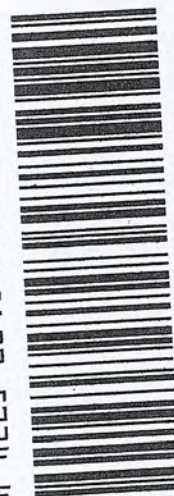
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CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL®



9589 0710 5270 1607 5734 44

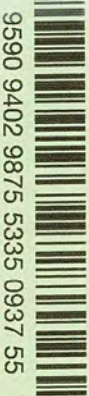
CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073



9590 9402 9875 5335 0937 55

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 44
PS Form 3811, July 2020 PSN 7530-02-000-9003

COMPLETE THIS SECTION ON DELIVERY

A. Signature

10/10/2020 5:15 L

B. Received by (Printed Name)

via Halowinder

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

Summons BC C2004 0079 0076 0073 0070 0067 0064 0061 0058 0055 0052 0049 0046 0043 0040 0037 0034 0031 0028 0025 0022 0019 0016 0013 0010 0007 0004 0001

Certified Mail Fee \$ 10/10/2020

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

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\$ Str
\$ City

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073



BUTTERFLY CAPITAL OF THE WORLD®

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

CERTIFIED MAIL®



9589 0710 5270 1607 5734 99

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

6/10/26 Summons
Certified Mail Fee \$ 626040007C 26040079
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) 626040007C 26040076
☐ Return Receipt (electronic) 626040007C 26040073
☐ Certified Mail Restricted Delivery 626040007C 26040071
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Tot. \$
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Stre.
City

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Officer/Registered Agent Name](#) /

Detail by Officer/Registered Agent Name

Florida Limited Liability Company

REDSTONE RANCH, LLC

Filing Information

Document Number L24000496977

FEI/EIN Number 33-2324802

Date Filed 12/02/2024

State FL

Status ACTIVE

Principal Address

4551 NW 39TH AVENUE

COCONUT CREEK, FL 33064

Mailing Address

4551 NW 39TH AVENUE

COCONUT CREEK, FL 33064

Registered Agent Name & Address

CHRISTLIEB COOK, Ejola

10360 West State Road 84

Davie, FL 33324

Name Changed: 04/28/2025

Address Changed: 04/28/2025

Authorized Person(s) Detail

Name & Address

Title MGR

CODY, ANDREW

4551 NW 39TH AVENUE

COCONUT CREEK, FL 33064

Title MGR

PATTON, MICHELLE

4551 NW 39TH AVENUE

CORINAM CREEK, FL 33064

Annual Reports

Report Year	Filed Date
2025	04/28/2025
2026	04/28/2026

Document Images

04/28/2026 -- ANNUAL REPORT	View image in PDF format
04/28/2025 -- ANNUAL REPORT	View image in PDF format
12/02/2024 -- Florida Limited Liability	View image in PDF format

Sec. 18-29. - Evidence of operating business or profession.

The fact that any person represents himself/herself as being engaged in any business, occupation or profession for which a **business tax receipt** is required shall be evidence of the liability of such person to pay for a business tax receipt, regardless of whether such person actually transacts any business. Displaying a sign or advertisement indicating the conduct of a business or profession at any given location or advertising a business or profession in the classified section of the telephone directory or city directory or other media shall be prima facie evidence that such person is holding himself/herself out to the public as being engaged in a business or profession. Any part of a business also constitutes the operation of a business, (i.e. storage, yard for contractor's office that may be offsite). Any business or part thereof must be in accordance with zoning regulations.

(Ord. No. 111-86, § 1(8-25), 5-8-86; Ord. No. 131-94, § 1, 7-28-94; Ord. No. 2007-008, § 1, 8-9-07)



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	3920 NW 43 STREET, COCONUT CREEK FL 33073	ID #	4842 17 01 0272
Property Owner	CODY, ANDREW PATTON, MICHELLE	Millage	3212
Mailing Address	2340 NE 35 ST LIGHTHOUSE POINT FL 33064	Use	01-07
Abbr Legal Description	PALM BEACH FARMS 2-54 PB PORTION OF TR 28 DESC AS COMM AT NE COR OF SAID TR 28,WLY 316.10 TO POB,CONT WLY 162.18,SLY 659.13 TO PT ON S/L OF SAID TR, ELY 162.18,NLY 659.07 TO POB BLK 88		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2026 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$548,150	\$2,061,850	\$2,610,000	\$2,610,000	
2025	\$548,150	\$1,617,760	\$2,165,910	\$2,110,740	\$46,280.66
2024	\$548,150	\$1,370,710	\$1,918,860	\$1,918,860	\$41,919.55

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,610,000	\$2,610,000	\$2,610,000	\$2,610,000
Portability	0	0	0	0
Assessed/SOH	\$2,610,000	\$2,610,000	\$2,610,000	\$2,610,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,610,000	\$2,610,000	\$2,610,000	\$2,610,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/19/2025	WD-Q	\$3,000,000	120081210	\$5.00	109,630	SF
5/3/2023	DRR-T	\$100	118836766			
3/28/2023	WD-T	\$100	118778931			
6/22/2021	WD-Q	\$2,115,000	117401988			
10/21/1999	SW*	\$485,000	29982 / 17			
				Adj. Bldg. S.F. (Card, Sketch)		7625
				Units		2
				Eff./Act. Year Built: 2008/2007		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	2		CM					
2			2.52					

Title XIV TAXATION AND FINANCE

Chapter 205 LOCAL BUSINESS TAXES

SECTION 053 Business tax receipts; dates due and delinquent; penalties.

205.053 Business tax receipts; dates due and delinquent; penalties.—

(1) All business tax receipts shall be sold by the appropriate tax collector beginning July 1 of each year, are due and payable on or before September 30 of each year, and expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax is due and payable on or before the first working day following September 30. Provisions for partial receipts may be made in the resolution or ordinance authorizing such receipts. Receipts that are not renewed when due and payable are delinquent and subject to a delinquency penalty of 10 percent for the month of October, plus an additional 5 percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed 25 percent of the business tax for the delinquent establishment.

(2) Any person who engages in or manages any business, occupation, or profession without first obtaining a local business tax receipt, if required, is subject to a penalty of 25 percent of the tax due, in addition to any other penalty provided by law or ordinance.

(3) Any person who engages in any business, occupation, or profession covered by this chapter, who does not pay the required business tax within 150 days after the initial notice of tax due, and who does not obtain the required receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to \$250.

History.—s. 1, ch. 72-306; s. 1, ch. 73-144; s. 40, ch. 83-204; s. 7, ch. 93-180; s. 10, ch. 2006-152; s. 1, ch. 2007-97.

Summons/ Case # C26 04 0076

Cody, Andrew & Patton, Michelle

4551 NW 39 Ave

Violation: 13-373 Accessory Use – Structure: Chickee Hut –

Setback requirements not met, location prohibited

**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: **C26- 04-0076**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT FL 33064

Respondent

Property Address: 4551 NW 39th Avenue

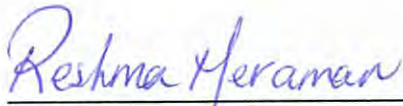
ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on June 24, 2026. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

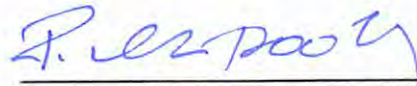
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

This Order dated 29th Day of June, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received



BUTTERFLY CAPITAL OF THE WORLD®

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



BUTTERFLY CAPITAL OF THE WORLD®

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



9589 0710 5270 1607 5735 81

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

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

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

Certified Mail Fee		\$	BL	K260410064, 65
Extra Services & Fees (check box, add fee as appropriate)				
☐ Return Receipt (hardcopy)	\$			67, 68, 70, 71, 73, 76
☐ Return Receipt (electronic)	\$			
☐ Certified Mail Restricted Delivery	\$			79 - COMP
☐ Adult Signature Required	\$			
☐ Adult Signature Restricted Delivery	\$			C25020054-EXT
Postage		\$		
Total Postage		\$		
Sent To		Pastmark Here		
Street and Ap		716126		
City, State, Zip				

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064



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



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

CERTIFIED MAIL



9589 0710 5270 1607 5735 74

KELLY KRONENBERG
ATTN: EIJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

KELLY KRONENBERG
ATTN: EIJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

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CERTIFIED MAIL[®] RECEIPT
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OFFICIAL USE

Certified Mail Fee	\$	BC.	6260400 64, 65,
Extra Services & Fees (check box, add fee as appropriate)			67, 68, 70, 71, 73,
☐ Return Receipt (hardcopy)	\$		
☐ Return Receipt (electronic)	\$		
☐ Certified Mail Restricted Delivery	\$		
☐ Adult Signature Required	\$		
☐ Adult Signature Restricted Delivery	\$		
Postage	\$		
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62502054-Ext
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KELLY KRONENBERG
ATTN: EIJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

42 5E25 209T 0225 0T20 6856

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida

NO. C26040076

City of Coconut Creek

Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Thursday Date April 9 20 26

At 2:50 AM PM

Owner Name

Cody Andrew
Last First MI
Patton Michelle
Last First MI

Owner Address

3340 NE 35 St
Lighthouse Point FL 33064
City State Zip

Legal/Folio

4842 17 01 0100

Violation Location

4551 NW 39 Ave
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Accessory use - structure:
Chickee Hut. Set back req. not
met, location prohibited

In violation of Chapter(s)

13 Section(s) 373
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida FLA Stat 106.04845(c)

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 24 DAY
OF June, 2026 AT 2:30 PM IN THE

City of Coconut Creek Government Center

Commission Chambers

4800 West Copans Road

Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Briana Capone 6/10/26 304
Officer Signature Date ID#

Printed Name

Sent Certified mail 6/10/26
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-973-6752 or
between 7AM-6PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040076	4551 NW 39 AVE	484217010100	CODY, ANDREW & PATTON, MICHELLE

I, CAPONE, BRIANA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 04/09/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ Certified Mail – Date Sent: 6/10/26 - Receipt/Article #: 9589071052701607573482
 Return Receipt Requested 9589071052701607573499
9589071052701607573444
9589071052701607573475
9589071052701607573451
9589071052701607573468

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☐ Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)

☒ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
 (Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

[Signature]

Signature of Code Compliance Officer

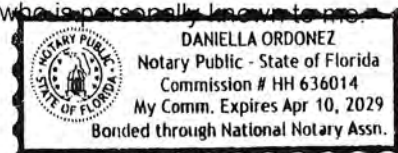
Briana Capone

Printed Name 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 on this 11 day of June, 2026 by CAPONE, BRIANA who is personally known to me.

[Signature]
 Signature of Notary



Printed or Stamped Name of Notary

Resilient Design & Development– Code Compliance
 4800 W Copans Road, Coconut Creek, FL 33063
 954-956-1476 – www.coconutcreek.gov



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 82

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

U.S. Postal Service™
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Summons BC
6/10/26
Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
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☐ Adult Signature Restricted Delivery \$
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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

9590 9402 9875 5335 0937 17



2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 82

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
- ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

Tracking Number:

Remove X

9589071052701607573482

Copy

Add to Informed Delivery

Latest Update

Your item was picked up at the post office at 11:08 am on June 15, 2026 in FORT LAUDERDALE, FL 33318.

Get More Out of USPS Tracking:
USPS Tracking Plus[®]

Delivered
Delivered, Individual Picked Up at Post Office
FORT LAUDERDALE, FL 33318
June 15, 2026 11:08 AM

See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates	▼
USPS Tracking Plus [®]	▼
Product Information	▼

See Less ^



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 75

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

9590 9402 9875 5335 0937 00

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 75

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) Michael Patton C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail (over \$500) | |
| ☐ Insured Mail Restricted Delivery | |

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Summons BC 026040079

Certified Mail Fee \$ 6/10/26

Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$11.10

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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



9589 0710 5270 1607 5734 51

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073



9590 9402 9875 5335 0937 62

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 51

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  ☒ Agent ☐ Addressee
- B. Received by (Printed Name) David H. Schneiderberger C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
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| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

U.S. Postal Service™
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Summons RC 020040079

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Postmark Here

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073



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

CERTIFIED MAIL®



9589 0710 5270 1607 5734 68

CODY, ANDREW
PATTON, MICHELLE D
3920 NW 43 STREET
COCONUT CREEK, FL 33073

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Summons BC 02604 0079

Certified Mail Fee	\$ 6/10/26
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

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CODY, ANDREW
PATTON, MICHELLE D
3920 NW 43 STREET
COCONUT CREEK, FL 33073

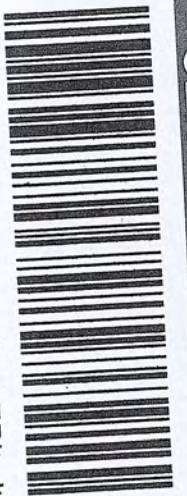
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CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL®



9589 0710 5270 1607 5734 44

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073



9590 9402 9875 5335 0937 55

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 44
PS Form 3811, July 2020 PSN 7530-02-000-9003

COMPLETE THIS SECTION ON DELIVERY

A. Signature

10/10/2020 5:15 L

B. Received by (Printed Name)

via Halowinder

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

- ☐ Adult Signature
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- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
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- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
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CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073



BUTTERFLY CAPITAL OF THE WORLD®

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

CERTIFIED MAIL®



9589 0710 5270 1607 5734 99

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064

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

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

6/10/26 Summons
Certified Mail Fee \$ 626040007C 26040079
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) C 26040076
☐ Return Receipt (electronic) C 26040073
☐ Certified Mail Restricted Delivery C 26040071
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
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Stre \$
City \$

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064



NW 39TH AVE

Parcel Information

Parcel Id: 484217010100
Owner: CODY,ANDREW
PATTON,MICHELLE
Situa Address: 4551 NW 39 AVE COCONUT
CREEK FL 33073
PALM BEACH FARMS 2-54 PB
TR 10 LESS W 165 BLK 88 LESS
Legal: N 5 FOR RW PER MISC MAP 3-
33 B
Millage Code: 3212
Use Code: 63
Land Value: \$ 1,007,020
Building Value: \$ 2,387,790
Other Value: 0
Total Value: \$ 3,394,810
SOH Capped Value: \$ 2,053,180
Homestead Exempt
Amt: \$ 0
WVD Exempt Amt: \$ 0
Other Exempt Amt: \$ 0
Taxable Value: \$ 2,053,180



HB 929

2026

1 A bill to be entitled
 2 An act relating to local government regulation of
 3 chickees; creating ss. 125.489 and 166.04845, F.S.;
 4 prohibiting counties and municipalities, respectively,
 5 from enacting an ordinance, regulation, or policy that
 6 prevents a chickee from being constructed by certain
 7 persons in specified locations; prohibiting counties
 8 and municipalities from enacting an ordinance,
 9 regulation, or policy concerning chickees that is more
 10 restrictive than certain federal regulations; amending
 11 s. 553.73, F.S.; revising the definition of the term
 12 "chickee"; providing a penalty for certain persons who
 13 construct chickees in an attempt to assert an
 14 exemption from the Florida Building Code; amending s.
 15 633.202, F.S.; defining the term "chickee"; exempting
 16 certain chickees from the Florida Fire Prevention
 17 Code; providing an effective date.

18
 19 Be It Enacted by the Legislature of the State of Florida:

20
 21 **Section 1. Section 125.489, Florida Statutes, is created**
 22 **to read:**

23 125.489 Ordinances, regulations, and policies concerning
 24 chickees.-

25 (1) A county may not enact an ordinance, regulation, or

HB 929

2026

policy that prevents or has the effect of preventing a person
who is a member of the Miccosukee Tribe of Indians of Florida or
the Seminole Tribe of Florida from constructing a chickee, as
defined in s. 553.73(10) (i):

(a) In a side yard if the chickee is at least 10 feet from
the property line.

(b) Near another structure if the chickee is at least 10
feet from any other structure.

(2) A county may not enact an ordinance, regulation, or
policy concerning chickees that is more restrictive than federal
floodplain management regulations.

Section 2. Section 166.04845, Florida Statutes, is created
to read:

166.04845 Ordinances, regulations, and policies concerning
chickees.-

(1) A municipality may not enact an ordinance, regulation,
or policy that prevents or has the effect of preventing a person
who is a member of the Miccosukee Tribe of Indians of Florida or
the Seminole Tribe of Florida from constructing a chickee, as
defined in s. 553.73(10) (i):

(a) In a side yard if the chickee is at least 10 feet from
the property line.

(b) Near another structure if the chickee is at least 10
feet from any other structure.

(2) A municipality may not enact an ordinance, regulation,

or policy concerning chickees that is more restrictive than federal floodplain management regulations.

Section 3. Paragraph (i) of subsection (10) of section 553.73, Florida Statutes, is amended to read:

553.73 Florida Building Code.—

(10) The following buildings, structures, and facilities are exempt from the Florida Building Code as provided by law, and any further exemptions shall be as determined by the Legislature and provided by law:

(i) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm, ~~or~~ palmetto, or other traditional materials; that may have a wooden deck; and that does not incorporate any electrical, plumbing, or other nonwood features, except that a chickee may:

1. Incorporate nonwood fasteners, including, but not limited to, nails, screws, bolts, nuts, washers, staples, and hurricane straps.

2. Incorporate electrical or plumbing features in accordance with a building permit for the incorporation of such features.

A person who is not a member of the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida and who constructs a

chickee in an attempt to assert an exemption from the Florida Building Code commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

With the exception of paragraphs (a), (b), (c), and (f), in order to preserve the health, safety, and welfare of the public, the Florida Building Commission may, by rule adopted pursuant to chapter 120, provide for exceptions to the broad categories of buildings exempted in this section, including exceptions for application of specific sections of the code or standards adopted therein. The Department of Agriculture and Consumer Services shall have exclusive authority to adopt by rule, pursuant to chapter 120, exceptions to nonresidential farm buildings exempted in paragraph (c) when reasonably necessary to preserve public health, safety, and welfare. The exceptions must be based upon specific criteria, such as under-roof floor area, aggregate electrical service capacity, HVAC system capacity, or other building requirements. Further, the commission may recommend to the Legislature additional categories of buildings, structures, or facilities which should be exempted from the Florida Building Code, to be provided by law. The Florida Building Code does not apply to temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.

Section 4. Subsection (22) is added to section 633.202,

HB 929

2026

Florida Statutes, to read:

633.202 Florida Fire Prevention Code.—

(22) (a) As used in this subsection, the term "chickee" has the same meaning as in s. 553.73(10)(i).

(b) Notwithstanding any other provision of law, a chickee is exempt from the Florida Fire Prevention Code, including the national fire codes and other national codes incorporated by reference, if:

1. The chickee is at least 20 feet from another structure subject to the Florida Building Code; or

2. The chickee otherwise implements fire-proofing measures approved by a certified fire protection system contractor.

Section 5. This act shall take effect July 1, 2026.

Sec. 13-373. - Development regulations.

(a) All accessory uses and structures in residential districts shall be located in rear yards with the exception of the following:

- (1) Fall-out shelters conforming to recommended standards of the U.S. government may be located in required front and street side yards if they conform to other applicable requirements of this section.
- (2) Flagpoles.
- (3) Entrance guardhouse not exceeding three hundred (300) square feet in area and located so as not to create interference of an existing or proposed traffic plan or pattern, as determined by the director of community development.
- (4) Accessory buildings and structures for essential public facilities which shall not be subject to the dimensional requirements of any zoning district, but shall be subject to the locational requirements of the city engineer.

(b) An accessory building or structure attached to a principal building shall be considered a part of the principal building and the total structure shall adhere to the regulations applicable to the zoning district in which such building is located.

(c) The minimum distance between the principal building and an accessory building or structure in the A-1 or RS-1 zoning district shall be twenty-five (25) feet.

(d) Accessory use setbacks shall be as follows:

(1) Buildings or structures may be located within the rear yard, provided the distance from the accessory building or structure to the rear lot line is not less than required by the applicable zoning district. Side yard requirements applicable to principal buildings shall also be applicable to accessory buildings or structures.

(2) Sheds shall not be located closer than 5 feet from rear property line and shall maintain side setbacks not less than required by the applicable zoning district.

a. Sheds shall not exceed eight (80) square feet in size. A size larger than eighty (80) square feet shall be considered an accessory structure and is subject to setbacks by the applicable zoning district.

b. Sheds shall be screened from public view by an opaque fence placed around the perimeter of the lot or by landscape material on three (3) sides planted twenty-four (24) inches apart and thirty (30) inches in height.

(e) An accessory building or structure shall not be of greater height than a principal building on the lot.

(f) Accessory structures shall not occupy more than thirty-five (35) percent of the required yard area.

(g) No accessory structures, except for fences and walls, shall be placed within any easement. Walls or fences located in easements shall require written approval of the city engineer or other appropriate public agency having rights within the easement.

(h) Roof-mounted accessory structures, including air conditioning systems shall be screened from view from abutting public road rights-of-way. Vent pipes, nonmotorized turbines, skylights, cupolas, steeples, and chimneys shall not be subject to this provision.

(1) Roof-mounted photovoltaic solar systems installed on a flat or sloped roof are permitted in all zoning districts as accessory to the principal use. The active collector surface of the system is not required to be screened from the public.

(2) Photovoltaic solar systems that occupy more than fifteen (15) percent of the floor area of the principal use shall be permitted as a special land use. Application of photovoltaic solar systems within the MainStreet RAC shall be considered at the time of a PMDD rezoning request or through a special land use application in existing PMDD zoning districts.

(Ord. No. 115-86, § 307.0201, 7-10-86; Ord. No. 159-87, § 307.0201, 6-11-87; Ord. No. 2001-042, § 6, 2-28-02; Ord. No. 2008-035, § 3, 11-13-08; Ord. No. 2012-016, § 1, 7-26-12)



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	4551 NW 39 AVENUE, COCONUT CREEK FL 33073	ID #	4842 17 01 0100
Property Owner	CODY, ANDREW PATTON, MICHELLE	Millage	3212
Mailing Address	2340 NE 35 ST LIGHTHOUSE POINT FL 33064	Use	63-07
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TR 10 LESS W 165 BLK 88, LESS N 5 FOR R/W PER MISC MAP 3-33 B		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2026 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$1,388,480	\$2,387,790	\$381,460	\$3,394,810	\$2,053,180	
2025	\$1,110,780	\$436,850	\$303,590	\$1,244,040	\$1,244,040	\$26,948.34
2024	\$1,110,820	\$436,850		\$1,547,670	\$1,514,820	\$615.44

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,394,810	\$3,394,810	\$3,394,810	\$3,394,810
Portability	0	0	0	0
Assessed/SOH	\$2,053,180	\$3,394,810	\$2,053,180	\$2,053,180
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,053,180	\$3,394,810	\$2,053,180	\$2,053,180

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/7/2024	WD-E	\$2,350,000	119380748	\$5,500	1.43	HB
12/31/2004	QCD	\$100	38922 / 862	\$272,250	3.67	AC
12/21/2004	QCD	\$100	38744 / 957			
6/23/2003	WD	\$100	35453 / 930	\$272,250	1.43	AG
10/5/2001	QCD	\$100	32242 / 1466	Adj. Bldg. S.F. (Card, Sketch)		5827
				Eff./Act. Year Built: 1997/1979		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	1		CM					
1								

Summons/ Case # C26 04 0079

Cody, Andrew & Patton, Michelle

4361 NW 39 Ave

Violation: 13-373 Accessory Use – Structure: Chickee Hut –

Setback requirements not met, location prohibited

**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: **C26- 04-0079**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT FL 33064

Respondent

Property Address: 4361 NW 39th Avenue

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on June 24, 2026. At the subject hearing there was testimony suggesting that granting a continuance of this matter would be in the public interest.

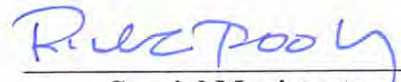
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK, FLORIDA. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THIS 29th DAY OF JUNE, 2026.

CITY OF COCONUT CREEK, FLORIDA



Special Magistrate Clerk



Special Magistrate



Date Received



BUTTERFLY CAPITAL OF THE WORLD®

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



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



9589 071D 527D 1607 5735 81

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

U.S. Postal Service™
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Certified Mail Fee	\$	6260410064, 65
Extra Services & Fees (check box, add fee as appropriate)		67, 68, 70, 71, 73, 76,
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$
Total Postage

Sent To
Street and Ap
City, State, Zip

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

TR 5E25 209T 0225 0T2D 6956



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



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

CERTIFIED MAIL



9589 0710 5270 1607 5735 74

KELLY KRONENBERG
ATTN: EIJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

KELLY KRONENBERG
ATTN: EIJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

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OFFICIAL USE

Certified Mail Fee	\$	BC.	6260400 64, 65,
Extra Services & Fees (check box, add fee as appropriate)			67, 68, 70, 71, 73.
☐ Return Receipt (hardcopy)	\$		
☐ Return Receipt (electronic)	\$		
☐ Certified Mail Restricted Delivery	\$		
☐ Adult Signature Required	\$		
☐ Adult Signature Restricted Delivery	\$		
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Total Postage	\$		625020054-Ext
Sent To	KELLY KRONENBERG		
Street and Ap	ATTN: EIJOLA COOK		
City, State, Zip	10360 W STATE ROAD 84		
	FORT LAUDERDALE, FL 33324		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

42 5E25 209T 0225 0120 6856

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the **Special Magistrate** in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida

NO. 626040079

City of Coconut Creek

Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Thursday Date April 9 2026

At 3:00 AM PM

Owner Name Cody Andrew

Last First MI

Patton Michelle

Last First MI

Owner Address 2340 NE 35 ST

Lighthouse point FL 33064

City State Zip

Legal/Folio 4942 17 01 0252

Violation Location 4361 NW 39 AVE

Located in the City of Coconut Creek, Broward County, FL

committed the following violation, contrary to law:

Accessory use - Structure:

Chicke Hut. Setback req. not

met; location prohibited.

In violation of Chapter(s) 13 Section(s) 373

Code of Ordinances of the City of Coconut Creek, Broward

County, Florida Fla Stat 166.04845(1)

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE

SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,

FLORIDA ON Wednesday, THE 24 DAY

OF June, 2026 AT 2:30 PM IN THE

City of Coconut Creek Government Center

Commission Chambers

4800 West Copans Road

Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Briana Capone 6/10/26 304

Officer Signature Date ID#

Briana Capone

Printed Name

Sent Certified mail 6/10/26

Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-973-6752 or

between 7AM-6PM Mon-Thurs. 954-956
1458



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040079	4361 NW 39 AVE	484217010252	CODY, ANDREW & PATTON, MICHELLE

I, CAPONE, BRIANA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 04/09/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ Certified Mail – Date Sent: 6/10/26 - Receipt/Article #: 9589071052701607573482
 Return Receipt Requested 9589071052701607573499
9589071052701607573444
9589071052701607573475
9589071052701607573451
9589071052701607573468

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☐ Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)

☒ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
 (Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Bepelle

Signature of Code Compliance Officer

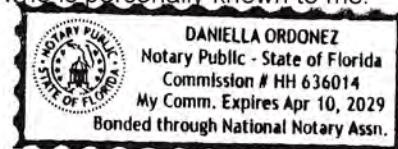
Briana Capone

Printed Name 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 on this 11 day of June, 2026 by CAPONE, BRIANA who is personally known to me.

Daniella Ordóñez
 Signature of Notary



Printed or Stamped Name of Notary

Resilient Design & Development– Code Compliance
 4800 W Copans Road, Coconut Creek, FL 33063
 954-956-1476 – www.coconutcreek.gov



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 82

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

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Summons BC
6/10/26
Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$10.50
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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

9590 9402 9875 5335 0937 17



2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 82

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Tracking Number:

Remove X

9589071052701607573482

Copy

Add to Informed Delivery

Latest Update

Your item was picked up at the post office at 11:08 am on June 15, 2026 in FORT LAUDERDALE, FL 33318.

Get More Out of USPS Tracking:
USPS Tracking Plus[®]

Delivered
Delivered, Individual Picked Up at Post Office
FORT LAUDERDALE, FL 33318
June 15, 2026 11:08 AM

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

Text & Email Updates	▼
USPS Tracking Plus [®]	▼
Product Information	▼

See Less ^



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 75

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

9590 9402 9875 5335 0937 00

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 75

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) *Michael Patton* C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail (over \$500)
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery
 - ☐ Priority Mail Express®

Domestic Return Receipt

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Summons BC 026040079

Certified Mail Fee \$ *6/10/26*

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$11.10

CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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



9589 0710 5270 1607 5734 51

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073



9590 9402 9875 5335 0937 62

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5734 51

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  ☒ Agent ☐ Addressee
- B. Received by (Printed Name) David H. Schneider C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

U.S. Postal Service™
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Summons RC 020040079

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

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CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073



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

CERTIFIED MAIL®



9589 0710 5270 1607 5734 68

CODY, ANDREW
PATTON, MICHELLE D
3920 NW 43 STREET
COCONUT CREEK, FL 33073

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Summons BC 02604 0079

Certified Mail Fee

6/10/26

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| ☐ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postage

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St

City

CODY, ANDREW
PATTON, MICHELLE D
3920 NW 43 STREET
COCONUT CREEK, FL 33073

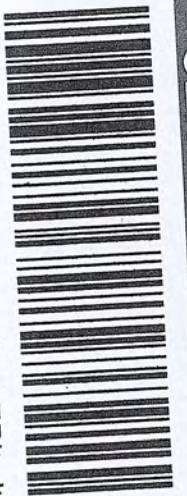
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CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL®



9589 0710 5270 1607 5734 44

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073



9590 9402 9875 5335 0937 55

2. Article Number (Transfer from service label)

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PS Form 3811, July 2020 PSN 7530-02-000-9003

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\$ Str
\$ City

CODY, ANDREW
PATTON, MICHELLE D
4361 NW 39 AVE
COCONUT CREEK, FL 33073



BUTTERFLY CAPITAL OF THE WORLD®

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

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CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064

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6/10/26 Summons
Certified Mail Fee \$ 626040007C 26040079
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) 626040007C 26040076
☐ Return Receipt (electronic) 626040007C 26040073
☐ Certified Mail Restricted Delivery 626040007C 26040071
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Tot. \$
Ser.
Stre.
City.

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064



NW 39TH AVE

Parcel Information

Parcel Id: 484217010252

Owner: CODY, ANDREW
PATTON, MICHELLE

Site Address: 4361 NW 39 AVE COCONUT
CREEK FL 330733419

PALM BEACH FARMS 2-54 PB
POR OF TR 27 DESC AS BEG NE
Legal: COR SAID TR 27, W 506, S 222, E
240, SE 105, 604, E 165, N 246 TO
POB BLK 88

Millage Code: 3212

Use Code: 63

Land Value: \$ 585,700

Building Value: \$ 1,292,520

Other Value: 0

Total Value: \$ 1,878,220

SOH Capped Value: \$ 1,878,220

Homestead Exempt:
Amt: \$ 0

WVD Exempt Amt: \$ 0

Other Exempt Amt: \$ 0



HB 929

2026

A bill to be entitled
An act relating to local government regulation of
chickees; creating ss. 125.489 and 166.04845, F.S.;
prohibiting counties and municipalities, respectively,
from enacting an ordinance, regulation, or policy that
prevents a chickee from being constructed by certain
persons in specified locations; prohibiting counties
and municipalities from enacting an ordinance,
regulation, or policy concerning chickees that is more
restrictive than certain federal regulations; amending
s. 553.73, F.S.; revising the definition of the term
"chickee"; providing a penalty for certain persons who
construct chickees in an attempt to assert an
exemption from the Florida Building Code; amending s.
633.202, F.S.; defining the term "chickee"; exempting
certain chickees from the Florida Fire Prevention
Code; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

**Section 1. Section 125.489, Florida Statutes, is created
to read:**

125.489 Ordinances, regulations, and policies concerning
chickees.—

(1) A county may not enact an ordinance, regulation, or

26 policy that prevents or has the effect of preventing a person
27 who is a member of the Miccosukee Tribe of Indians of Florida or
28 the Seminole Tribe of Florida from constructing a chickee, as
29 defined in s. 553.73(10)(i):

30 (a) In a side yard if the chickee is at least 10 feet from
31 the property line.

32 (b) Near another structure if the chickee is at least 10
33 feet from any other structure.

34 (2) A county may not enact an ordinance, regulation, or
35 policy concerning chickees that is more restrictive than federal
36 floodplain management regulations.

37 **Section 2. Section 166.04845, Florida Statutes, is created**
38 **to read:**

39 166.04845 Ordinances, regulations, and policies concerning
40 chickees.-

41 (1) A municipality may not enact an ordinance, regulation,
42 or policy that prevents or has the effect of preventing a person
43 who is a member of the Miccosukee Tribe of Indians of Florida or
44 the Seminole Tribe of Florida from constructing a chickee, as
45 defined in s. 553.73(10)(i):

46 (a) In a side yard if the chickee is at least 10 feet from
47 the property line.

48 (b) Near another structure if the chickee is at least 10
49 feet from any other structure.

50 (2) A municipality may not enact an ordinance, regulation,

or policy concerning chickees that is more restrictive than federal floodplain management regulations.

Section 3. Paragraph (i) of subsection (10) of section 553.73, Florida Statutes, is amended to read:

553.73 Florida Building Code.—

(10) The following buildings, structures, and facilities are exempt from the Florida Building Code as provided by law, and any further exemptions shall be as determined by the Legislature and provided by law:

(i) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm, ~~or~~ palmetto, or other traditional materials; that may have a wooden deck; and that does not incorporate any electrical, plumbing, or other nonwood features, except that a chickee may:

1. Incorporate nonwood fasteners, including, but not limited to, nails, screws, bolts, nuts, washers, staples, and hurricane straps.

2. Incorporate electrical or plumbing features in accordance with a building permit for the incorporation of such features.

A person who is not a member of the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida and who constructs a

76 | chickee in an attempt to assert an exemption from the Florida
77 | Building Code commits a misdemeanor of the first degree,
78 | punishable as provided in s. 775.082 or s. 775.083.

79 |
80 | With the exception of paragraphs (a), (b), (c), and (f), in
81 | order to preserve the health, safety, and welfare of the public,
82 | the Florida Building Commission may, by rule adopted pursuant to
83 | chapter 120, provide for exceptions to the broad categories of
84 | buildings exempted in this section, including exceptions for
85 | application of specific sections of the code or standards
86 | adopted therein. The Department of Agriculture and Consumer
87 | Services shall have exclusive authority to adopt by rule,
88 | pursuant to chapter 120, exceptions to nonresidential farm
89 | buildings exempted in paragraph (c) when reasonably necessary to
90 | preserve public health, safety, and welfare. The exceptions must
91 | be based upon specific criteria, such as under-roof floor area,
92 | aggregate electrical service capacity, HVAC system capacity, or
93 | other building requirements. Further, the commission may
94 | recommend to the Legislature additional categories of buildings,
95 | structures, or facilities which should be exempted from the
96 | Florida Building Code, to be provided by law. The Florida
97 | Building Code does not apply to temporary housing provided by
98 | the Department of Corrections to any prisoner in the state
99 | correctional system.

100 | **Section 4. Subsection (22) is added to section 633.202,**

HB 929

2026

Florida Statutes, to read:

633.202 Florida Fire Prevention Code.—

(22)(a) As used in this subsection, the term "chickee" has the same meaning as in s. 553.73(10)(i).

(b) Notwithstanding any other provision of law, a chickee is exempt from the Florida Fire Prevention Code, including the national fire codes and other national codes incorporated by reference, if:

1. The chickee is at least 20 feet from another structure subject to the Florida Building Code; or

2. The chickee otherwise implements fire-proofing measures approved by a certified fire protection system contractor.

Section 5. This act shall take effect July 1, 2026.

Sec. 13-373. - Development regulations.

(a) All accessory uses and structures in residential districts shall be located in rear yards with the exception of the following:

- (1) Fall-out shelters conforming to recommended standards of the U.S. government may be located in required front and street side yards if they conform to other applicable requirements of this section.
 - (2) Flagpoles.
 - (3) Entrance guardhouse not exceeding three hundred (300) square feet in area and located so as not to create interference of an existing or proposed traffic plan or pattern, as determined by the director of community development.
 - (4) Accessory buildings and structures for essential public facilities which shall not be subject to the dimensional requirements of any zoning district, but shall be subject to the locational requirements of the city engineer.
- (b) An accessory building or structure attached to a principal building shall be considered a part of the principal building and the total structure shall adhere to the regulations applicable to the zoning district in which such building is located.
- (c) The minimum distance between the principal building and an accessory building or structure in the A-1 or RS-1 zoning district shall be twenty-five (25) feet.

(d) Accessory use setbacks shall be as follows:

- (1) Buildings or structures may be located within the rear yard, provided the distance from the accessory building or structure to the rear lot line is not less than required by the applicable zoning district. Side yard requirements applicable to principal buildings shall also be applicable to accessory buildings or structures.
 - (2) Sheds shall not be located closer than 5 feet from rear property line and shall maintain side setbacks not less than required by the applicable zoning district.
 - a. Sheds shall not exceed eight (80) square feet in size. A size larger than eighty (80) square feet shall be considered an accessory structure and is subject to setbacks by the applicable zoning district.
 - b. Sheds shall be screened from public view by an opaque fence placed around the perimeter of the lot or by landscape material on three (3) sides planted twenty-four (24) inches apart and thirty (30) inches in height.
- (e) An accessory building or structure shall not be of greater height than a principal building on the lot.
- (f) Accessory structures shall not occupy more than thirty-five (35) percent of the required yard area.
- (g) No accessory structures, except for fences and walls, shall be placed within any easement. Walls or fences located in easements shall require written approval of the city engineer or other appropriate public agency having rights within the easement.
- (h) Roof-mounted accessory structures, including air conditioning systems shall be screened from view from abutting public road rights-of-way. Vent pipes, nonmotorized turbines, skylights, cupolas, steeples, and chimneys shall not be subject to this provision.
- (1) Roof-mounted photovoltaic solar systems installed on a flat or sloped roof are permitted in all zoning districts as accessory to the principal use. The active collector surface of the system is not required to be screened from the public.
 - (2) Photovoltaic solar systems that occupy more than fifteen (15) percent of the floor area of the principal use shall be permitted as a special land use. Application of photovoltaic solar systems within the MainStreet RAC shall be considered at the time of a PMDD rezoning request or through a special land use application in existing PMDD zoning districts.

(Ord. No. 115-86, § 307.0201, 7-10-86; Ord. No. 159-87, § 307.0201, 6-11-87; Ord. No. 2001-042, § 6, 2-28-02; Ord. No. 2008-035, § 3, 11-13-08; Ord. No. 2012-016, § 1, 7-26-12)



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	4361 NW 39 AVENUE, COCONUT CREEK FL 33073-3419	ID #	4842 17 01 0252
Property Owner	CODY, ANDREW PATTON, MICHELLE	Millage	3212
Mailing Address	2340 NE 35 ST LIGHTHOUSE POINT FL 33064	Use	63
Abbr Legal Description	PALM BEACH FARMS 2-54 PB POR OF TR 27 DESC AS: BEG NE COR SAID TR 27, W 506, S 222, E 240, SE 105.604, E 165, N 246 TO POB BLK 88		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2026 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$735,080	\$1,292,520	\$149,380	\$1,878,220	\$1,878,220	
2025	\$588,060	\$1,279,330	\$118,890	\$1,748,500	\$1,748,500	\$37,608.42
2024	\$588,060	\$1,082,860		\$1,670,920	\$1,670,920	\$36,046.63

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,878,220	\$1,878,220	\$1,878,220	\$1,878,220
Portability	0	0	0	0
Assessed/SOH	\$1,878,220	\$1,878,220	\$1,878,220	\$1,878,220
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,878,220	\$1,878,220	\$1,878,220	\$1,878,220

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/10/2024	WD-Q	\$1,900,000	119851335	\$5,500	0.56	HB
5/3/2023	DRR-T	\$100	118836767	\$272,250	2.14	AC
3/28/2023	WD-T	\$100	118778932			
12/26/2022	WD-Q	\$1,865,000	118594864	\$272,250	0.56	AG
11/14/2013	QCD-T	\$100	111978857	Adj. Bldg. S.F. (Card, Sketch)		4885
				Units		1
				Eff./Act. Year Built: 1968/1967		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	1		CM					
1			2.7					

Summons/ Case # C24120044

Cody, Andrew & Patton, Michelle D

4300 Vinkemulder Rd

Violation: 13-38-a Failure to obtain & complete permit:

Fences *repeat*

Folio: 484217010140

Granted: 1.57 HB

Denied: 3.35 AC

Total Acreage: 4.92



01/2025 - 02/02/2026

**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: **C24-12 -0044**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT FL 33064

Respondent

Property Address: 4300 Vinkemulder Road

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on March 25, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

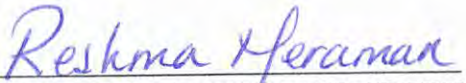
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF SEPTEMBER JULY 23, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 30th DAY OF MARCH, 2026

CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE


SPECIAL MAGISTRATE CLERK


Date Received



BUTTERFLY CAPITAL OF THE WORLD®

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



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Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Cocoonut Creek, FL 33063

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CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

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City, State, ZIP+4®

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C 250 200 54
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CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

69 TL25 209T 0225 0T20 6956

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064



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



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

CERTIFIED MAIL



9589 0710 5270 1607 5771 83

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

KELLY
ATTN:
10360 W
FORT

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

9590 9402 7617 2122 8164 16



2 Article Number (Transfer from service label)
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PS Form 3811, July 2020 PSN 7530-02-000-9063

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If YES, enter delivery address below:

3. Service Type

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☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	
☐ Insured Mail (over \$500)	
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☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage \$ EXT

Total Postage and Sent To \$ FO

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City, State, ZIP+4® BC

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

PS Form 3800, January 2023 PSN 7530-02-000-9947 See Reverse for Instructions

**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: **C24-12 -0044**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT FL 33064

Respondent

Property Address: 4300 Vinkemulder Road

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

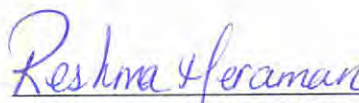
An administrative hearing was held in this matter before the undersigned Special Magistrate on January 28, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF SEPTEMBER MARCH 26, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

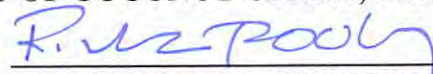
THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF MARCH 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE MARCH 25, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 30th DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received



BUTTERFLY CAPITAL OF THE WORLD®

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



BUTTERFLY CAPITAL OF THE WORLD®

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

CERTIFIED MAIL®



9589 0710 5270 1607 5776 26

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT, FL 33064

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT, FL 33064

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☐ Certified Mail Restricted Delivery \$

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Total Postage

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BC 2/5/26

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT, FL 33064



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

CERTIFIED MAIL



9589 0710 5270 1607 5776 33

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

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☐ Certified Mail Restricted Delivery \$

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Postage

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Total Postage ar

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Street and Apt. #

City, State, ZIP+

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C24120044
C250200154
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BC EXT
2/15/06

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

EE 9225 209T 0225 0720 6956

**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: **C24-12-0044**

ANDREW CODY & MICHELLE PATTON

2340 NE 35th STREET

LIGHTHOUSE POINT, FL 33064

Respondent

Property Address: 4300 Vinkemulder Road

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

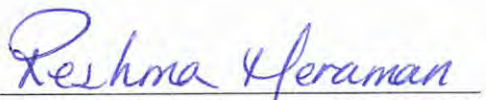
An administrative hearing was held in this matter before the undersigned Special Magistrate on November 19, 2025. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF JANUARY 29, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

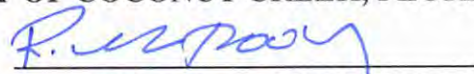
THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JANUARY 28, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JANUARY 28, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 24th DAY OF NOVEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

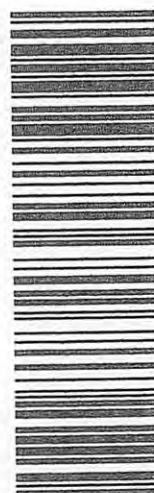


CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Cocconut Creek, FL 33063



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

CERTIFIED MAIL®



9589 0710 5270 1776 0341 42

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No

City, State, ZIP+4®

PS Form 3800, J

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

BC
C240 700 40
C241 200 415
order granting
Discretion
C241 200 44
C230 200 54
EXT FO

12/1/05

24 THEO 922T 0225 0720 6956



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

CERTIFIED MAIL



9589 0710 5270 0954 9566 27

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee	\$	BC.	C24070040
Extra Services & Fees (check box, add fee as appropriate)			C24120045
☐ Return Receipt (hardcopy)	\$		order granting
☐ Return Receipt (electronic)	\$		DISMISSAL
☐ Certified Mail Restricted Delivery	\$		C24120044
☐ Adult Signature Required	\$		C25020054
☐ Adult Signature Restricted Delivery	\$		EXT FO
Postage	\$		
Total Postage and	\$		

Sent To
Street and Apt. No.
City, State, ZIP+4®

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

PS Form 3800, January 2002

Folio: 484217010140

Granted: 1.57 HB

Denied: 3.35 AC

Total Acreage: 4.92



**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: **C24- 12-0044**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT, FL 33064
Respondent

Property Address: 4300 Vinkemulder Road

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on September 24, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON NOVEMBER 19, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE NOVEMBER 19, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 28th Day of September, 2025

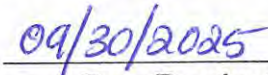
CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

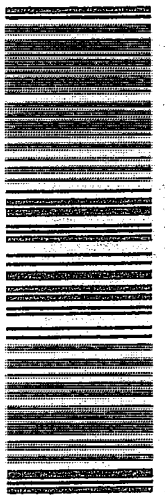


CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

CERTIFIED MAIL



9589 0710 5270 1776 0326 50

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064



2. Article Number (Transfer from service label)

9589 0710 5270 1776 0326 50

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent
B. Received by (Printed Name) ☐ Addressee
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail (over \$500)
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery
- ☐ Priority Mail Express®

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total Postage at \$
Sent To \$
Street and Apt. # \$
City, State, ZIP+4 \$

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

PS Form 3800



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

CERTIFIED MAIL



9589 0710 5270 1776 0326 74

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

9590 9402 7617 2122 8151 05



COMPLETE THIS SECTION ON DELIVERY

A. Signature of Recipient

X 10360 W. State Road 84

B. Received by (Printed Name) 33324 Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage ar \$
Sent To \$
Street and Apt. N \$
City, State, ZIP+4 \$

Cont.

C24120044
C25020053
Postmark Here
C24120045
B.C 10/1/05

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

**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: **C24-12 -0044**

ANDREW CODY
MICHELLE PATTON
2340 NE 35TH STREET
LIGHTHOUSE POINT FL 33064
Respondent

Property Address: 4300 Vinkemulder Road

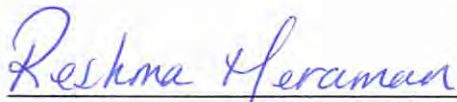
**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on July 23, 2025. At the subject hearing there was testimony to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THIS MATTER IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON SEPTEMBER 24, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF SEPTEMBER 25, 2025. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE SEPTEMBER 24, 2025 SPECIAL MAGISTRATE HEARING. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

DONE THIS 28th DAY OF JULY, 2025.

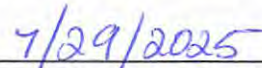
CITY OF COCONUT CREEK, FLORIDA



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

CERTIFIED MAIL®



9589 0710 5270 1776 0306 01

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

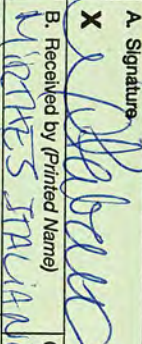


9590 9402 7617 2122 8171 47

2. Article Number (Transfer from service label)

9589 0710 5270 1776 0306 01

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒  ☐ Agent
- B. Received by (Printed Name) ☐ Addressee
MICHELLE PATTON
- C. Date of Delivery
8/14
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage	\$
Total Postage a	\$
Sent To	
Street and Apt. #	
City, State, ZIP+	

C25020055
C24120044
C24120045
Postmark Here
B.C EXT 10
7/30/25

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

PS Form 3800

TD 9060 92LT 0225 0120 6856



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

CERTIFIED MAIL®



9589 0710 5270 1776 0307 62

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, January 2002 Edition

C25020056

C24120044

Postmark
Here

C24120045

Ex 1p BC 1/30

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

29 2050 9427 0225 0120 6956

**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: **C24-12 -0044**

ANDREW CODY
MICHELLE PATTON
2340 NE 35TH STREET
LIGHTHOUSE POINT FL 33064
Respondent

Property Address: 4300 Vinkemulder Road

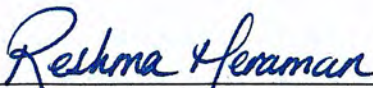
**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on March 26, 2025. At the subject hearing there was testimony to support a finding that granting a continuance of this matter would be in the public interest.

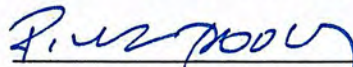
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THIS MATTER IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 23, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF JULY 24, 2025. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 23, 2025 SPECIAL MAGISTRATE HEARING. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

DONE THIS 31ST DAY OF MARCH, 2025.

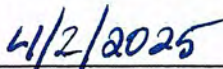
CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



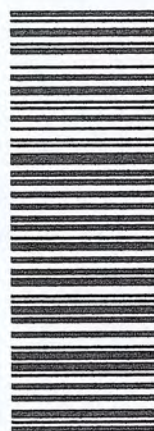
Date Received



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



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



7018 0680 0001 1552 4550

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064



9590 9402 8580 3244 9311 97

2 Article Number (Transfer from service label)

7018 0680 0001 1552 4550

PS Form 3811, July 2020 PSN 7530-02-000-9053

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$

Total Post

\$

Sent To

Street and

City, State,

PS Form

C25010075
C25020054
C25020055
Postmark Here BC
C24120044
C24120045
mailed out 4/18/25

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail[®]
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express[®]
- ☐ Registered Mail[™]
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation[™]
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

**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: C24-12 -0044

ANDREW CODY
MICHELLE PATTON
4300 VINKEMULDER RD
COCONUT CREEK FL 33073
Respondent

FINAL ORDER

***VIOLATION: FAILURE TO OBTAIN & COMPLETE BUILDING
PERMIT FOR FENCES BUILT ON SITE / CITY CODE SEC. 13-38 (a)***

An administrative hearing was held before the undersigned Special Magistrate on January 22, 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 4300 Vinkemulder Road and more particularly described as follows:

Property Id: 4842 17 01 0140

PALM BEACH FARMS 2-54 PB TR 14 LESS N 10 FOR RD BLK 88

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 required building permit for fences constructed on site, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record.

The RESPONDENT was represented by counsel at the hearing and contested the violation. The Respondent entered into the record a commercial lease between the Respondent as landlord and Bee Happy Ranch LLC as tenant dated December 26, 2024 and a "Farmland Lease" between Bee Happy Ranch LLC as Landlord and Spitfire Farm LLC as tenant also dated December 26,

2024. The leases govern the use of the leased property for “horse and livestock board, bee keeping and ancillary programs related to the agriculture industry”.

The RESPONDENT stated at the hearing that they did not need a building permit for the construction of fences in that the fences were part of a bona fide agricultural use and therefore exempt from acquiring a building permit under Florida Statute 604.50. A reading of this statute does in fact state that a building permit is not required for construction related to bona fide agricultural use.

However in determining whether this exemption applies to a particular property Florida Statute 604.50 itself refers to Florida Statute 193.461(3)(b) which states under Florida law it is the local County Property Appraiser who determines whether a particular property is being *primarily* used for “bona fide agricultural purposes” and therefore qualified for the building permit exemption (emphasis added). There was uncontested testimony at the hearing that the Broward County Property Appraiser’s Office has currently designated RESPONDENT’S property as “Single Family” [01-01]. In reading both Florida Statutes 604.50 and 193.461 together it appears that the Broward Property Appraisers current determination that the Respondents primary use of the subject property as “Single Family” [01-01] is inconsistent with the definition of “bona fide agricultural purposes” set out in Florida Statute 604.50 and Florida Statute 193.461(3)(b).

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

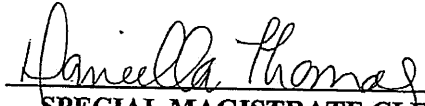
THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN REPEAT VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL MARCH 27, 2025 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **THREE HUNDRED DOLLARS (\$300.00)** 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.

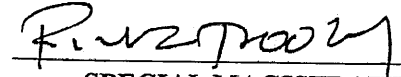
THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF MARCH 26, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE MARCH 26, 2025 SPECIAL MAGISTRATE HEARING.

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 29TH DAY OF JANUARY, 2025

CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE

1/29/2025
Date Received

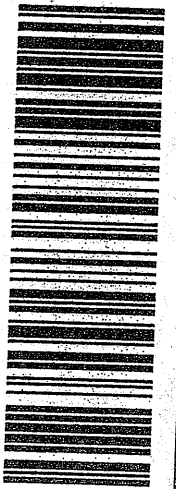


CITY OF COCONUT CREEK
Sustainable Development Dept
Code Compliance Division
4800 W. Copans Road
Cocoonut Creek, FL 33063



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

CERTIFIED MAIL



9589 0710 5270 0954 9558 66

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

CODY,
PATTO
234
LIGHTHOUS

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064



9590 9402 8966 4064 7217 35

2. Article Number (Transfer from service label)

9589 0710 5270 0954 9558 66

PS Form 3811, July 2020 PSN 7530-02-000-9053

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

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage	\$
Total Postage	\$
Sent To	
Street and Apt.	
City, State, ZIP	

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

COMPLETE THIS SECTION ON DELIVERY

A. Signature	☒ Agent
B. Received by (Printed Name)	☐ Addressee
C. Date of Delivery	
D. Is delivery address different from item 1? If YES, enter delivery address below:	☐ Yes ☒ No

3. Service Type

☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☐ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	
☐ Insured Mail (over \$500)	
☐ Insured Mail Restricted Delivery	

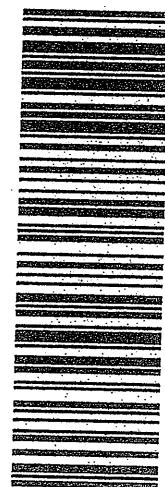
Domestic Return Receipt



BUTTERFLY CAPITAL OF THE WORLD®

CITY OF COCONUT CREEK
Sustainable Development Dept
Code Compliance Division
2800 W. Copans Road
Cocoonut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 0954 9558 73

CODY, ANDREW
PATTON, MICHELLE D
4300 VINKEMULDER RD
COCONUT CREEK FL 33073



BUTTERFLY CAPITAL OF THE WORLD®

CITY OF COCONUT CREEK
Sustainable Development Dept
Code Compliance Division
4300 W. Copans Road
Cocoonut Creek, FL 33063

CODY, ANDREW
PATTON, MICHELLE D
4300 VINKEMULDER RD
COCONUT CREEK FL 33073

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+4

C24120044

C 2412 0045

FB Postmark
Here

BC

CODY, ANDREW
PATTON, MICHELLE D
4300 VINKEMULDER RD
COCONUT CREEK FL 33073

EL 9556 4560 0225 0710 6856

**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: **C24-07 -0039**

ANDREW CODY
MICHELLE PATTON
2340 NE 35TH STREET
LIGHTHOUSE POINT FL 33064
Respondent

FINAL ORDER

***VIOLATION: FAILURE TO OBTAIN & COMPLETE BUILDING
PERMIT FOR FENCES BUILT ON SITE/ CITY CODE SEC. 13-38 (a)***

An administrative hearing was held before the undersigned Special Magistrate on September 25, 2024. 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 4551 NW 39th Avenue and more particularly described as follows:

Property Id: 4842 17 01 0100

PALM BEACH FARMS 2-54 PB TR 10 LESS W 165 BLK 88, LESS N 5 FOR R/W PER
MISC MAP 3-33 B

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 required building permit for fences constructed on site, 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 contested the violation.

The RESPONDENT stated that he did not need a building permit for the construction of the fences in that the fences were part of a bona fide agricultural use and therefore exempt from acquiring a building permit under Florida Statute 604.50. A reading of this statute does in fact state that a building permit is not required for construction related to bona fide agricultural use.

However in determining whether this exemption applies to a particular property Florida Statute 604.50 itself refers to Florida Statute 193.461(3)(b) which states under Florida law it is the local County Property Appraiser who determines whether a particular property is being used for "bona fide agricultural purposes" and therefore qualified for the building permit exemption. This reading of the statute is consistent with the testimony offered at the hearing by the City Building Official who stated that his office looks to the designation imposed by the Broward County Property Appraiser when determining whether a property is agricultural for building permit exemption purposes.

There was uncontested testimony at the hearing that the RESPONDENT'S property is currently designated as "Nonprofit" by the Broward Property Appraisers Office. In reading both Florida Statutes 604.50 and 193.461 together it appears that this "Nonprofit" designation is inconsistent with the definition of "bona fide agricultural purposes" set out in Florida Statute 193.461(3)(b) as "...good faith *commercial* agricultural use of the land" (emphasis added)

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 REPEAT VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL OCTOBER 20, 2024 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **THREE HUNDRED DOLLARS (\$300.00)** 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.

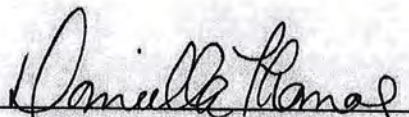
THE RESPONDENT IS HEREBY PUT ON NOTICE THAT IF THE RESPONDENT REPEATS THIS SAME VIOLATION WITHIN FIVE (5) YEARS OF THE DATE OF THIS ORDER, THE RESPONDENT SHALL BE TREATED AS A REPEAT VIOLATOR AND BE

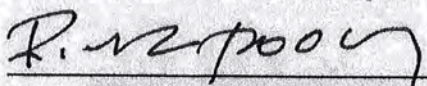
**SUBJECT TO THE GREATER FINE AMOUNTS AUTHORIZED BY LAW IN INSTANCE
OF A REPEAT VIOLATION.**

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 3RD DAY OF OCTOBER, 2024

CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE

10/3/2024
Date Received

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the **Special Magistrate** in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NO. 024120044

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Thursday Date December 19 2024

At 1:18 AM / PM

Owner Name Cody Andrew

Last First MI
Porton Michelle D

Owner Address 4300 Vinkemulder Rd
COCONUT CREEK FL 33073
City State Zip

Legal/Folio 4842 17 01 0140

Violation Location 4300 Vinkemulder Rd

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to obtain & complete
permit process: Fences
* Repeat violation *

In violation of Chapter(s) 13 Section(s) 38-a
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 22 DAY
OF January, 2025, AT 2:30 PM IN THE

City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

**EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$ _____. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.**

YOU OR A REPRESENTATIVE MUST APPEAR.

Belleo 12/19/24 304
Officer Signature Date ID#

Briana Capone
Printed Name

Sent Certified mail 12/19/24
Signature Acknowledging Receipt of this Notice Date

Printed Name 954-956

If you have any questions, call 954-973-6752 or 1458
between 7AM-6PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24120044	4300 Vinkemulder Rd	484217010140	CODY, ANDREW & PATTON, MICHELLE

I, CAPONE, BRIANA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 12/19/2024

No Initial Warning was given because the subject violation pertains to a:

- ☒ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ Certified Mail – Date Sent: 12/19/24 - Receipt/Article #: 70220410000149265005
70220410000149265012

Return Receipt Requested

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☐ Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)

☐ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Signature of Code Compliance Officer

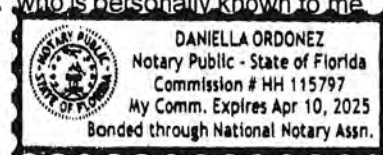
Briana Capone

Printed Name 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 on this 9 day of January, 2025 by CAPONE, BRIANA, who is personally known to me

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

COCONUT CREEK
Development Dept.
Compliance Division
20000 Span Road
Coconut Creek, FL 33063

7022 0410 0001 4926 5005



CERTIFIED MAIL

CODY, ANDREW &
PATTON, MICHELLE
4300 VINKEMULDER RD
COCONUT CREEK, FL 33073

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

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

OFFICIAL USE

Certified Mail Fee	
Sum	BC
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$ Tot	
\$ Se	
\$ Fi	
\$ Ci	

CD4120044
0045

Postmark
Here

CODY, ANDREW &
PATTON, MICHELLE
4300 VINKEMULDER RD
COCONUT CREEK, FL 33073

5005 9267 1000 0140 2202

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CODY, ANDREW &
PATTON, MICHELLE
4300 VINKEMULDER RD
COCONUT CREEK, FL 33073

9590 9402 8580 3244 9287 15

2. Article Number (Transfer from service label)

7022 0410 0001 4926 5005

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature <i>[Signature]</i>	☒ Agent
B. Received by (Printed Name) <i>[Name]</i>	☐ Addressee
C. Date of Delivery	
D. Is delivery address different from item 1? If YES, enter delivery address below.	
☐ Yes	☐ No

3. Service Type	
☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☐ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™
☐ Collection on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	
☐ Insured Mail	
☐ Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

CONUT CREEK
Development Dept.
Appliance Division
Copans Road
Creek, FL 33063

7022 0410 0001 4926 5012



CERTIFIED MAIL

CODY, ANDREW &
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

CODY, ANDREW &
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064

9590 9402 8580 3244 9324 46

2. Article Number (Transfer from service label)

7022 0410 0001 4926 5012

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent
B. Received by (Printed Name) *Michelle Patton* ☐ Addressee
C. Date of Delivery *1/13*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee \$ *Summs BC*

Extra Services & Fees (check box, add fee as appropriate)

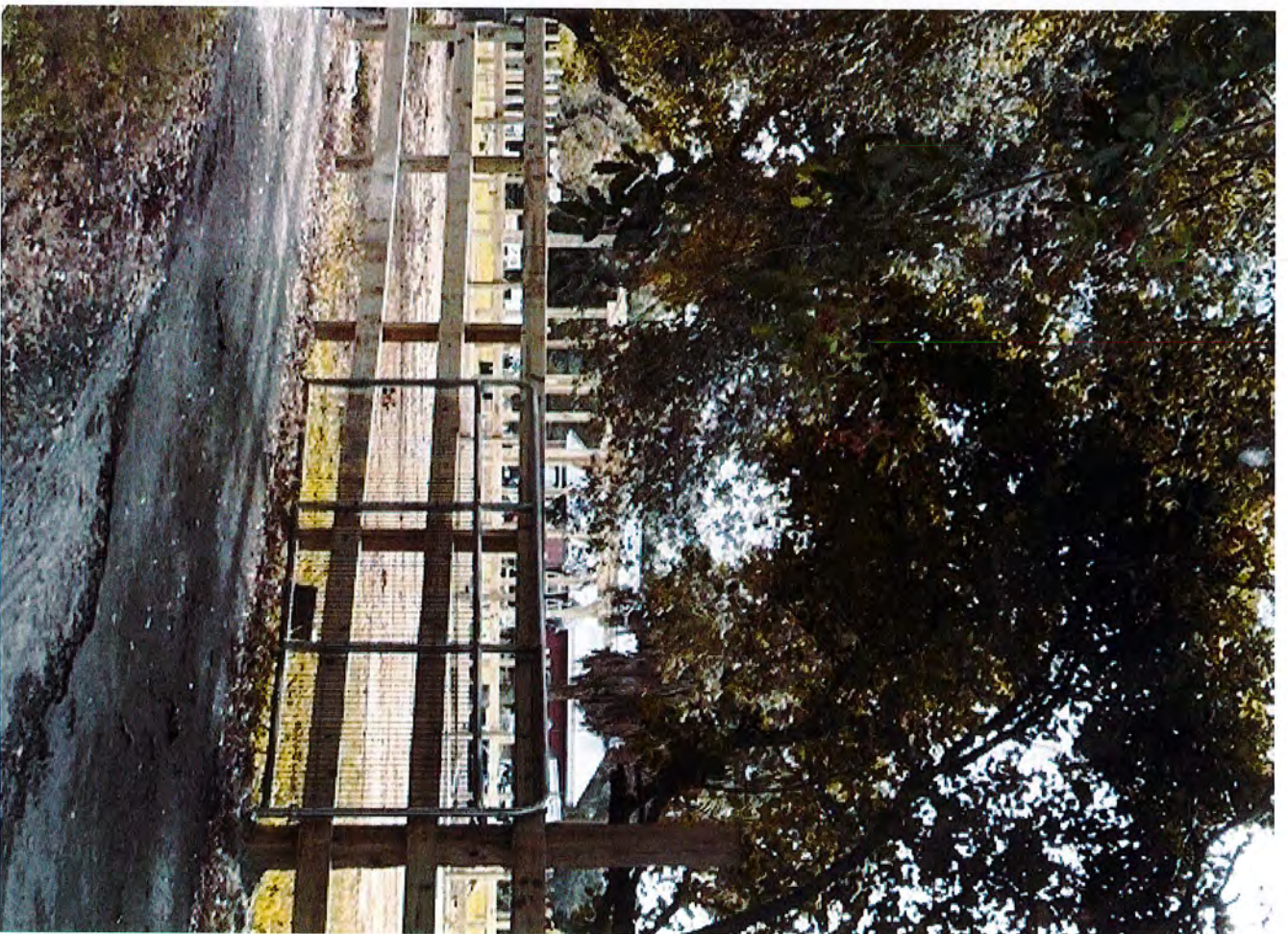
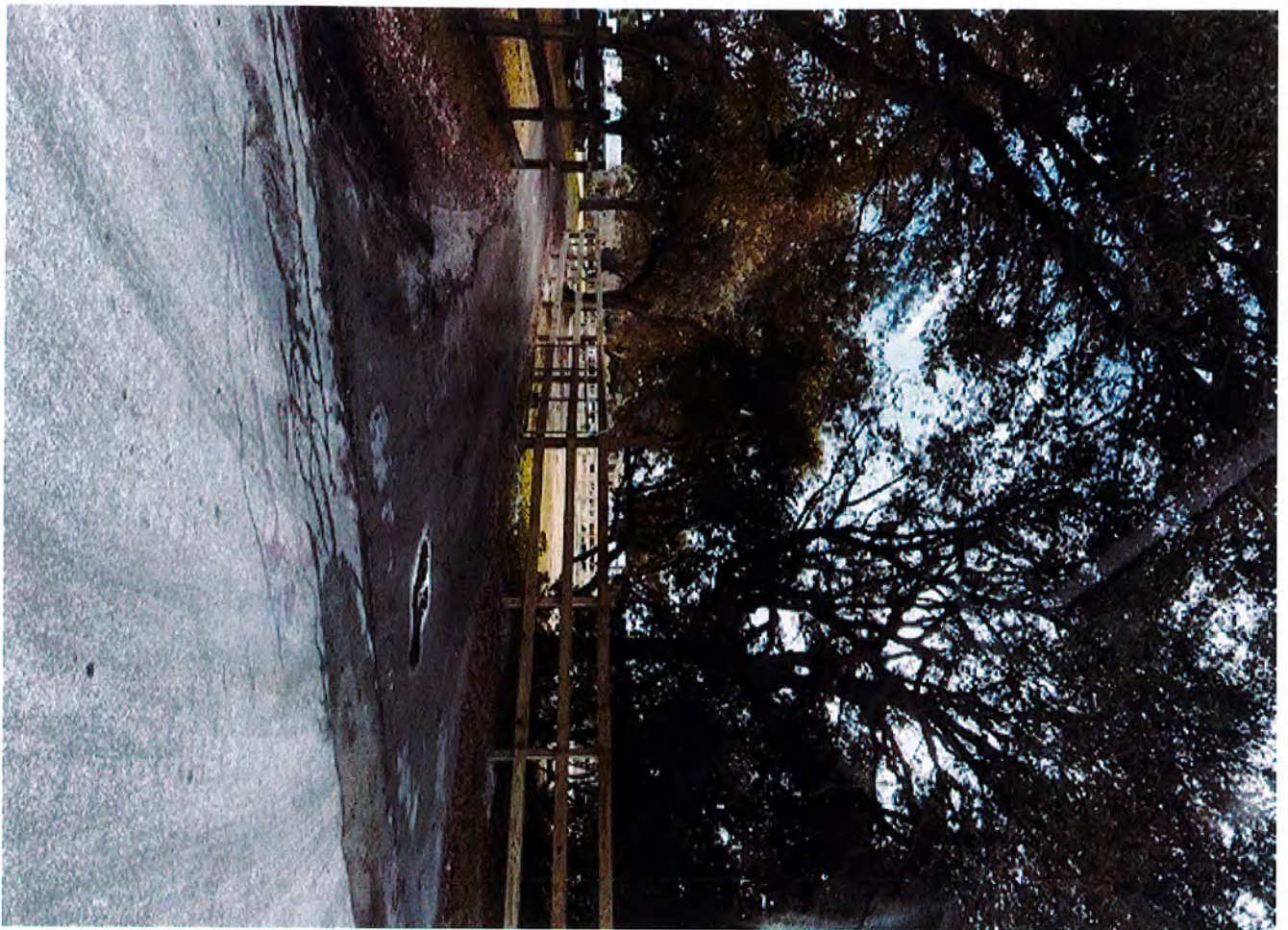
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$ *12.50*

Postmark Here

CODY, ANDREW &
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064

2105 9264 1000 0140 2202



Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
 - (2) Permit applications are reviewed by the community development department.
 - (3) Applications are returned to the applicant for correction or approved as submitted.
 - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
 - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
 - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
 - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
 - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
 - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

(Ord. No. 115-86, § 108.09, 7-10-86; Ord. No. 159-87, § 108.09, 6-11-87; Ord. No. 2001-042, § 3, 2-28-02)



The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values

2025 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1			4.93					

The Florida Senate

2022 Florida Statutes (including 2022C, 2022D, 2022A, and 2023B)

<u>Title XXXV</u> AGRICULTURE, HORTICULTURE, AND ANIMAL INDUSTRY	<u>Chapter 604</u> GENERAL AGRICULTURAL LAWS <u>Entire Chapter</u>	<u>SECTION 50</u> Nonresidential farm buildings; farm fences; farm signs.
--	--	---

604.50 Nonresidential farm buildings; farm fences; farm signs.—

(1) Notwithstanding any provision of law to the contrary, any nonresidential farm building, farm fence, or farm sign that is located on lands used for bona fide agricultural purposes, not including those lands used for urban agriculture, is exempt from the Florida Building Code and any county or municipal code or fee, except for code provisions implementing local, state, or federal floodplain management regulations. A farm sign located on a public road may not be erected, used, operated, or maintained in a manner that violates any of the standards provided in s. 479.11(4), (5)(a), and (6)-(8).

(2) As used in this section, the term:

(a) "Bona fide agricultural purposes" has the same meaning as provided in s. 193.461(3)(b).

(b) "Farm" has the same meaning as provided in s. 823.14.

(c) "Farm sign" means a sign erected, used, or maintained on a farm by the owner or lessee of the farm which relates solely to farm produce, merchandise, or services sold, produced, manufactured, or furnished on the farm.

(d) "Nonresidential farm building" means any temporary or permanent building or support structure that is classified as a nonresidential farm building on a farm under s. 553.73(10)(c) or that is used primarily for agricultural purposes, is located on land that is an integral part of a farm operation or is classified as agricultural land under s. 193.461, and is not intended to be used as a residential dwelling. The term may include, but is not limited to, a barn, greenhouse, shade house, farm office, storage building, or poultry house.

(e) "Urban agriculture" has the same meaning as in s. 604.73(3).

History.—s. 13, ch. 98-396; s. 19, ch. 2002-293; s. 51, ch. 2002-295; ss. 6, 9, ch. 2011-7; HJR 7103, 2011 Regular Session; s. 75, ch. 2012-5; s. 12, ch. 2012-83; s. 2, ch. 2013-239; s. 2, ch. 2021-115.

Disclaimer: The information on this system is unverified. The journals or printed bills of the respective chambers should be consulted for official purposes.

The Florida Senate

2022 Florida Statutes (including 2022C, 2022D, 2022A, and 2023B)

<u>Title XIV</u> TAXATION AND FINANCE	<u>Chapter 193</u> ASSESSMENTS <u>Entire Chapter</u>	SECTION 461 Agricultural lands; classification and assessment; mandated eradication or quarantine program; natural disasters.
--	--	--

193.461 Agricultural lands; classification and assessment; mandated eradication or quarantine program; natural disasters.—

(1) The property appraiser shall, on an annual basis, classify for assessment purposes all lands within the county as either agricultural or nonagricultural.

(2) Any landowner whose land is denied agricultural classification by the property appraiser may appeal to the value adjustment board. The property appraiser shall notify the landowner in writing of the denial of agricultural classification on or before July 1 of the year for which the application was filed. The notification shall advise the landowner of his or her right to appeal to the value adjustment board and of the filing deadline. The property appraiser shall have available at his or her office a list by ownership of all applications received showing the acreage, the full valuation under s. 193.011, the valuation of the land under the provisions of this section, and whether or not the classification requested was granted.

(3)(a) Lands may not be classified as agricultural lands unless a return is filed on or before March 1 of each year. Before classifying such lands as agricultural lands, the property appraiser may require the taxpayer or the taxpayer's representative to furnish the property appraiser such information as may reasonably be required to establish that such lands were actually used for a bona fide agricultural purpose. Failure to make timely application by March 1 constitutes a waiver for 1 year of the privilege granted in this section for agricultural assessment. However, an applicant who is qualified to receive an agricultural classification who fails to file an application by March 1 must file an application for the classification with the property appraiser on or before the 25th day after the mailing by the property appraiser of the notice required under s. 194.011(1). Upon receipt of sufficient evidence, as determined by the property appraiser, that demonstrates that the applicant was unable to apply for the classification in a timely manner or that otherwise demonstrates extenuating circumstances that warrant the granting of the classification, the property appraiser may grant the classification. If the applicant files an application for the classification and fails to provide sufficient evidence to the property appraiser as required, the applicant may file, pursuant to s. 194.011(3), a petition with the value adjustment board requesting that the classification be granted. The petition may be filed at any time during the taxable year on or before the 25th day following the mailing of the notice by the property appraiser as provided in s. 194.011(1). Notwithstanding s. 194.013, the applicant must pay a nonrefundable fee of \$15 upon filing the petition. Upon reviewing the petition, if the person is qualified to receive the classification and demonstrates particular extenuating circumstances judged by the value adjustment board to warrant granting the classification, the value adjustment board may grant the classification for the current year. The owner of land that was classified agricultural in the previous year and whose ownership or use has not changed may reapply on a short form as provided by the department. The lessee of property may make original application or reapply using the short form if the lease, or an affidavit executed by the owner, provides that the lessee is empowered to make application for the agricultural classification on behalf of the owner and a copy of the lease or affidavit accompanies the application. A county may, at the request of the property appraiser and by a majority vote of its governing body, waive the requirement that an annual application or statement be made for classification of property within the county after an initial application is made and the classification granted by the property appraiser. Such waiver may be revoked by a majority vote of the governing body of the county.

(b) Subject to the restrictions specified in this section, only lands that are used primarily for bona fide agricultural purposes shall be classified agricultural. The term "bona fide agricultural purposes" means good faith commercial agricultural use of the land.

1. In determining whether the use of the land for agricultural purposes is bona fide, the following factors may be taken into consideration:

- a. The length of time the land has been so used.
- b. Whether the use has been continuous.
- c. The purchase price paid.
- d. Size, as it relates to specific agricultural use, but a minimum acreage may not be required for agricultural assessment.
- e. Whether an indicated effort has been made to care sufficiently and adequately for the land in accordance with accepted commercial agricultural practices, including, without limitation, fertilizing, liming, tilling, mowing, reforestation, and other accepted agricultural practices.
- f. Whether the land is under lease and, if so, the effective length, terms, and conditions of the lease.
- g. Such other factors as may become applicable.

2. Offering property for sale does not constitute a primary use of land and may not be the basis for denying an agricultural classification if the land continues to be used primarily for bona fide agricultural purposes while it is being offered for sale.

(c) The maintenance of a dwelling on part of the lands used for agricultural purposes does not in itself preclude an agricultural classification.

(d) When property receiving an agricultural classification contains a residence under the same ownership, the portion of the property consisting of the residence and curtilage must be assessed separately, pursuant to s. 193.011, to qualify for the assessment limitation set forth in s. 193.155. The remaining property may be classified under the provisions of paragraphs (a) and (b).

(e) Notwithstanding the provisions of paragraph (a), land that has received an agricultural classification from the value adjustment board or a court of competent jurisdiction pursuant to this section is entitled to receive such classification in any subsequent year until such agricultural use of the land is abandoned or discontinued, the land is diverted to a nonagricultural use, or the land is reclassified as nonagricultural pursuant to subsection (4). The property appraiser must, no later than January 31 of each year, provide notice to the owner of land that was classified agricultural in the previous year informing the owner of the requirements of this paragraph and requiring the owner to certify that neither the ownership nor the use of the land has changed. The department shall, by administrative rule, prescribe the form of the notice to be used by the property appraiser under this paragraph. If a county has waived the requirement that an annual application or statement be made for classification of property pursuant to paragraph (a), the county may, by a majority vote of its governing body, waive the notice and certification requirements of this paragraph and shall provide the property owner with the same notification provided to owners of land granted an agricultural classification by the property appraiser. Such waiver may be revoked by a majority vote of the county's governing body. This paragraph does not apply to any property if the agricultural classification of that property is the subject of current litigation.

(4) The property appraiser shall reclassify the following lands as nonagricultural:

- (a) Land diverted from an agricultural to a nonagricultural use.
- (b) Land no longer being utilized for agricultural purposes.

(5) For the purpose of this section, the term "agricultural purposes" includes, but is not limited to, horticulture; floriculture; viticulture; forestry; dairy; livestock; poultry; bee; pisciculture, if the land is used principally for the production of tropical fish; aquaculture as defined in s. 597.0015; agriculture; soil farming; and all forms of farm products as defined in s. 823.14(3) and farm production.

(6)(a) In years in which proper application for agricultural assessment has been made and granted pursuant to this section, the assessment of land shall be based solely on its agricultural use. The property appraiser shall consider the following use factors only:

1. The quantity and size of the property;
2. The condition of the property;
3. The present market value of the property as agricultural land;
4. The income produced by the property;

5. The productivity of land in its present use;

6. The economic merchantability of the agricultural product; and

7. Such other agricultural factors as may from time to time become applicable, which are reflective of the standard present practices of agricultural use and production.

(b) Notwithstanding any provision relating to annual assessment found in s. 192.042, the property appraiser shall rely on 5-year moving average data when utilizing the income methodology approach in an assessment of property used for agricultural purposes.

(c)1. For purposes of the income methodology approach to assessment of property used for agricultural purposes, irrigation systems, including pumps and motors, physically attached to the land shall be considered a part of the average yields per acre and shall have no separately assessable contributory value.

2. Litter containment structures located on producing poultry farms and animal waste nutrient containment structures located on producing dairy farms shall be assessed by the methodology described in subparagraph 1.

3. Structures or improvements used in horticultural production for frost or freeze protection, which are consistent with the interim measures or best management practices adopted by the Department of Agriculture and Consumer Services pursuant to s. 570.93 or s. 403.067(7)(c), shall be assessed by the methodology described in subparagraph 1.

4. Screened enclosed structures used in horticultural production for protection from pests and diseases or to comply with state or federal eradication or compliance agreements shall be assessed by the methodology described in subparagraph 1.

(d) In years in which proper application for agricultural assessment has not been made, the land shall be assessed under the provisions of s. 193.011.

(7)(a) Lands classified for assessment purposes as agricultural lands which are taken out of production by a state or federal eradication or quarantine program, including the Citrus Health Response Program, shall continue to be classified as agricultural lands for 5 years after the date of execution of a compliance agreement between the landowner and the Department of Agriculture and Consumer Services or a federal agency, as applicable, pursuant to such program or successor programs. Lands under these programs which are converted to fallow or otherwise nonincome-producing uses shall continue to be classified as agricultural lands and shall be assessed at a de minimis value of up to \$50 per acre on a single-year assessment methodology while fallow or otherwise used for nonincome-producing purposes. Lands under these programs which are replanted in citrus pursuant to the requirements of the compliance agreement shall continue to be classified as agricultural lands and shall be assessed at a de minimis value of up to \$50 per acre, on a single-year assessment methodology, during the 5-year term of agreement. However, lands converted to other income-producing agricultural uses permissible under such programs shall be assessed pursuant to this section. Land under a mandated eradication or quarantine program which is diverted from an agricultural to a nonagricultural use shall be assessed under s. 193.011.

(b) Lands classified for assessment purposes as agricultural lands that participate in a dispersed water storage program pursuant to a contract with the Department of Environmental Protection or a water management district which requires flooding of land shall continue to be classified as agricultural lands for the duration of the inclusion of the lands in such program or successor programs and shall be assessed as nonproductive agricultural lands. Land that participates in a dispersed water storage program that is diverted from an agricultural to a nonagricultural use shall be assessed under s. 193.011.

(c) Lands classified for assessment purposes as agricultural lands which are not being used for agricultural production as a result of a natural disaster for which a state of emergency is declared pursuant to s. 252.36, when such disaster results in the halting of agricultural production, must continue to be classified as agricultural lands for 5 years after termination of the emergency declaration. However, if such lands are diverted from agricultural use to nonagricultural use during or after the 5-year recovery period, such lands must be assessed under s. 193.011. This paragraph applies retroactively to natural disasters that occurred on or after July 1, 2017.

(8) Lands classified for assessment purposes as agricultural lands, which are not being used for agricultural production due to a hurricane that made landfall in this state during calendar year 2017, must continue to be classified as agricultural lands for assessment purposes through December 31, 2022, unless the lands are converted to a

nonagricultural use. Lands converted to nonagricultural use are not covered by this subsection and must be assessed as otherwise provided by law.

History.—s. 1, ch. 59-226; s. 1, ch. 67-117; ss. 1, 2, ch. 69-55; s. 1, ch. 72-181; s. 4, ch. 74-234; s. 3, ch. 76-133; s. 15, ch. 82-208; ss. 10, 80, ch. 82-226; s. 1, ch. 85-77; s. 3, ch. 86-300; s. 23, ch. 90-217; ss. 132, 142, ch. 91-112; s. 63, ch. 94-353; s. 1468, ch. 95-147; s. 1, ch. 95-404; s. 1, ch. 98-313; s. 1, ch. 99-351; s. 3, ch. 2000-308; s. 4, ch. 2001-279; s. 15, ch. 2002-18; s. 2, ch. 2003-162; s. 43, ch. 2003-254; s. 1, ch. 2006-45; s. 2, ch. 2008-197; ss. 1, 11, ch. 2010-277; HJR 5-A, 2010 Special Session A; s. 2, ch. 2011-206; s. 15, ch. 2012-83; s. 6, ch. 2013-72; s. 1, ch. 2013-95; s. 2, ch. 2014-150; s. 1, ch. 2016-88; s. 1, ch. 2018-84; s. 12, ch. 2018-118.

Disclaimer: The information on this system is unverified. The journals or printed bills of the respective chambers should be consulted for official purposes.

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Summons/ Case # C25 02 0054

Cody, Andrew & Patton, Michelle

4551 NW 39 Ave

Violation: 13-40-a-1 Failure to obtain & complete permit:

Engineering: Asphalt Installation

**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: **C25-02 -0054**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT FL 33064

Respondent

Property Address: 4551 NW 39th Avenue

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on June 24, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF JULY 23, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 29th DAY OF JUNE, 2026

CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE


SPECIAL MAGISTRATE CLERK



Date Received



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



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



9589 0710 5270 1607 5735 81

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT FL 33064

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PATTON, MICHELLE D
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LIGHTHOUSE POINT FL 33064

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



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

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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

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ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

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**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: **C25-02 -0054**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT FL 33064

Respondent

Property Address: 4551 NW 39th Avenue

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on May 27, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF JUNE 25, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JUNE 24, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 24, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 3rd DAY OF JUNE, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman

SPECIAL MAGISTRATE CLERK

R. M. Pooz

SPECIAL MAGISTRATE

6/4/26

Date Received



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



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

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CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

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



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

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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE 33324

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE 33324

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ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE 33324

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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**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: **C25-02 -0054**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT FL 33064
Respondent

Property Address: 4551 NW 39th Avenue

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

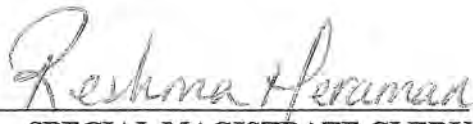
An administrative hearing was held in this matter before the undersigned Special Magistrate on March 25, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF MAY 28, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

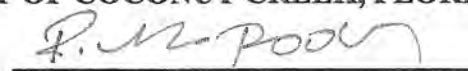
THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF MAY 27, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE MAY 27, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 30th DAY OF MARCH, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

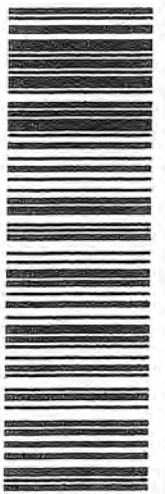


CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Cocanut Creek, FL 33063



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
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4800 W. Copans Road
Cocanut Creek, FL 33063

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CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

CODY, ANDREW
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PATTON, MICHELLE D
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Resilient Design & Dev. Dept.
Code Compliance Division
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Code Compliance Division
800 W. Copans Road
Coconut Creek, FL 33063

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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

KELLY
ATTN:
10360 W
FORT

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

9590 9402 7617 2122 8164 16



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PS Form 3800, January 2023 PSN 7530-02-000-9947 See Reverse for Instructions

PERMIT STATUS

Permit #: 26000337

Property ID: 484217010100

Permit Desc: DRIVEWAY/WALKWAY/PATIO/DECK

Property Address: 4551 NW 39 AVE COCONUT CREEK, FL 33073

Amount Due: .00

Pending Payment: .00

Plan Review

*** Plan Review Information

Revision Stop	Status	Date In/Out	Reviewer/Notes
LANDSCAPING	HOLD	4/29/2026 5/13/2026	Reviewer: MTOROK Notes: PREVIOUS COMMENTS HAVE NOT BEEN ADDRESSED.
HOLD FILE		4/14/2026	Reviewer: CTOUHSAN
G-ENGINEERING	HOLD	3/25/2026 4/14/2026	Reviewer: CTOUHSAN Notes: PLACED ON HOLD FOR THE FOLLOWING: PREVIOUS COMMENTS UNADDRESSED

"1) PROVIDE A MODIFIED STORMWATER MANAGEMENT LICENSE OR A LETTER, SIGNED AND SEALED BY THE ENGINEER OF RECORD, STATING THAT A MODIFIED LICENSE IS NOT REQUIRED FOR THIS WORK.
2) PROVIDE AN NOC."

LANDSCAPING

HOLD

3/25/2026
4/10/2026

Reviewer: MTOROK

Notes:

HOLD:
THE LANDSCAPE PLAN SUBMITTED FOR THE AREA WAS NOT COMPLETE. IT IS MISSING A TREE DISPOSITION, A PLANT LIST (WITH PLANT SCIENTIFIC & COMMON NAMES AND PLANT SIZE -HEIGHT, SPREAD, CALIPER, ETC.), AND LANDSCAPE DETAILS.

ZONING

HOLD

3/25/2026
4/7/2026

Reviewer: CGRANT

Notes:

1. SCOPE OF WORK INDICATED IN THE PERMIT APPLICATION DESCRIPTION IS LISTED AS "REPAVE DRIVEWAY." HOWEVER, PLANS INDICATE THAT THIS IS FOR A NEW PARKING LOT. REVISE ACCORDINGLY.

2. CLARIFY WHAT THE PARKING LOT IS INTENDED TO SERVE.

3. CURRENT SURVEY DOES NOT ACCURATELY ILLUSTRATE EXISTING CONDITIONS. PROVIDE UPDATED SIGN AND SEAL SURVEY DATED WITHIN 12 MONTHS THAT ACCURATELY DEPICTS EXISTING CONDITIONS.

CONDITIONS.

4. PLAN SET PROVIDED IS NOT SIGNED AND SEALED. SIGNED AND SEALED PLANS ARE REQUIRED. REVISE ACCORDINGLY.

5. SHEET C-02 PROPOSED LAYOUT PLAN IS NOT A SITE PLAN. SITE PLAN SHALL NOT BE OVERLAYED ON TOP OF A SURVEY. REVISE ACCORDINGLY AND ENSURE CONFORMANCE WITH SECTION 13-548 "REQUIRED FORM AND INFORMATION ON SITE PLAN" OF THE CITY'S LAND DEVELOPMENT CODE.

6. SHEET C-02 ILLUSTRATES THAT THE NORTHERN DRIVEWAY IS AN ENTRANCE ONLY AND THE SOUTHERN DRIVEWAY IS AN EXIT ONLY. CLARIFY OR REVISE THE FOLLOWING:
A) STOP BAR AND STOP SIGN SHALL BE PROVIDED AT SOUTHERN EXIT ONLY DRIVEWAY. REVISE ACCORDINGLY.
B) CLARIFY THE PURPOSE OF THE STOP BAR AT THE NORTHERN ENTRANCE ONLY DRIVEWAY.

7. NOTE ON SHEET C-02 INDICATES THAT THERE IS TWO-WAY TRAFFIC MOVEMENT HOWEVER PLANS INDICATE ONE-WAY MOVEMENT. REVISE ACCORDINGLY.

8. PER CITY CODE SEC. 13-399(5), REQUIRED AND UNREQUIRED PARKING SPACES PROVIDED IN OTHER THAN A PARALLEL AND

PERPENDICULAR CONFIGURATION IN A SURFACE PARKING LOT, THE PARKING SPACES AND ACCESS ISLES SHALL VARY WITH THE ANGLE OF PARKING AND OTHER CHARACTERISTICS OF PARKING LOT LAYOUT IN ACCORDANCE WITH FIGURES 13-399.3 AND 13.3 99.4. REVISE ACCORDINGLY.

9. SOUTHERN DRIVEWAY SHOULD BE A MINIMUM 16FT WIDTH. REVISE.

10. PROVIDE A TYPICAL PARKING DETAIL FOR STANDARD AND HANDICAP SPACES.

11. PARKING SPACE STRIPPING AND ADA SPACE DETAILS SHOWN ON PLANS REQUIRE A SEPARATE BUILDING PERMIT TO BE SUBMITTED TO THE CITY'S BUILDING DIVISION.

12. AN ADA COMPLIANT ROUTE PEDESTRIAN ROUTE IS REQUIRED FROM THE PUBLIC STREET TO THE BUILDING ENTRANCE.

13. EXIT ONLY SIGN DETAIL INCLUDES AN ARROW THAT POINTS NORTH AND READ EXIT ONLY. THIS APPEARS TO BE A CONFLICT. CLARIFY AND REVISE ACCORDINGLY.

14. A FENCE IS SHOWN ON SURVEY HOWEVER IT IS NOT CLEARLY ILLUSTRATED ON PLANS. CLARIFY.

15. FIRE HYDRANT PROPOSED ON PLANS IS

NOT SHOWN ON SURVEY. CLARIFY IF THIS IS A NEWLY PROPOSED FIRE HYDRANT. THE FIRE DEPARTMENT WILL BE ADDED FOR REVIEW.

16. BASED ON RESPONSES, ADDITIONAL COMMENTS WILL BE FORTHCOMING.

G-ENGINEERING

HOLD

2/26/2026

Reviewer: CTOUHSAN

3/17/2026

Notes:

1. SHOW DIMENSIONS OF THE NEW PARKING AREA.
2. SHOW DIRECTIONAL ARROWS ON THE PLANS.
3. SECONDARY EXIT HAS NOT BEEN INCLUDED ON THE REVISED SUBMITTAL, PLEASE CLARIFY.
4. PROVIDE A MODIFIED STORMWATER MANAGEMENT LICENSE OR A LETTER, SIGNED AND SEALED BY THE ENGINEER OF RECORD, STATING THAT A MODIFIED LICENSE IS NOT REQUIRED FOR THIS WORK.
5. PROVIDE AN NOC.

LANDSCAPING

HOLD

2/26/2026

Reviewer: MTOROK

3/24/2026

Notes:

HOLD:

- 1) PLEASE PROVIDE A LANDSCAPE PLAN FOR THE PARKING ARE
- A. THE LANDSCAPE PLAN SHOULD INCLUDE A TREE DISPOSITION , PLANTING PLAN, PLANT LIST (WITH PLANT SCIENTIFIC & COMMON NAMES AND PLANT SIZE -HEIGHT, SPREAD, CALIPER, ETC

.), AND LANDSCAPE DETAILS.

2) SHOW DIMENSIONS OF THE NEW
PARKING AREA.

**BUILDING
(STRUCTURAL)**

NOT
APPLICABLE

2/24/2026
2/24/2026

Reviewer: MALMAS

G-ENGINEERING

HOLD

2/3/2026
2/24/2026

Reviewer: CTOUHSAN

Notes:

1. PROVIDE ADDITIONAL DIMENSIONS BY PROVIDING THE SEGMENT OF PAVING UNDER THE ANNOTATION 'REPAVE DRIVEWAY'. ALSO, PROVIDE DIMENSIONS OF THE NORTHERN MOST SEGMENT OF THE PAVED AREA.
2. MODIFY DIMENSION LABELED 187'-11 1/4" TO SHOW THE WIDEST PORTION OF THE DRIVEWAY, ABOVE THE ANNOTATION 'REPAVE DRIVEWAY'.
3. STRIPING OF THE AREA INCLUDING BUT NOT LIMITED TO; PARKING STALLS, ADA PARKING SPOTS, DIRECTIONAL ARROWS, AND STOP BARS MUST BE SHOWN ON PLAN. ANY STRIPING ABUTTING THE CITY'S RIGHT OF WAY MUST UTILIZE THERMOPLASTIC PAINT.
4. PROVIDE PROPER SIGNAGE OF THE AREA INCLUDING 'DO NOT ENTER' SIGNAGE.
5. PROVIDE AN NOC.
6. PER CITY CODE SEC. 13-399 (A)(7), ISLE WIDTHS SHALL BE FIFTEEN (15) FEET FOR ONE-WAY TRAFFIC. PLEASE RECONFIGURE THE SECOND ENTRANCE TO

ENSURE THIS CODE
REQUIREMENT IS MET.

LANDSCAPING

HOLD

2/3/2026
2/8/2026

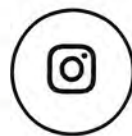
Reviewer: MTOROK

Notes:

HOLD:

1) PLEASE PROVIDE THE
DIMENSIONS/MEASUREMENTS OF THE D
RIVEWAY.

2) IS THERE GOING TO BE AN EXPANSION OF
THE DRIVEWAY O
R ARE THE MEASUREMENTS TO REMAIN AS
EXISTING?



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**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: **C25-02 -0054**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT FL 33064

Respondent

Property Address: 4551 NW 39th Avenue

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

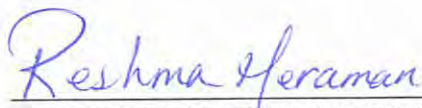
An administrative hearing was held in this matter before the undersigned Special Magistrate on January 28, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF SEPTEMBER MARCH 26, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

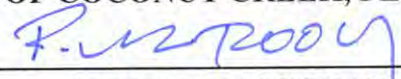
THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF MARCH 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE MARCH 25, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 30th DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

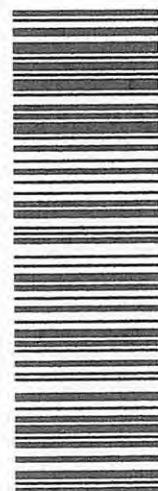


CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4400 W. Copans Road
Coconut Creek, FL 33063



CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4400 W. Copans Road
Coconut Creek, FL 33063

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PATTON, MICHELLE D
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PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT, FL 33064

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PATTON, MICHELLE D
2340 NE 35 STREET
LIGHTHOUSE POINT, FL 33064

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



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

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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

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10360 W STATE ROAD 84
FORT LAUDERDALE

EE 9225 209T 0225 0T20 6856

**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: **C25-02-0054**

ANDREW CODY & MICHELLE PATTON

2340 NE 35th STREET

LIGHTHOUSE POINT, FL 33064

Respondent

Property Address: 4551 NW 39th Avenue

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

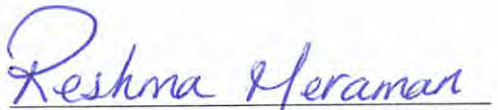
An administrative hearing was held in this matter before the undersigned Special Magistrate on November 19, 2025. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

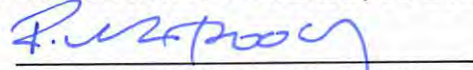
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF JANUARY 29, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JANUARY 28, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JANUARY 28, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 24th DAY OF NOVEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE



Date Received

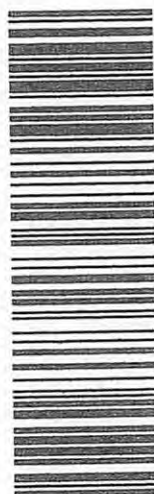


CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

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CODY, ANDREW
PATTON, MICHELLE
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LIGHTHOUSE POINT FL 33064

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PATTON, MICHELLE
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LIGHTHOUSE POINT FL 33064

C240 700 40
C241 200 415
order granting
Discretion
C241 200 44
C230 200 34
EXT FO

12/1/25

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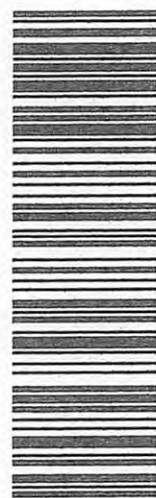


CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4300 W. Copans Road
Coconut Creek, FL 33063



CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4300 W. Copans Road
Coconut Creek, FL 33063

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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

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ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

22 9956 4560 0225 0120 6956

BC. C24070040
C24120045
order granting
dismissal
C2412 00 44
C25 02 00 54
EXT FO

13/1/05

**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: **C25-02 -0054**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT FL 33064
Respondent

Property Address: 4551 NW 39th Avenue

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

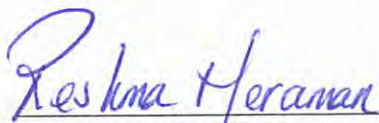
An administrative hearing was held in this matter before the undersigned Special Magistrate on October 22, 2025. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF NOVEMBER 20, 2025. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

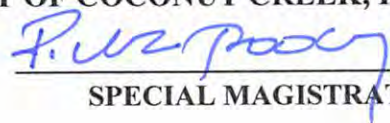
THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF NOVEMBER 19, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE NOVEMBER 19, 2025 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 24th DAY OF OCTOBER, 2025

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

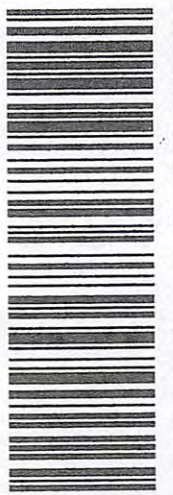


CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

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CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

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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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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE FL 33324

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
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10360 W STATE ROAD 84
FORT LAUDERDALE FL 33324

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2 Places at This Address

Redstone Ranch and Rescue
Ranch

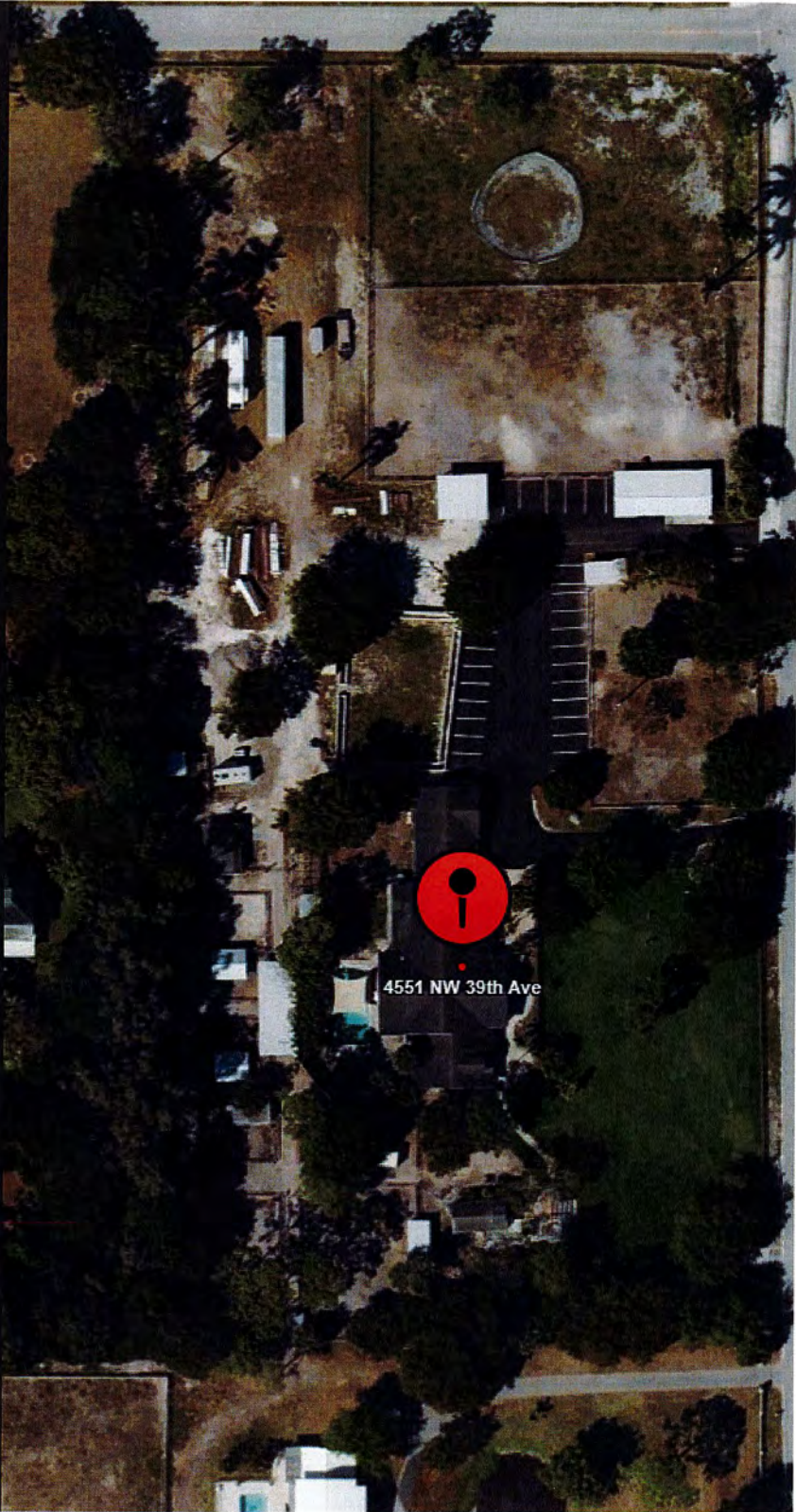


God's Little Acres
Nonprofit Organization



Details

Address
4551 NW 39th Ave
Coconut Creek, FL 33073
United States



**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: **C25-02 -0054**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT FL 33064
Respondent

FINAL ORDER

***VIOLATION: FAILURE TO COMPLETE ENGINEERING PERMIT PROCESS FOR
ASPHALT WORK DONE / CITY CODE SEC. 13-40 (A)(1)***

An administrative hearing was held before the undersigned Special Magistrate on August 27, 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 4551 NW 39th Avenue and more particularly described as follows:

Property Id: 4842 17 01 0100

PALM BEACH FARMS 2-54 PB TR 10 LESS W 165 BLK 88, LESS N 5 FOR R/W PER
MISC MAP 3-33 B

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 complete engineering permit process for asphalt work done, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was represented by Counsel at the hearing.

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. 13-40 (A)(1) AND THE RESPONDENT IS GIVEN UNTIL OCTOBER 23, 2025 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.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF OCTOBER 22, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE OCTOBER 22, 2025 SPECIAL MAGISTRATE HEARING

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 28th DAY OF AUGUST, 2025

CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE


Date Received



CITY OF COCONUT CREEK
Sustainable Development Dept.
Chief Compliance Division
6000 W. Copans Road
Coconut Creek, FL 32003



CITY OF COCONUT CREEK
Sustainable Development Dept.
Chief Compliance Division
6000 W. Copans Road
Coconut Creek, FL 32003

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PATTON, MICHELLE
2340 NE 35 ST
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CODY, ANDREW
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BC 9/4/25

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CITY OF COCONUT CREEK
Sustainable Development Dept.
City Compliance Division
1101 W. Cypress Road
Cocoanut Creek, FL 33033



CITY OF COCONUT CREEK
Sustainable Development Dept.
City Compliance Division
1101 W. Cypress Road
Cocoanut Creek, FL 33033

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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

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☐ Certified Mail Restricted Delivery	\$
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☐ Adult Signature Restricted Delivery	\$

Postage	\$
Total Postage	\$
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Street and Ap	
City, State, Zip	

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

C25010075
C25020064
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Here
FO
B.C. 01/14/25

09 60E0 92LT 0225 0T20 685b

**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- 02-0054**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT, FL 33064
Respondent

Property Address: 4551 NW 39th Ave

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on June 25, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON AUGUST 27, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE AUGUST 27, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 28th Day of June, 2025

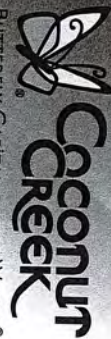
CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

R. M. Patton
SPECIAL MAGISTRATE

6/30/2025

Date Received

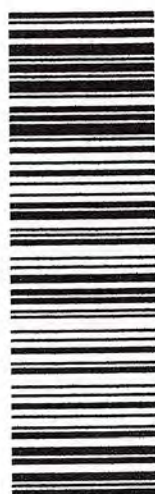


CITY OF COCONUT CREEK
Sustainable Development Dept
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

CERTIFIED MAIL



9589 0710 5270 1776 0370 06

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

KELLY KRON
ATTN: EJOL
10360 W STAT
FORT LAUD

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

9590 9402 7617 2122 8166 14

2. Article Number (Transfer from service label)

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PS Form 3811, July 2020 PSN 7530-02-000-9053

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☐ Adult Signature Restricted Delivery	\$

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Total Postage and Fees

Sent To

Street and Apt. #

City, State, ZIP+4

PS Form 3800,

KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below: ☒ Yes ☐ No

3. Service Type

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☐ Adult Signature Restricted Delivery
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☐ Collect on Delivery
☐ Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

(over \$500) ☐ Mail Restricted Delivery

Domestic Return Receipt



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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CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

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☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage	\$	
Sent To	CODY, ANDREW PATTON, MICHELLE 2340 NE 35 ST LIGHTHOUSE POINT FL 33064	
Street and 2		
City, State, 2		
PS Form 38		

Postmark Here
B.C
CONT.
mailed out - 7/3/25

EB 69ED 942T 0225 0120 6956

Capone, Briana

From: Thomas, John
Sent: Tuesday, April 29, 2025 4:21 PM
To: Capone, Briana
Subject: FW: [EXTERNAL] RE: IMPORTANT: Save This Email For Your Epermit Submittal
Attachments: 10096cd1-c805-4f6e-a53b-e31ac8bd32f0.MOV; 1.jpg; 2.jpg; 3.jpg; 4.jpg; 5.jpg

Just to keep you in the loop

From: Thomas, John
Sent: Tuesday, April 29, 2025 4:20 PM
To: Cabrera, Eileen <ECabrera@coconutcreek.net>
Cc: Blanchette, Randall <RBlanchette@coconutcreek.net>; Touhsant, Catherine <CTouhsant@coconutcreek.net>
Subject: RE: [EXTERNAL] RE: IMPORTANT: Save This Email For Your Epermit Submittal

Good Afternoon,

I am providing this timeline to ensure clarity regarding the issues surrounding this residential property:

- **February 11, 2025:** Code compliance informed me of unpermitted driveway work being performed at 4551 NW 39th Ave (Redstone Ranch). Upon inspection, I observed multiple dump trucks of asphalt, a paving rig, a roller, a skid steer, and an asphalt crew on-site.
- Upon checking the system, no permit for this work was found. I notified code compliance to issue a written violation for failure to obtain an engineering permit.
- **April 10, 2025:** The owner/applicant applied for a sealcoat and striping building permit, claiming that only asphalt patching, sealcoat, and striping work had been completed. This application was denied by engineering as I personally witnessed the scope of the work performed.
- **April 16, 2025:** During an inspection for a separate engineering permit, I closely examined the completed driveway. It was evident that no sealcoating work had been performed. The entire driveway had been resurfaced and extended beyond its original boundaries. There were no saw-cut lines indicative of asphalt patching, and the visible aggregate lacked the smooth finish typical of sealcoated surfaces.
- The owner/applicant is now reapplying for an engineering permit, again claiming that only sealcoat, patching, and striping work were done.
- Attachments 4 and 5 provide clear evidence of the changes to the property. Attachment 4 (January 2025) shows the northernmost entrance as dirt, rock, and grass, whereas Attachment 5 (April 10, 2025) depicts the area fully paved.

The engineering permit will not be approved until an accurate scope of work is provided. Given that the work has already been completed, we will likely need cores of the new asphalt and limerock to confirm compliance with city standards.

This matter is ongoing, and I have additional photographs documenting the work. I wanted to share this summary for your reference in case this issue arises.

Please feel free to contact me directly if you have any questions.

If you have any questions feel free to reach out directly.

Thank you,

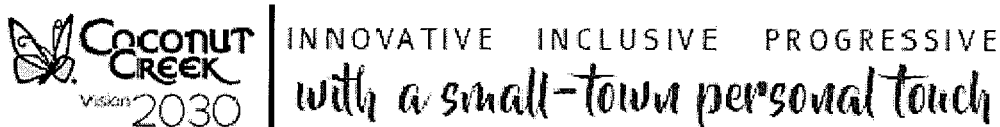
John Thomas
Engineering Inspector
Utilities and Engineering
Ext. 6781

From: Touhsant, Catherine <CTouhsant@coconutcreek.net>
Sent: Tuesday, April 29, 2025 1:31 PM
To: Thomas, John <JThomas3@coconutcreek.net>
Subject: FW: [EXTERNAL] RE: IMPORTANT: Save This Email For Your Epermit Submittal

John,

Was this an existing lot? I was under the impression that it was a dirt/rock area used for parking and not an actual lot.

Cathe Touhsant
Engineering Permit Specialist
City of Coconut Creek
5295 Johnson Rd.
Coconut Creek, FL 33073
954-973-6778
954-571-4146 fax
www.coconutcreek.net



From: Industry LLC <coconutcreek@industrygc.com>
Sent: Tuesday, April 29, 2025 12:21 PM
To: Touhsant, Catherine <CTouhsant@coconutcreek.net>
Subject: RE: [EXTERNAL] RE: IMPORTANT: Save This Email For Your Epermit Submittal

It was an existing parking lot that we spot repaired and resealed. Here was the full scope of work:

Patch, Seal, Line Striping & Repaving (2,150 Sq. Ft.)

1. Asphalt Patching – Left Side (480 Sq. Ft.) & Right Side (360 Sq. Ft.)
2. Sealcoating & Crack Filling
3. Parking Line Striping

4. Asphalt Repaving (2,150 Sq. Ft.)

Adam Grabois
Principal, General Contractor

adam@industrygc.com

561-206-2426

Industry LLC

CGC1535566 - Certified General Contractor
CCC1336025 - Certified Roofing Contractor

MRSA4931 - Licensed Mold Assessor
MRSR4925 - Licensed Mold Remediator

4858042 - FAA Part 107 Drone Pilot

----- On Tue, 29 Apr 2025 12:00:18 -0400 **Touhsant, Catherine** <CTouhsant@coconutcreek.net> wrote -----

Good afternoon,

I apologize for the late response, I was out of the office. It appears the permit application you submitted was for Sealcoat and Stripe but the project seems to be a new construction of a parking lot and driveway. That work does fall under Engineering, however, would normally require DRC review first.

But that submittal for permit would require the following:

- Engineering Permit Application
- Cost Estimate
- Civil Plan including Landscaping, Paving, Grading, and Drainage, and possibly Demolition/Clear and Grub plans

Best Regards,

Cathe Touhsant
Engineering Permit Specialist
City of Coconut Creek
5295 Johnson Rd.
Coconut Creek, FL 33073
954-973-6778
954-571-4146 fax
www.coconutcreek.net

From: Industry LLC <coconutcreek@industrygc.com>
Sent: Thursday, April 24, 2025 3:57 PM

To: Touhsant, Catherine <CTouhsant@coconutcreek.net>

Subject: [EXTERNAL] RE: IMPORTANT: Save This Email For Your Epermit Submittal

Hi Catherine,

We filed it as building permit initially. It was denied per the following notes:

G-ENGINEERING DENIED 4/10/2025 **Reviewer:** GSEEGOBI
4/15/2025 **Notes:**
DENIED

1. LOCATION/SITE COMPLETED AN ASPHALT OVERLAY BASED ON A DISCUSSION WITH THE ENGINEERING INSPECTOR.
2. AN ENGINEERING PERMIT MUST BE OBTAINED INSTEAD OF A BUILDING PERMIT

Adam Grabois
Principal, General Contractor

adam@industrygc.com

561-206-2426

Industry LLC

CGC1535566 - Certified General Contractor
CCC1336025 - Certified Roofing Contractor

MRSA4931 - Licensed Mold Assessor
MRSR4925 - Licensed Mold Remediator

4858042 - FAA Part 107 Drone Pilot

----- On Thu, 24 Apr 2025 07:51:51 -0400 Touhsant, Catherine <CTouhsant@coconutcreek.net> wrote -----

Good morning,

This permit appears to be for sealcoat and stripe. The scope of work falls under Building Department permits. Please resubmit through the Building portal. Engineering only accepts permits for Mill and Pave projects.

Best Regards,

Cathe Touhsant
Engineering Permit Specialist
City of Coconut Creek
5295 Johnson Rd.
Coconut Creek, FL 33073
954-973-6778
954-571-4146 fax

From: formmail@coconutcreek.net <formmail@coconutcreek.net> **On Behalf Of** do-not-reply@coconutcreek.net

Sent: Wednesday, April 23, 2025 6:55 PM

To: coconutcreek@industrygc.com; COCONUTCREEK@INDUSTRYGC.COM

Subject: IMPORTANT: Save This Email For Your Epermit Submittal

SAVE THIS EMAIL

Temporary Permit Application #25968 - File Upload Link: ([Click here.](#))

IMPORTANT: SAVE THIS EMAIL! The File Upload link is REQUIRED for all uploads including corrections and revisions to your epermit. Save it until your permit has passed all inspections and has been closed.

Please allow 1-2 business days for the application to be submitted. We will contact you once the permit has been submitted and reviewed. You may check the status by logging onto ePermitting.

If you need to speak to someone regarding your submittal, please call the Building Division at 954-973-6750. Our business hours are Monday-Thursday, 7 am to 6 pm.

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.

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.

**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- 02-0054**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT, FL 33064
Respondent

Property Address: 4551 NW 39th Ave

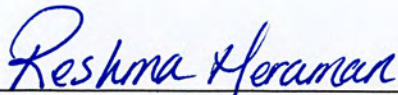
ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on April 23, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JUNE 25, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 25, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 31st Day of April, 2025

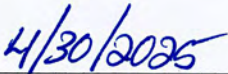
CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

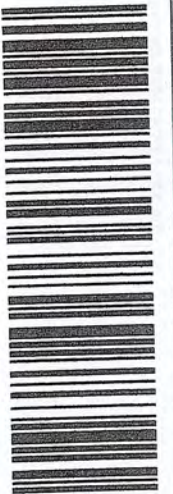


CITY OF COCONUT CREEK
Sustainable Development Dept
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

CERTIFIED MAIL



9589 0710 5270 0954 9108 41

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

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Total Postage

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C25020054
Postmark Here
5/8/25
COM B.C.

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064



Article Number (Transfer from service label)

9590 9402 8580 3244 9433 29

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

☐ Agent

B. Received by (Printed Name)

C. Date of Delivery

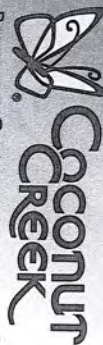
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

5/15

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
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☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail (over \$500)
☐ Insured Mail Restricted Delivery
☐ Priority Mail Express[®]
☐ Registered Mail[™]
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CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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KELLEY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE 33324



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

KELLEY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE 33324

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

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Total Postage

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City, State, ZIP

PS Form 3849, October 2006

C250 10075

C250 20054

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Here

5/8/05
com

RL

KELLEY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE 33324

**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- 02-0054**

ANDREW CODY
MICHELLE PATTON
2340 NE 35th STREET
LIGHTHOUSE POINT, FL 33064

Respondent

Property Address: 4551 NW 39th Avenue

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on March 26, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON APRIL 23, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 23, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 31st Day of March, 2025

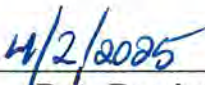
CITY OF COCONUT CREEK, FLORIDA



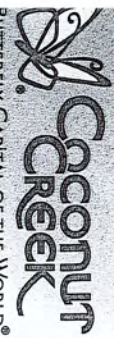
SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received



ITY OF COCONUT CREEK
ustainable Development Dept.
ode Compliance Division
300 W. Copans Road
occonut Creek, FL 33063



ITY OF COCONUT CREEK
ustainable Development Dept.
ode Compliance Division
800 W. Copans Road
occonut Creek, FL 33063

UNDELIVERED MAIL



7018 0680 0001 1552 4550

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$

026010075
026020054
026020055
Postmark Here BC
024120044
024120045
mailed out 4/8/25

Sent To
Street and
City, State,
PS Form 3849, April 2004

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

0554 255T 1000 0990 9102

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the **Special Magistrate** in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NO. C2502.0054

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Wednesday Date February 12 2025

At 8:21 AM PM

Owner Name Cody Andrew

Last First MI
Patton Michelle

Owner Address 2340 NE 35 St

Lighthouse Point FL 33064
City State Zip

Legal/Folio 4842 17 01 0100

Violation Location 4551 NW 39 Ave

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to obtain & complete
engineering permit:
Asphalt installation

In violation of Chapter(s) 13 Section(s) 40-9-1
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday THE 26 DAY
OF March, 2025 AT 2:30 PM IN THE

City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$ _____. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Brian Capone 3/5/25 304
Officer Signature Date ID#

Brian Capone
Printed Name

Sent Certified Mail 3/5/25

Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-973-6752 or 9-950-1458
between 7AM-6PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25020054	4551 NW 39 AVE	484217010100	CODY, ANDREW & PATTON, MICHELLE

I, CAPONE, BRIANA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 02/12/2025

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ Certified Mail – Date Sent: 3/5/25 - Receipt/Article #: 9589071052700954910339
Return Receipt Requested

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☐ Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)

☒ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Belle

Signature of Code Compliance Officer

Briana Capone

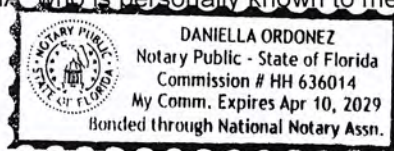
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this 13 day of March, 2025 by CAPONE, BRIANA, who is personally known to me.

Daniella Ordonez

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

THE WORLD
LIGHT CREEK
Development Dept.
Lighthouse Point
Cape Canaveral
Creek, FL 33063



9589 0710 5270 0954 9103 39

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 STREET
LIGHTHOUSE POINT, FL 33064

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 fees as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

To

\$

Se

St

City

CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 STREET
LIGHTHOUSE POINT, FL 33064

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

6E E016 4560 0225 0120 6856

Tracking Number:

Remove X

9589071052700954910339

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was picked up at the post office at 4:53 pm on March 10, 2025 in POMPANO BEACH, FL 33060.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Individual Picked Up at Post Office

POMPANO BEACH, FL 33060
March 10, 2025, 4:53 pm

See All Tracking History

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



USPS Tracking Plus[®]



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers



Permit Status

Permit #: 25001062

Property ID: 484217010100

Permit Desc: SEALCOATING/STRIPING

Property Address: 4551 NW 39 AVE COCONUT CREEK, FL 33073

Amount Due: .00

Pending Payment: .00

Permit

Permit Information

Permit Number: 25001062

Status: Open

Type: B-SEALCOAT

Applied Date: 4/10/2025 5:47:00 PM

Operator: online

Issued Date:

Operator:

Master Number:

Project Number:

C.O. Number:

C.O. Operator:

C.O. Issued:

C-404 Type:

Usage Class: 01

Applied Value: 12800

Units: 0

Calc Value:

Contractor: 67675

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



Permit Status

Permit #: 25001062

Property ID: 484217010100

Permit Desc: SEALCOATING/STRIPING

Property Address: 4551 NW 39 AVE COCONUT CREEK, FL 33073

Amount Due: .00

Pending Payment: .00

Notes

Notes / Special Conditions

EPERMIT RESEAL PARKING LOT AND RESTRIPE

CONTACT: ADAM GRABOIS 561-206-2426

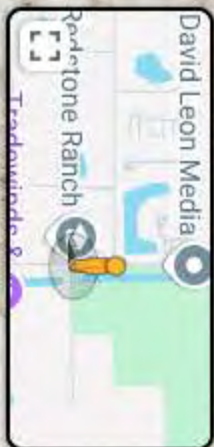
EMAIL: COCONUTCREEK@INDUSTRYGC.COM

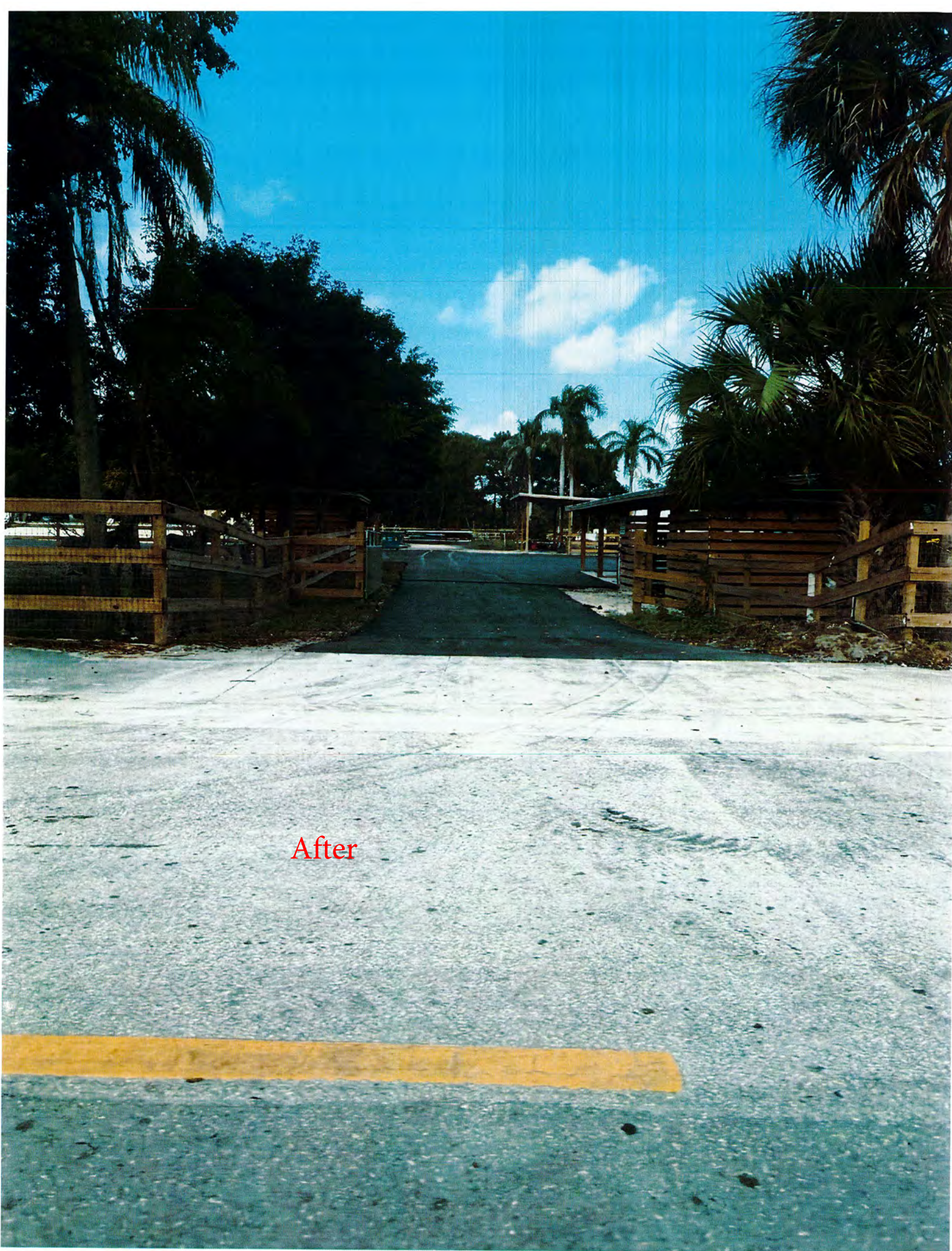
TEMPORARY PERMIT#: 25827

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



Before





After



February 11, 2020



February 11, 2020



Sec. 13-40. - Engineering permits.

(a) *Permits required.*

- (1) *Issuance by engineering division.* A permit is required for all engineering improvements and construction under city jurisdiction. Such permits shall only be issued by the engineering division in accordance with the city's land development code, Division 4 of Article II of this chapter.
- (2) *No construction before permit.* Except as provided hereinafter, no construction shall be started until a permit for the proposed installation has been granted by the engineering division. Minor construction or maintenance work, such as installation modification for water meters (up to two (2) inches), cable splice pits (not in or within two (2) feet of a roadway) streetlight maintenance, or similar types of work may be done without permit, however the engineering division shall be given forty-eight (48) hours prior notice. This does not include cable replacement, or any other type of facility upgrading or rehabilitation involving excavation, except for splice pits as stated above.
- (3) *Emergency work.* None of the above permit procedures shall apply to emergency repair work. Emergency repair work is work which must be done immediately upon discovery, in order to safeguard the public from immediate danger to life or limb, to safeguard public health, safety or welfare, to repair or replace traffic signals or to restore interrupted utility services. In the event of an emergency as defined above, repair work may be started without a permit upon verbal notification being given to the engineering division. If the engineering division offices are closed, then notification must be given as early as possible on the next regular work day. After the emergency repair is completed, a record drawing must be submitted to the engineering division, unless otherwise provided hereinafter, within ten (10) working days. Work that can be scheduled ahead of time will not be considered emergency work.

(Ord. No. 122-94, § 1, 5-26-94)



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	4551 NW 39 AVENUE, COCONUT CREEK FL 33073	ID #	4842 17 01 0100
Property Owner	CODY, ANDREW PATTON, MICHELLE	Millage	3212
Mailing Address	2340 NE 35 ST LIGHTHOUSE POINT FL 33064	Use	75-03
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TR 10 LESS W 165 BLK 88, LESS N 5 FOR R/W PER MISC MAP 3-33 B		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2025 values are considered "working values" and are subject to change.
--

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$1,110,820	\$436,850	\$1,547,670	\$1,547,670	
2024	\$1,110,820	\$436,850	\$1,547,670	\$1,514,820	\$615.44
2023	\$737,150	\$415,590	\$1,152,740	\$1,038,020	\$626.03

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,547,670	\$1,547,670	\$1,547,670	\$1,547,670
Portability	0	0	0	0
Assessed/SOH	\$1,547,670	\$1,547,670	\$1,547,670	\$1,547,670
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,547,670	\$1,547,670	\$1,547,670	\$1,547,670

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/7/2024	WD-E	\$2,350,000	119380748	\$5.00	222,164	SF
12/31/2004	QCD	\$100	38922 / 862			
12/21/2004	QCD	\$100	38744 / 957			
6/23/2003	WD	\$100	35453 / 930			
10/5/2001	QCD	\$100	32242 / 1466			
				Adj. Bldg. S.F. (Card, Sketch)		5526
				Eff./Act. Year Built: 1980/1979		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1								

SENIOR CODE COMPLIANCE OFFICER
LUIS MONTANO-GARCIA
SPECIAL MAGISTRATE CASES

Summons/Case #C26 03 0174

Centro NP Coconut Creek Owner LLC

4937 Coconut Creek Pkwy

Violation9-2

Fire prevention & protection-Failed inspections (Cloak & Dagger)

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida

NO. C26030574

City of Coconut Creek

Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Wednesday Date March 25 2026

At 9:00 AM PM

Owner Name Centro NP Coconut Creek

Last First MI

Owner LLC

Last First MI

Owner Address 200 Ridge Ave #100

Conshohocken PA 19428

City State Zip

Legal/Folio 4842 3013 0012

Violation Location 4937 Coconut Creek Pkwy

Located in the City of Coconut Creek, Broward County, FL

committed the following violation, contrary to law:

Fire Prevention & Protection
Failed Inspections
For: Clock & Dagger.

In violation of Chapter(s) 9 Section(s) 3

Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 22 DAY OF July, 2026, AT 2:30 PM IN THE

City of Coconut Creek Government Center

Commission Chambers

4800 West Copans Road

Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 7/6/26 322
Officer Signature Date ID#

Luis Hernandez-Garcia
Printed Name

Posted 7/6/26
Signature Acknowledging Receipt of this Notice Date

2:40 PM
Printed Name

If you have any questions, call 954-956-1476 or 954-6786 between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030174	4937 COCONUT CREEK PKWY	484230130012	CENTRO NP COCONUT CREEK OWN LLC

I, MONTANO-GARCIA, LUIS , hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 03/05/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

- ✓ ☐ Certified Mail – Date Sent: 07/09/26 - Receipt/Article #: 9589 0710527037485752 57-9589 0710 5270 3748 5752 64

Return Receipt Requested

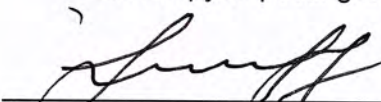
☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

- ✓ ☐ Posting at Property – Date: 07/06/26 - Time: 2:42 PM (See Photo of Posting)

✓ ☐ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)



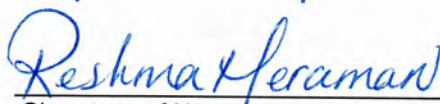
Signature of Code Compliance Officer

Luis Montano-Garcia

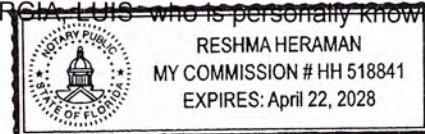
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this 9 day of July, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.



Signature of Notary



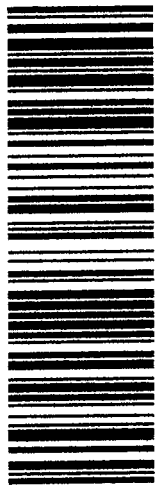
Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



COCONUT CREEK
Design & Dev. Dept.
Compliance Division
Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 3748 5752 57

CENTRO NP COCONUT CREEK OWN LLC
CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

25 2525 942E 0225 0720 6956

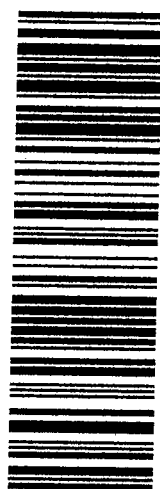
U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee \$	Summers C26050158
Extra Services & Fees (check box, add fee as appropriate)	C26050159
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	Postmark Here C260 30174 LMG 7/19/26
Total Postage \$	
Sent To	CENTRO NP COCONUT CREEK OWN LLC
Street and Apt	CORPORATION SERVICE COMPANY
City, State, Zip	1201 HAYS STREET TALLAHASSEE, FL 32301-2525

PS Form 380

CONUT CREEK
Design & Dev. Dept.
Compliance Division
Copans Road
ut Creek, FL 33063



CERTIFIED MAIL®



9589 0710 5270 3748 5752 64

CENTRO NP COCONUT CREEK OWN LLC
200 RIDGE PIKE #100
CONSHOHOCKEN PA 19428

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

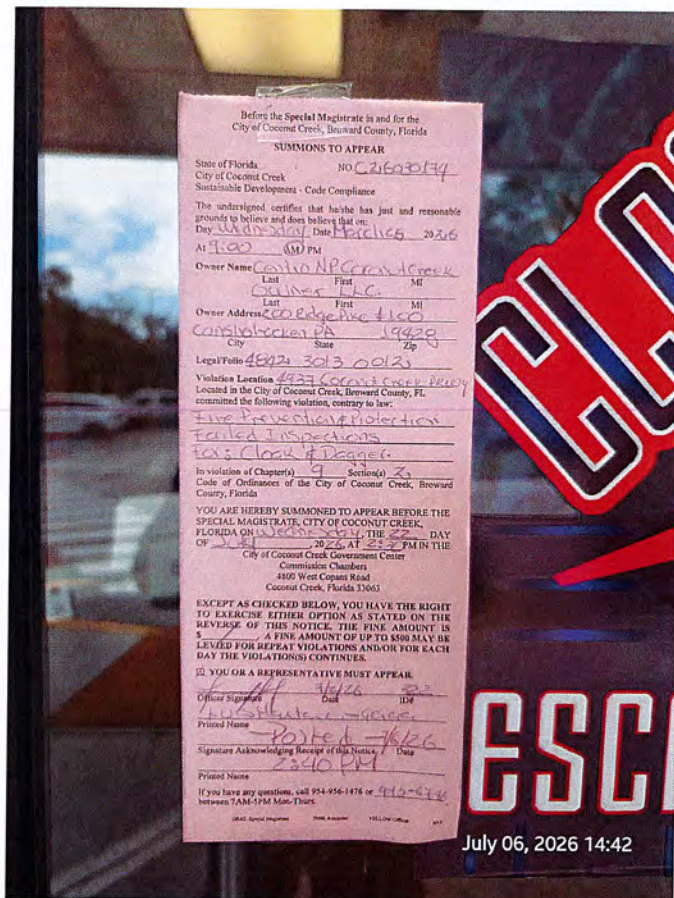
\$
Total Postage

Sent To
Street and Ap
City, State, Zi

CENTRO NP COCONUT CREEK OWN LLC
200 RIDGE PIKE #100
CONSHOHOCKEN PA 19428

Summers C26050158
C26050159
Postmark Here
C260 30174
LMA 7/12/06

49 2525 842E 0225 0120 6956





Outlook

Cloak & Dagger

From Capone, Briana <BCapone@coconutcreek.net>

Date Mon 6/15/2026 3:20 PM

To Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Hi Luis,

All cleared to move your code case for Failed Fire Inspections to a Summons. Let's discuss.

Thank you,

Briana K. Capone
Code Compliance Supervisor
Resilient Design & Development
Ext. 1458



Fire Inspection Report

THIS IS NOT A BILL

(Invoice to be mailed)

Coconut Creek Fire Department
4800 West Copans Road
Coconut Creek, Florida 33063
(954) 973-6706

Inspector: STEVEN FELICETTI

ACCOUNT INFORMATION

Account Number: 001138-4

Name on Account: CLOAK & DAGGER

Phone on Account: 6096722820

Service Address: 4937 COCONUT CREEK PKWY, COCONUT CREEK, FL 33063

Mailing Address: 4937 COCONUT CREEK PKWY COCONUT CREEK, FL 33063

Emergency Contact1: Ally Martin

Emergency Phone1: 6096722820

Emergency Contact2: Brian Martin

ACCOUNT INFORMATION

Emergency Phone2: 6094961612

FIRE ACTIVITY INFORMATION

Inspection Date: 4/14/2026

Reinspection Date: 4/28/2026

Fire Officer: STEVEN FELICETTI

Activity Type: SECONDARY RE-INSPECTION

CODE SUMMARY

32 ALL LOCKS ON DOORS SHALL RELEASE WITH AN OBVIOUS METHOD OF OPERATION UNDER ALL LIGHTING CONDITIONS (NFPA 1-14.5.2.3)

43 MEANS OF EGRESS FROM ALL PARTS OF THE BUILDING SHALL BE MAINTAINED FREE AND UNOBSTRUCTED (NFPA 1-4.4.3.1.1)

99 EMERGENCY PLAN REQUIRES REVIEW BY THE FIRE DEPARTMENT (NFPA 101-4.8.2.2)

128 THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)

132 OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)

134 OTHER VIOLATIONS

Narrative: ***Please use scrollbar to review all. -->***

ACCOUNT INFORMATION

Met with Alison Martin (Manager) on site.
I witnessed the A/C duct detector test, and it passed.

Alison related she is working on the corrective action plan and the step-by-step procedure of how a game is played and how doors unlock/lock during the playing of the game for each room. Identify on plans this procedure and identify if there is free egress at all times in each room (exit under the control of

FEE SUMMARY

(THIS IS NOT A BILL - Invoice to be mailed)

**Total Fees this \$60.00
inspection:**

Prior Balance: \$540.

You will receive a bill in the mail for this inspection
OR

For your convenience, you can make a payment
online by clicking **Here!**

or by typing the below web address in your
browser's address bar
<https://www.coconutcreek.gov/paywater>

SIGNATURE INFORMATION

Email Address: ALY@MSQUAREDPRODUCTIONSINC.COM

SIGNATURE: N/A

Sec. 9-2. - Adoption of state law.

- (a) The following laws, regulations, codes and standards are hereby adopted by the city and incorporated herein by reference for the purpose of prescribing regulations for fire prevention and control:
- (1) The Florida Fire Prevention Code, as revised from time to time;
 - (2) The Broward County Amendments to the Florida Fire Prevention Code, as revised from time to time;
 - (3) The Florida Building Code, in effect in Broward County, Florida, including all amendments, as revised from time to time;
 - (4) F.S. Ch. 633, "Fire Protection and Control", and all administrative codes and rules promulgated thereunder, including the National Fire Protection Association Standards, as amended from time to time; and
 - (5) Any other duly enacted or promulgated law, regulation, or rule or standard having force and effect of law in any municipality in Broward County, pertaining to fire prevention and control.

(Ord. No. 2017-054, § 2, 1-11-18)



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 16-01 Shopping Center - Community	Deputy Appraiser: Alec Rosales
Property ID: 484230130010	Millage Code: 3212	Appraisers Number: 954-357-6835
Property Owner(s): CENTRO NP COCONUT CREEK OWN LLC	Adj. Bldg. S.F: 250923	Email: commercialtrim@bcpa.net
Mailing Address: 200 RIDGE PIKE #100 CONSHOCKEN, PA 19428	Bldg Under Air S.F:	Zoning : B-4 - REGIONAL SHOPPING
Property Address: 4813 - 4967 COCONUT CREEK PARKWAY COCONUT CREEK, 33063	Effective Year: 1984	Abbr. Legal Des.: COCONUT CREEK PLAZA 113-12 B PARCEL A LESS THEREFROM PTS K/A "OUT-PARCELS" A THRU GAND LESS PORTION AS PER MMB 9-40 PG 2 BROWARD COUNTY RECORDS
	Year Built: 1983	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$23,137,020	\$15,062,560	0	\$38,199,580	\$38,199,580	
2025	\$16,195,910	\$19,653,060	0	\$35,848,970	\$35,848,970	\$1,140,344.76
2024	\$16,195,910	\$17,681,810	0	\$33,877,720	\$33,877,720	\$1,066,362.29

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$38,199,580	\$38,199,580	\$38,199,580	\$38,199,580
Portability	0	0	0	0
Assessed / SOH	\$38,199,580	\$38,199,580	\$38,199,580	\$38,199,580
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$38,199,580	\$38,199,580	\$38,199,580	\$38,199,580

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
07/22/2010	Multi Warranty Deed Non-Sale Title Change	\$100	47294 / 262
03/01/2002	Multi Special Warranty Deed	\$24,822,000	32965 / 797
06/01/1998	Multi Special Warranty Deed	\$3,514,286	28601 / 615
11/07/1995	Multi Special Warranty Deed	\$13,100,000	24130 / 131

LAND CALCULATIONS

Unit Price	Units	Type
\$20.00	1,156,851 SqFt	Square Foot



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
BRIXMOR COCONUT CREEK OWNER, LLC

Filing Information

Document Number	M10000003145
FEI/EIN Number	27-3047266
Date Filed	07/16/2010
State	DE
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	12/13/2011
Event Effective Date	NONE

Principal Address

100 Park Avenue
Suite 600N
NEW YORK, NY 10017

Changed: 01/07/2025

Mailing Address

100 Park Avenue
Suite 600N
NEW YORK, NY 10017

Changed: 01/07/2025

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title Executive Vice President, President West Region

Finley, Greg
100 Park Avenue
Suite 600N
NEW YORK, NY 10017

Summons/Case #C26 05 0158

Centro NP Coconut Creek Owner LLC

4811 Coconut Creek Pkwy

Violation: 13-38-a

Failure to complete permit process for gas pump canopy &
convenience store facade

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NO. C26050158

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Thursday Date May 21 20 26

At 3:30 AM/PM

Owner Name Centro NP Coconut Creek

Last First MI

Owner LLC

Last First MI

Owner Address 200 Edge Pike #100

Conshohocken PA 19380

City State Zip

Legal/Folio 4842 3013 0013

Violation Location 4811 Coconut Creek Pkwy
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to complete permit process
- For gas pump canopy convenience
store facade

In violation of Chapter(s) 13 Section(s) 38-9
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA, ON Wednesday, THE 22 DAY
OF July, 2026, AT 2:30 PM IN THE
City of Coconut Creek Government Center

Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Officer Signature [Signature] Date 7/7/26 ID# 322

Printed Name Luis Plutarco-Garcia

Signature Acknowledging Receipt of this Notice [Signature] Date 7-7-26

Printed Name Guillermo Lopez

If you have any questions, call 954-956-1476 or 953-6746
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26050158	4811 COCONUT CREEK PKWY	484230130012	CENTRO NP COCONUT CREEK OWN LLC

I, MONTANO-GARCIA, LUIS , hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 05/21/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

- ✓ ☐ Certified Mail – Date Sent: 07/09/26 - Receipt/Article #: 9589 0710527037485752 57-9589 0710 5270 3748 5752 64

Return Receipt Requested

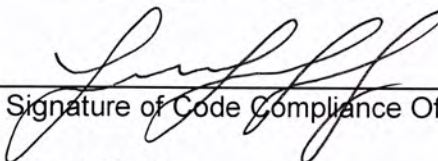
- ✓ ☐ Hand Delivery – Date: 07/07/26 - Time: 1:15 PM- Name: Guillermo Cepeda

- ✓ ☐ Commercial Property – Title/ relationship to business: store clerk

Additional Service – F.S. 162.12(2):

- ☐ Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)

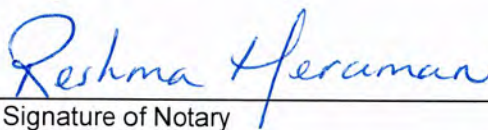
- ☐ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

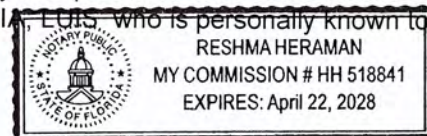

Signature of Code Compliance Officer

Luis Montano-Garcia
Printed Name 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 on this 9 day of July, 2026 by MONTANO-GARCIA, LUIS, who is personally known to me.


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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

CERTIFIED MAIL®



9589 0710 5270 3748 5752 57

CENTRO NP COCONUT CREEK OWN LLC
CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

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

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

OFFICIAL USE

Certified Mail Fee

\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$
Total Postage

Sent To

Street and Apt.

City, State, Zip

PS Form 380

CENTRO NP COCONUT CREEK OWN LLC
CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Summers C26050158

C26050159

Postmark
Here

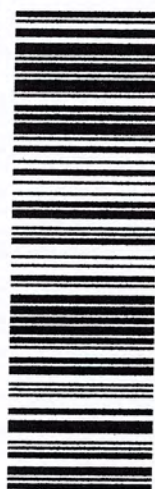
C260 30174
LMG 7/19/26

25 2525 942E 0225 0720 6956



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

CERTIFIED MAIL



9589 0710 5270 3748 5752 64

CENTRO NP COCONUT CREEK OWN LLC
200 RIDGE PIKE #100
CONSHOHOCKEN PA 19428

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----|
| ☐ Return Receipt (hardcopy) | \$ |
| ☐ Return Receipt (electronic) | \$ |
| ☐ Certified Mail Restricted Delivery | \$ |
| ☐ Adult Signature Required | \$ |
| ☐ Adult Signature Restricted Delivery | \$ |

Postage

\$

Total Postage

\$

Sent To

Street and Ap

City, State, Zip

CENTRO NP COCONUT CREEK OWN LLC
200 RIDGE PIKE #100
CONSHOHOCKEN PA 19428

49 2525 842E 0225 0720 6856

Summers C26050158
C26050159
Postmark Here
C260 30174
LMA 7/12/26







Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will-only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
 - (2) Permit applications are reviewed by the community development department.
 - (3) Applications are returned to the applicant for correction or approved as submitted.
 - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
 - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
 - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
 - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
 - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
 - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 16-01 Shopping Center - Community	Deputy Appraiser: Alec Rosales
Property ID: 484230130010	Millage Code: 3212	Appraisers Number: 954-357-6835
Property Owner(s): CENTRO NP COCONUT CREEK OWN LLC	Adj. Bldg. S.F: 250923	Email: commercialtrim@bcpa.net
Mailing Address: 200 RIDGE PIKE #100 CONSHOCKEN, PA 19428	Bldg Under Air S.F:	Zoning : B-4 - REGIONAL SHOPPING
Property Address: 4813 - 4967 COCONUT CREEK PARKWAY COCONUT CREEK, 33063	Effective Year: 1984	Abbr. Legal Des.: COCONUT CREEK PLAZA 113-12 B PARCEL A LESS THEREFROM PTS K/A "OUT-PARCELS" A THRU GAND LESS PORTION AS PER MMB 9-40 PG 2 BROWARD COUNTY RECORDS
	Year Built: 1983	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$23,137,020	\$15,062,560	0	\$38,199,580	\$38,199,580	
2025	\$16,195,910	\$19,653,060	0	\$35,848,970	\$35,848,970	\$1,140,344.76
2024	\$16,195,910	\$17,681,810	0	\$33,877,720	\$33,877,720	\$1,066,362.29

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$38,199,580	\$38,199,580	\$38,199,580	\$38,199,580
Portability	0	0	0	0
Assessed / SOH	\$38,199,580	\$38,199,580	\$38,199,580	\$38,199,580
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$38,199,580	\$38,199,580	\$38,199,580	\$38,199,580

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
07/22/2010	Multi Warranty Deed Non-Sale Title Change	\$100	47294 / 262
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11/07/1995	Multi Special Warranty Deed	\$13,100,000	24130 / 131

LAND CALCULATIONS

Unit Price	Units	Type
\$20.00	1,156,851 SqFt	Square Foot



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
BRIXMOR COCONUT CREEK OWNER, LLC

Filing Information

Document Number	M10000003145
FEI/EIN Number	27-3047266
Date Filed	07/16/2010
State	DE
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	12/13/2011
Event Effective Date	NONE

Principal Address

100 Park Avenue
Suite 600N
NEW YORK, NY 10017

Changed: 01/07/2025

Mailing Address

100 Park Avenue
Suite 600N
NEW YORK, NY 10017

Changed: 01/07/2025

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title Executive Vice President, President West Region

Finley, Greg
100 Park Avenue
Suite 600N
NEW YORK, NY 10017

Summons/Case #C26 05 0159
Centro NP Coconut Creek Owner LLC
4811 Coconut Creek Pkwy
Violation: 13-38-a
Failure to complete permit process for gas pump replacement

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
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Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
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Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida

NO 26050159

City of Coconut Creek

Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Thursday Date May 21 20 26

At 3:30 AM / PM

Owner Name Centro NP Coconut Creek

Last First MI

Owner LLC

Last First MI

Owner Address 200 Ridge Pike #100

Carshocken PA 19428

City State Zip

Legal/Folio 4843 3013 00121

Violation Location 4811 Coconut Creek Pkwy

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to complete permit process
- for gas pump replacement.

In violation of Chapter(s) L3 Section(s) 28-9
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 22 DAY
OF July, 2026, AT 2:30 PM IN THE

City of Coconut Creek Government Center

Commission Chambers

4800 West Copans Road

Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Officer Signature

Date

ID#

Printed Name

Signature Acknowledging Receipt of this Notice

Date

Printed Name

If you have any questions, call 954-956-1476 or 954-6746
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26050159	4811 COCONUT CREEK PKWY	484230130012	CENTRO NP COCONUT CREEK OWN LLC

I, MONTANO-GARCIA, LUIS, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 05/21/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

- ✓ ☐ Certified Mail – Date Sent: 07/09/26 - Receipt/Article #: 9589 0710527037485752 57-9589 0710 5270 3748 5752 64

Return Receipt Requested

- ✓ ☐ Hand Delivery – Date: 07/07/26 - Time: 1:15 PM- Name: Guillermo Cepeda

- ✓ ☐ Commercial Property – Title/ relationship to business: store clerk

Additional Service – F.S. 162.12(2):

- ☐ Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)

- ☐ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Luis Montano Garcia

Signature of Code Compliance Officer

Luis Montano Garcia

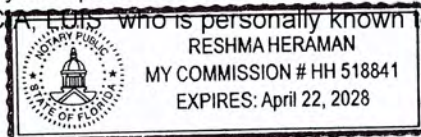
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this 9 day of July, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.

Reshma Heraman

Signature of Notary



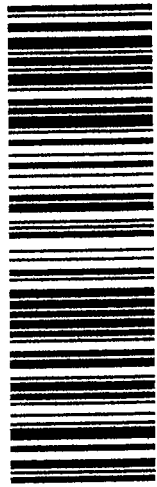
Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



COCONUT CREEK
Design & Dev. Dept.
Compliance Division
Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 3748 5752 57

CENTRO NP COCONUT CREEK OWN LLC
CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

C26050158
C26050159

Postmark
Here

C26030174
Lmg 7/9/26

Postage
\$
Total Postage
\$

Sent To
Street and Apt
City, State, Zip

CENTRO NP COCONUT CREEK OWN LLC
CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

25 2525 942E 0225 0720 6956

WORLD
CONUT CREEK
Sign & Dev. Dept.
pliance Division
Copans Road
Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 3748 5752 64

CENTRO NP COCONUT CREEK OWN LLC
200 RIDGE PIKE #100
CONSHOCKEN PA 19428

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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage

\$

Sent To

Street and Ap

City, State, Zip

CENTRO NP COCONUT CREEK OWN LLC
200 RIDGE PIKE #100
CONSHOCKEN PA 19428

49 2525 942E 0225 0720 6956



May 21, 2026 07:08



May 21, 2026 07:10

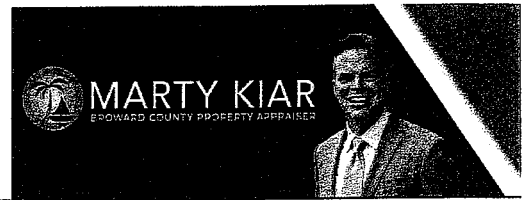




May 21, 2026 07:08

Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
 - (2) Permit applications are reviewed by the community development department.
 - (3) Applications are returned to the applicant for correction or approved as submitted.
 - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
 - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
 - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
 - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
 - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
 - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 484230130012

Property Owner(s):CENTRO NP COCONUT CREEK OWN LLC

Mailing Address:200 RIDGE PIKE #100
CONSHOHOCKEN, PA 19428

Property Address:4811 COCONUT CREEK PARKWAY
COCONUT CREEK, 33063

Property Use: 26-02 Service Station
(with small convenience store)

Millage Code: 3212

Adj. Bldg. S.F: 900

Bldg Under Air S.F:

Effective Year: 1984

Year Built: 1983

Units/Beds/Baths: 0 / /

Deputy Appraiser: Alec Rosales

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : B-4 - REGIONAL
SHOPPING

Abbr. Legal Des.: COCONUT CREEK
PLAZA 113-12 B PT OF PAR A DESC
AS,COMM AT NW COR OF TR 46 BLK
93 OF PALM BCH FARMS CO PLAT
#3,SLY 739.64 TO INTERSEC WITH
NLY R/W/L OF ST RD 814,ELY
129.61,ELY 680.61, NLY 3 TO
POB,CONT NLY 179.31, ELY 145,S
177.51,WLY 145.01 TO POB AKA:
OUT-PARCEL B

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$517,380	\$258,870	0	\$776,250	\$776,250	
2025	\$543,250	\$230,470	0	\$773,720	\$773,720	\$17,881.15
2024	\$523,850	\$232,330	0	\$756,180	\$756,180	\$17,426.50

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$776,250	\$776,250	\$776,250	\$776,250
Portability	0	0	0	0
Assessed / SOH	\$776,250	\$776,250	\$776,250	\$776,250
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$776,250	\$776,250	\$776,250	\$776,250

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
07/22/2010	Warranty Deed	\$100	47294 / 262
	Non-Sale Title Change		

LAND CALCULATIONS

Unit		
Price	Units	Type
\$20.00	25,869	Square



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
BRIXMOR COCONUT CREEK OWNER, LLC

Filing Information

Document Number	M10000003145
FEI/EIN Number	27-3047266
Date Filed	07/16/2010
State	DE
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	12/13/2011
Event Effective Date	NONE

Principal Address

100 Park Avenue
Suite 600N
NEW YORK, NY 10017

Changed: 01/07/2025

Mailing Address

100 Park Avenue
Suite 600N
NEW YORK, NY 10017

Changed: 01/07/2025

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title Executive Vice President, President West Region

Finley, Greg
100 Park Avenue
Suite 600N
NEW YORK, NY 10017

Summons/Case #C2407 0013

Jeanty, Simone

5911 NW 40 LN

Violation:6-36-b-9

Lawn & landscape-non-maintenance- Bare area on
North side of property.

**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: **C24- 07-0013**

SIMONE JEANTY
5911 NW 40th LANE
COCONUT CREEK FL 33073-4045

Respondent

Property Address: 5911 NW 40th Lane

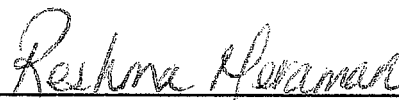
ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on April 22, 2026. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

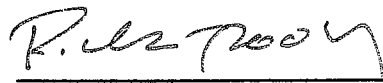
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

This Order dated 24th Day of April, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

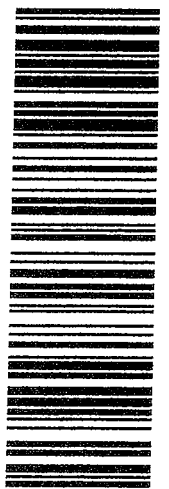


CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
800 W. Copans Road
Coconut Creek, FL 33063



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

CERTIFIED MAIL



9589 0710 5270 1776 0345 48

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

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City, State, ZIP

City, State, ZIP

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C24010015
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Here
C 25040048
LMA 5/4/26

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

**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: **C24-07-0013**

SIMONE JEANTY

5911 NW 40th LANE

COCONUT CREEK, FL 33073

Respondent

Property Address: 5911 NW 40th Lane

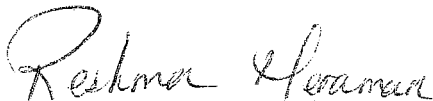
ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on February 25, 2026. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON APRIL 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING.

This Order dated 27th Day of February, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received



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



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

CERTIFIED MAIL



7026 2340 0000 8545 8049

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

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☐ Return Receipt (hardcopy) \$	Postmark Here
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	025040048
☐ Adult Signature Required \$	LMG 3-9128
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage \$	
Sent To	JEANTY, SIMONE
Street and Apt.	5911 NW 40 LANE
City, State, ZIP	COCONUT CREEK FL 33073-4045
PS Form 3800	

6408 5458 0000 0412 9102

**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: **C24- 07-0013**

SIMONE JEANTY
5911 NW 40th LANE
COCONUT CREEK, FL 33073

Respondent

Property Address: 5911 NW 40th Lane

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

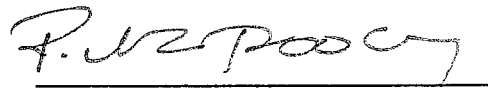
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON FEBRUARY 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE FEBRUARY 25, 2026 SPECIAL MAGISTRATE HEARING.

This Order dated November 19, 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
Cocoanut Creek, FL 33063



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

CERTIFIED MAIL



9589 0710 5270 1776 0341 73

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

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Street and Apt. No.

City, State, ZIP+4®

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

E2 THEO 922T 0225 0720 685B

**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: **C24- 07-0013**

SIMONE JEANTY
5911 NW 40th LANE
COCONUT CREEK, FL 33073
Respondent

Property Address: 5911 NW 40th Lane

ORDER GRANTING CONTINUANCE

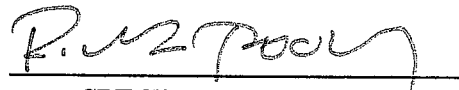
An administrative hearing was held before the undersigned Special Magistrate on September 24, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD NOVEMBER 19, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE NOVEMBER 19, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 28th Day of September, 2025

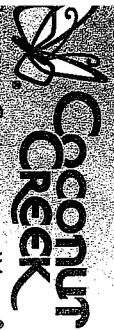
CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE



Date Received



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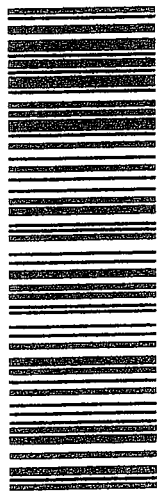
CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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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 0327 11

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent
- B. Received by (Printed Name) ☐ Addressee
- C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |

9590 9402 7617 2122 8150 51

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9589 0710 5270 1776 0327 11

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage

Sent To
Street and Apt.
City, State, Zi

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

PS Form 3811

11 2220 9421 0225 0120 6856

**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: **C24- 07-0013**

SIMONE JEANTY
5911 NW 40th LANE
COCONUT CREEK FL 33073-4045

Respondent

Property Address: 5911 NW 40th Lane

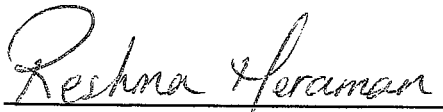
ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on August 27, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON SEPTEMBER 24, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE SEPTEMBER 24, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 29th Day of August, 2025

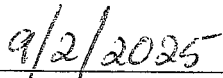
CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

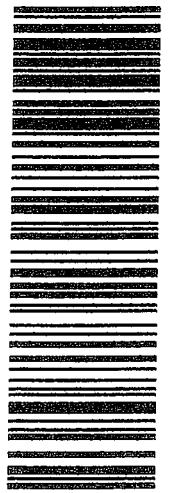


CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

CERTIFIED MAIL



9589 0710 5270 1776 0310 80

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent
B. Received by (Printed Name) ☐ Addressee
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

9590 9402 7617 2122 8152 80

2. Article Number (Transfer from service label)

9589 0710 5270 1776 0310 80

PS Form 3811, July 2020 PSN 7530-02-000-9053

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$	
Total Postage \$	
Sent To	
Street and Apt.	
City, State, ZIP+	

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LMG CONT
9/14/25

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

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**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: **C24- 07-0013**

SIMONE JEANTY
5911 NW 40th LANE
COCONUT CREEK FL 33073-4045

Respondent

Property Address: 5911 NW 40th Lane

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on July 23, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

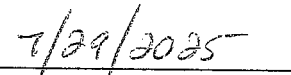
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON AUGUST 27, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE AUGUST 27, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 26th Day of July, 2025

CITY OF COCONUT CREEK, FLORIDA

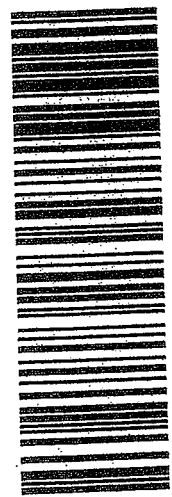

SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE


Date Received

Cocoonut Creek
 THE COCONUT CREEK
 EQUIPMENT DEPT.
 5911 NW 40 Lane
 Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1776 0306 32

JEANTY, SIMONE
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**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: **C24- 07-0013**

SIMONE JEANTY
5911 NW 40th LANE
COCONUT CREEK FL 33073-4045

Respondent

Property Address: 5911 NW 40th Lane

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on June 25, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 23, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 23, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 28th Day of June, 2025

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

F. W. [Signature]
SPECIAL MAGISTRATE

6/30/2025
Date Received

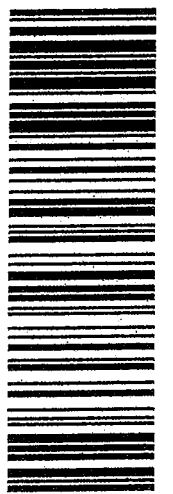


CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

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JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NO C2407 CCLB

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Wednesday Date July 3rd 2024

At 8:30 AM/PM

Owner Name Jeanty Simone
Last First MI

Owner Address 5911 NW 40 LN
Coconut Creek FL 33073
City State Zip

Legal/Folio 4846 0805 1030

Violation Location 5911 NW 40 LN
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Lawn & Landscaping - non-maintenance
Bare area on North side of
property

In violation of Chapter(s) 6 Section(s) 36-6-9
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 25th DAY
OF June, 2025, AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 6/2/25 322
Officer Signature Date ID#
Luis Montano-Garcia
Printed Name

-Dotted- 6/2/25
Signature Acknowledging Receipt of this Notice Date
10800844
Printed Name

If you have any questions, call 954-956-1476 or 973-6746
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24070013	5911 NW 40 LN	484208051030	JEANTY, SIMONE

I, MONTANO-GARCIA, LUIS, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 07/03/2024

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ Certified Mail – Date Sent: 06/05/25 - Receipt/Article #: 70180680000115525489
Return Receipt Requested

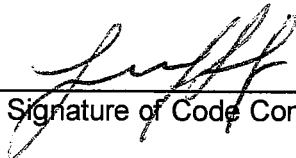
☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☒ Posting at Property – Date: 06/02/25 - Time: 10:00 AM (See Photo of Posting)

☒ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)



Signature of Code Compliance Officer

Luis Montano-Garcia

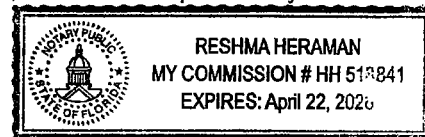
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this 2 day of JUNE, 2025 by MONTANO-GARCIA, LUIS who is personally known to me.



Signature of Notary



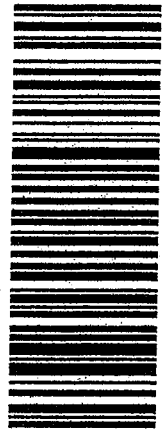
Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
1100 W. Copans Road
Coconut Creek, FL 33063

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6845 255T T000 0890 8102







Sec. 6-36. - Maintenance standards.

- (b) *Exterior premises condition.* It shall be the duty of the owner, operator, or occupant to keep the exterior premises, including any auxiliary structures thereon, free of hazards, nuisances, and unsafe or unsightly conditions which constitute a blighting factor leading to the deterioration of the adjacent neighborhood and the city.
- (1) *Fences, signs, satellite dishes.* If twenty-five (25) percent or more of any single sight view of a sign, fence or satellite dish becomes deteriorated, discolored or is peeling, molding or mildewing, it shall be cleaned, repainted or recovered.
 - (2) *Garbage, rubbish and trash.* No garbage, rubbish or trash shall be allowed to accumulate on the premises.
 - (3) *Refuse brush.* Weeds, stumps, roots, obnoxious growths, litter and debris shall be removed from the premises.
 - (4) *Natural growth.* Dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating conditions, or storm damage, constitute a hazard to persons in the vicinity thereof shall be removed. Trees shall be kept pruned and trimmed at all times to prevent hazard.
 - (5) *Overhangings.* Loose and overhanging objects which by reason of location above ground level constitute a danger of falling on persons in the vicinity thereof shall not be permitted.
 - (6) *Ground surface hazards.* Holes, excavations, breaks, projections, obstructions and excretion of pets on paths, driveways, parking facilities and other parts of the premises shall not be permitted. Holes and excavations shall be filled and repaired, walks replaced and other conditions removed where necessary to eliminate hazards or unsanitary conditions with reasonable dispatch upon their discovery.
 - (7) *Sources of infestation.* All parts of the premises shall be maintained so as to prevent infestation.
 - (8) *Mechanical equipment.* Filtration systems, air conditioning units and gas tanks at ground level on new installations shall be concealed by a fence or landscape border so that the equipment will not be seen from the street or adjacent properties.
 - (9) *Landscaping.* 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.
 - (10) *Vehicles.* All vehicles shall be parked and maintained in accordance with Coconut Creek Code of Ordinances, Chapter 19.

(Ord. No. 145-95, § 2, 11-9-95)



PROPERTY SUMMARY

Tax Year: 2025

Property ID: 484208051030

Property Owner(s): JEANTY, SIMONE

Mailing Address: 5911 NW 40 LANE COCONUT CREEK, FL 33073-4045

Physical Address: 5911 NW 40 LANE COCONUT CREEK, 33073-4045

Property Use: 01-01 Single Family

Millage Code: 3212

Adj. Bldg. S.F: 2343

Bldg Under Air S.F: 2051

Effective Year: 1995

Year Built: 1994

Units/Beds/Baths: 1 / 4 / 2

Deputy Appraiser: Residential Department

Appraisers Number: 954-357-6831

Email: realprop@bcpa.net

Zoning : PUD - PLANNED UNIT DEVELOPMENT

Abbr. Legal Des.: WINSTON PARK SECTION TWO-B 141-42 B LOT 1 BLK 26

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$71,460	\$473,170	0	\$544,630	\$231,190	
2024	\$71,460	\$454,900	0	\$526,360	\$224,680	\$3,739.87
2023	\$71,460	\$459,820	0	\$531,280	\$218,140	\$3,605.88

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$544,630	\$544,630	\$544,630	\$544,630
Portability	0	0	0	0
Assessed / SOH 98	\$231,190	\$231,190	\$231,190	\$231,190
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	\$5,000	\$5,000	\$5,000	\$5,000
Senior	\$50,000	0	\$50,000	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$125,468	\$201,190	\$125,468	\$175,468

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/20/1994	Warranty Deed	\$149,800	22962 / 792
10/28/1994	Multi Trustee's Deed	\$320,000	22798 / 947

LAND CALCULATIONS

Unit Price	Units	Type
\$8.00	8,933 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Summons/Case #C2407 0015

Jeanty, Simone

5911 NW 40 LN

Violation:13-444-c-3

Artificial turf installation standards not met: setbacks

**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: **C24-07-0015**

SIMONE JEANTY
5911 NW 40th LANE
COCONUT CREEK, FL 33073

Respondent

Property Address: 5911 NW 40th Lane

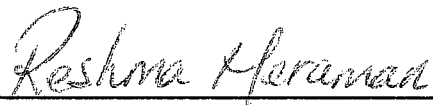
ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on April 22, 2026. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

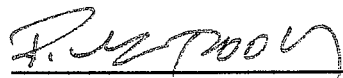
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

This Order dated 27th Day of April, 2026

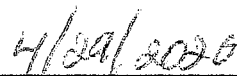
CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

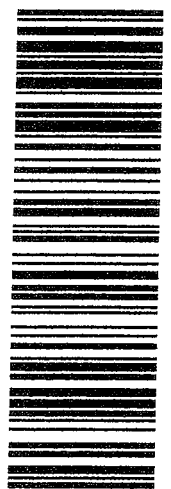


CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
1800 W. Copans Road
Coconut Creek, FL 33063



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
1800 W. Copans Road
Coconut Creek, FL 33063

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**CITY OF COCONUT CREEK
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Petitioner

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Respondent

Property Address: 5911 NW 40th Lane

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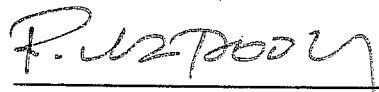
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON APRIL 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING.

This Order dated 27th Day of February, 2026

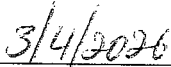
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SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received



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



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

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**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
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Respondent

Property Address: 5911 NW 40th Lane

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

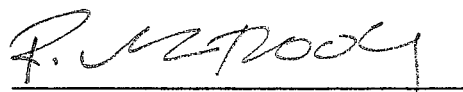
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON FEBRUARY 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE FEBRUARY 25, 2026 SPECIAL MAGISTRATE HEARING.

This Order dated November 19, 2025

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

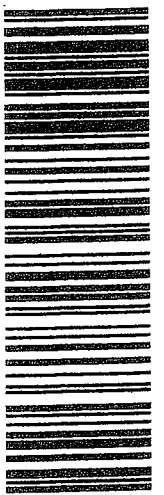


CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
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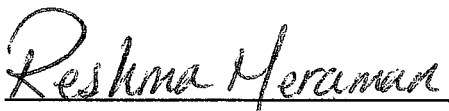
ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on September 24, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

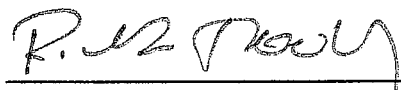
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD NOVEMBER 19, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE NOVEMBER 19, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 28th Day of September, 2025

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE

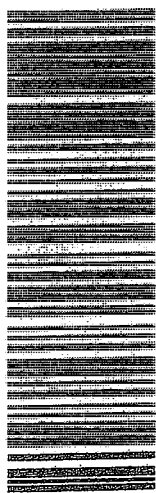


Date Received

CERTIFIED MAIL



COCONUT CREEK
Sustainable Development Dept.
Compliance Division
600 NW Copans Road
Coconut Creek, FL 33063



9589 0710 5270 1776 0327 JJ

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

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OFFICIAL USE

Certified Mail Fee \$ 10.11
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

C24070013
C24070015
Postmark
Here
C25040048
LM4 10/1/05

Postage \$
Total Postage \$

Sent To
Street and At
City, State, Zi

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

PS Form 38



COCONUT CREEK
Sustainable Development Dept.
Compliance Division
600 NW Copans Road
Coconut Creek, FL 33063

SENDER: COMPLETE THIS SECTION

- 1. Do not affix postage to this receipt.
- 2. If you are returning this receipt to the sender, do not affix postage to the return.
- 3. Attach the receipt to the back of the mailpiece or on the back of a separate page.

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

COMPLETE THIS SECTION ON DELIVERY

☒ Delivered
☐ Not Delivered
Reason for non-delivery:
If yes, enter delivery address below: ☐ Yes ☐ No

9589 0710 5270 1776 0327 JJ

Postage 3811, July 2000 (PSN 753100-00-100)

Domestic Return Receipt

**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: **C24- 07-0015**

SIMONE JEANTY
5911 NW 40th LANE
COCONUT CREEK FL 33073-4045

Respondent

Property Address: 5911 NW 40th Lane

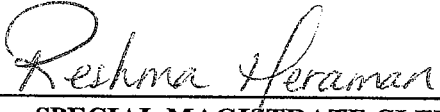
ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on August 27, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON SEPTEMBER 24, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE SEPTEMBER 24, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 29th Day of August, 2025

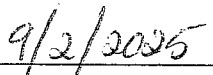
CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

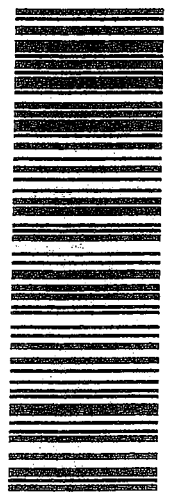


CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

CERTIFIED MAIL



9589 0710 5270 1776 0310 80

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045



9590 9402 7617 2122 8152 80

2. Article Number (Transfer from service label)

9589 0710 5270 1776 0310 80

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:
E. Is delivery restricted? ☐ Yes ☒ No

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collection Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery / Restricted Delivery | |
| ☐ Insured Mail (over \$500) | |
| ☐ Insured Mail Restricted Delivery | |

Domestic Return Receipt

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To

Street and Apt.

City, State, ZIP+

C24070013
C24070015
Postmark Here
C250 00048
LMG (ONT)
4/1/25

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

PS Form 3800

09 0710 9217 0225 0710 6956

**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: C24- 07-0015

SIMONE JEANTY
5911 NW 40th LANE
COCONUT CREEK FL 33073-4045

Respondent

Property Address: 5911 NW 40th Lane

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on July 23, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON AUGUST 27, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE AUGUST 27, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 26th Day of July, 2025

CITY OF COCONUT CREEK, FLORIDA

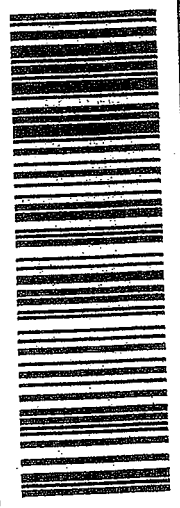
Reshma Heranan
SPECIAL MAGISTRATE CLERK

P. M. 2006
SPECIAL MAGISTRATE

7/29/2025
Date Received

Cocoonut Creek
 CAPITAL OF THE WORLD
 COCONUT CREEK
 Development Dept.
 Planning & Engineering Division
 7411 W. Stephens Road
 Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1776 0306 32

JEANTY, SIMONE
 5911 NW 40 LANE
 COCONUT CREEK FL 33073-4045

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Certified Mail Fee \$ _____	C24070013 C24070015 Postmark Here C25040048 cont Lm4 7/30/25
Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ _____ ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and f \$ _____	
Sent To _____ Street and Apt. No., City, State, ZIP+4®	JEANTY, SIMONE 5911 NW 40 LANE COCONUT CREEK FL 33073-4045
PS Form 3800, Jan	

2E 90ED 942T 0225 0T20 6956

**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: C24- 07-0015

SIMONE JEANTY
5911 NW 40th LANE
COCONUT CREEK FL 33073-4045

Respondent

Property Address: 5911 NW 40th Lane

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on June 25, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 23, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 23, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 28th Day of June, 2025

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE

6/30/2025
Date Received

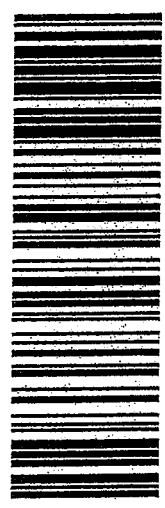


COCONUT CREEK
Development Dept.
Compliance Division
5911 NW 40 Lane
Coconut Creek, FL 33063



COCONUT CREEK
Development Dept.
Compliance Division
5911 NW 40 Lane
Coconut Creek, FL 33063

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9589 0710 5270 1776 0370 75

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$
Total Postage \$

Sent To
Street and
City, State, ZIP

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

C24070013-com
C24070015-com
Postmark Here
C25040048-com
CMG
mailed out 7/3/25

52 02ED 92LT 0225 0T20 6956

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. C24070015
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Wednesday Date July 3rd 2024

At 8:30 AM PM

Owner Name Jessy Simone
Last First MI

Owner Address 5911 NW 40 LN
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0805 1030

Violation Location 5911 NW 40 LN
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Artificial turf installation standards not met - Artificial turf in rear of property does not meet standards - set back

In violation of Chapter(s) 13 Section(s) 444-C-3
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 25th DAY
OF June, 2025, AT 2:30 PM IN THE

City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 6/2/25 322
Officer Signature Date ID#

Luis Martinez-Garcia
Printed Name

- Posted 6/2/25
Signature Acknowledging Receipt of this Notice Date

10:00 AM
Printed Name

If you have any questions, call 954-956-1476 or 733-6746
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24070015	5911 NW 40 LN	484208051030	JEANTY, SIMONE

I, MONTANO-GARCIA, LUIS, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 07/03/2024

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

✓ Certified Mail – Date Sent: 06/05/25 - Receipt/Article #: 70180680000115525489
Return Receipt Requested

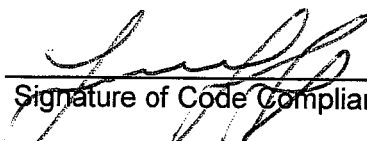
☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

✓ Posting at Property – Date: 06/02/25 - Time: 10: AM (See Photo of Posting)

✓ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

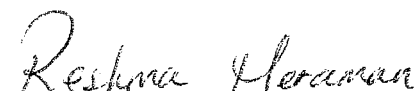


Signature of Code Compliance Officer
State of Florida
County of Broward

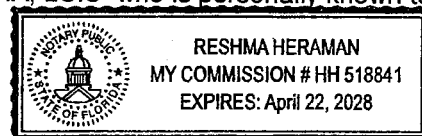
Luis Montano-Garcia

Printed Name of Code Compliance Officer

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this 2 day of JUNE, 2025 by MONTANO-GARCIA, LUIS who is personally known to me.



Signature of Notary



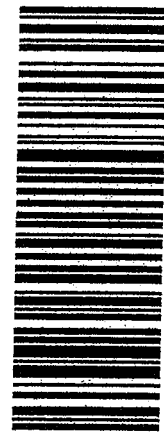
Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



CITY OF COCONUT CREEK
Housing, Development Dept.
Housing Compliance Division
1800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



7018 0680 0001 1552 5489

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

C25046048
C24070015
Postmark
Here
C24070013

Postage
\$
Total Postage

Sent To
Street and A
City, State, Z

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

PS Form 38

6845 255T 1000 0890 8102

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable
grounds to believe and does believe that the
Defendant(s) named, that is, ASL/PM
At ASL/PM

Owner Name ASL/PM Last First MI
Last First MI
Owner Address 5911 NW 40 LN
City State Zip
Legal Name ASL/PM

Violation Location 5911 NW 40 LN
Located in the City of Coconut Creek, Broward County, FL,
committed the following violation, contrary to law:
VIOLATION OF THE CITY OF COCONUT CREEK, FLORIDA
ORDINANCE NO. 11-1, AS AMENDED, WHICH
RELATES TO THE PROHIBITION OF THE
INSTALLATION OF A SIGN ON A RESIDENTIAL
PROPERTY.

In violation of Chapter(s) 11 Section(s) 11-1
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON JUN 2, 2025 THE 2ND DAY
OF JUNE AT 10:00 AM IN THE
City of Coconut Creek Government Center
Community Classroom
4000 West Cypress Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR EACH VIOLATION AND/OR FOR EACH
DAY THE VIOLATION CONTINUES.

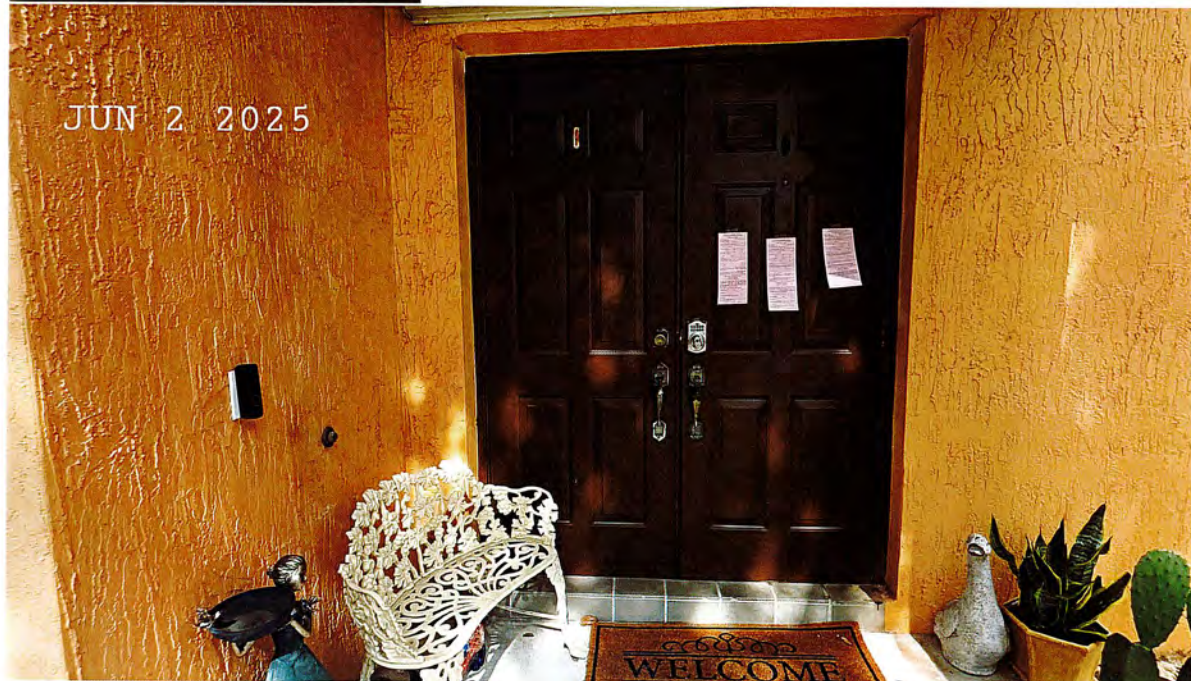
☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Official Signature [Signature] Date 6/2/25 Title SP
Printed Name ASL/PM
Signature Acknowledging Receipt of this Notice [Signature] Date 6/2/25
Printed Name ASL/PM

If you have any questions, call 954-956-1476 or 1-800-446-
between 7AM-5PM Mon-Thurs.

2025 Documenting Service 7500-000000 0000000000

JUN 2 2025









Sec. 13-444. - Installation, maintenance and materials for all zoning districts.

- (c) *Landscape material general provisions.* Plant material used in conformance with provisions of this subdivision shall conform to the standards of Florida No. 1 or better, as given in the current *Grades and Standards for Nursery Plants*, State of Florida, Department of Agriculture, Tallahassee, or equivalent and as may be amended from time to time. Plant materials and species shall be in accordance with this section. The minimum quantities of native plants and plant species for each type of plant material installed, excluding turf/grass shall be fifty (50) percent.
- (3) *Artificial or synthetic turf.* Artificial turf shall be considered impervious hardscape and is only allowed on the side or rear of a lot, not visible from the street or sidewalk. Artificial turf installation shall be subject to all setback and impervious surface area requirements and conform to all requirements and restrictions relative to hardscape and impervious surfaces under zoning, landscape, and engineering review. The allowance of artificial turf under this section of code does not constitute the negation of any other code requirements, specifically landscape, trees, zoning, and engineering drainage requirements.
- a. *Design standards.* Artificial turf shall comply with all the following design standards:
1. Simulate the appearance of live turf, organic turf, grass, sod or lawn;
 2. Be manufactured from polyethylene monofilament, dual yarn system; and
 3. Be lead free and flame retardant.
- b. *Installation standards.* Artificial turf shall comply with all the following installation standards:
1. Be installed in a manner prescribed by the manufacturer;
 2. Be installed to provide positive drainage and alleviate flooding;
 3. Be anchored at all edges and seams;
 4. Not have visible seams between multiple panels;
 5. Have seams that are joined in a tight and secure manner; and
 6. Have an infill medium consisting of clean silica sand or other mixture, pursuant to the manufacturer's specifications.



PROPERTY SUMMARY

Tax Year: 2025

Property ID: 484208051030

Property Owner(s): JEANTY, SIMONE

Mailing Address: 5911 NW 40 LANE COCONUT CREEK, FL 33073-4045

Physical Address: 5911 NW 40 LANE COCONUT CREEK, 33073-4045

Property Use: 01-01 Single Family

Millage Code: 3212

Adj. Bldg. S.F: 2343

Effective Year: 1995

Year Built: 1994

Units/Beds/Baths: 1 / 4 / 2

Deputy Appraiser: Residential Department

Appraisers Number: 954-357-6831

Email: realprop@bcpa.net

Zoning : PUD - PLANNED UNIT DEVELOPMENT

Abbr. Legal Des.: WINSTON PARK SECTION TWO-B 141-42 B LOT 1 BLK 26

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$71,460	\$473,170	0	\$544,630	\$231,190	
2024	\$71,460	\$454,900	0	\$526,360	\$224,680	\$3,739.87
2023	\$71,460	\$459,820	0	\$531,280	\$218,140	\$3,605.88

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$544,630	\$544,630	\$544,630	\$544,630
Portability	0	0	0	0
Assessed / SOH 98	\$231,190	\$231,190	\$231,190	\$231,190
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	\$5,000	\$5,000	\$5,000	\$5,000
Senior	\$50,000	0	\$50,000	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$125,468	\$201,190	\$125,468	\$175,468

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/20/1994	Warranty Deed	\$149,800	22962 / 792
10/28/1994	Multi Trustee's Deed	\$320,000	22798 / 947

LAND CALCULATIONS

Unit		
Price	Units	Type
\$8.00	8,933	Square
	SqFt	Foot

RECENT SALES IN THIS SUBDIVISION

Summons/Case #C2504 0048

Jeanty, Simone

5911 NW 40 LN

Violation: 13-444-b-4-b

Improper tree pruning; 2 trees in backyard

**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- 04-0048**

SIMONE JEANTY
5911 NW 40th LANE
COCONUT CREEK FL 33073-4045

Respondent

Property Address: 5911 NW 40th Lane

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on April 22, 2026. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

This Order dated 24th Day of April, 2026

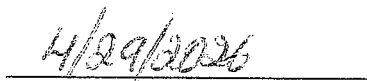
CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

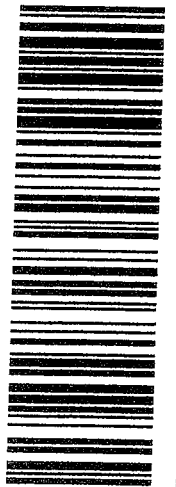


CITY OF COCONUT CREEK
Resident Design & Dev. Dept.
Code Compliance Division
300 W. Copans Road
Coconut Creek, FL 33063



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

CERTIFIED MAIL



9589 0710 5270 1776 0345 48

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage

\$

Sent To

Street and

City, State, ZIP

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

C24070013
C24070015
Postmark Here
C 26040048
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**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: **C25-04-0048**

SIMONE JEANTY
5911 NW 40th LANE
COCONUT CREEK, FL 33073

Respondent

Property Address: 5911 NW 40th Lane

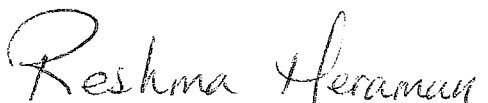
ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on February 25, 2026. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

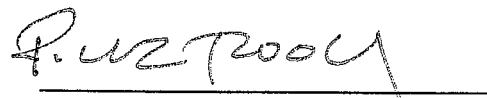
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON APRIL 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING.

This Order dated 27th Day of February, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE

3/4/2026

Date Received



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



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

CERTIFIED MAIL



7026 2140 0000 8545 8049

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

U.S. Postal Service CERTIFIED MAIL [®] RECEIPT (Domestic Mail Only)	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	\$ <u>10.14</u>
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ <u>024070013</u>
☐ Return Receipt (electronic)	\$ <u>024070015</u>
☐ Certified Mail Restricted Delivery	\$ <u>025040048</u>
☐ Adult Signature Required	\$ <u>LMG 3-4125</u>
☐ Adult Signature Restricted Delivery	\$ <u>LMG 3-4125</u>
Postage	\$ <u>LMG 3-4125</u>
Total Postage	\$ <u>LMG 3-4125</u>
Sent To	JEANTY, SIMONE
Street and Apt.	5911 NW 40 LANE
City, State, ZIP	COCONUT CREEK FL 33073-4045

6408 5458 0000 0412 9102

PS Form 3800

**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: **C25-04-0048**

SIMONE JEANTY
5911 NW 40th LANE
COCONUT CREEK, FL 33073

Respondent

Property Address: 5911 NW 40th Lane

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

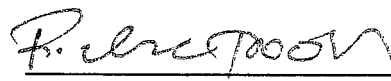
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON FEBRUARY 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE FEBRUARY 25, 2026 SPECIAL MAGISTRATE HEARING.

This Order dated 24th Day of November, 2025

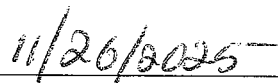
CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

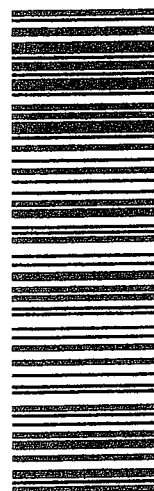


CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

CERTIFIED MAIL



9589 0710 5270 1776 0341 73

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

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☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

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☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4[®]

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

C24070013

C24070015

Postmark
Here

C25040048

ccm lma 2/15

EL THEO 9221 0225 0120 6856

**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: **C25-04-0048**

SIMONE JEANTY
5911 NW 40th LANE
COCONUT CREEK, FL 33073

Respondent

Property Address: 5911 NW 40th Lane

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON FEBRUARY 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE FEBRUARY 25, 2026 SPECIAL MAGISTRATE HEARING.

This Order dated 24th Day of November, 2025

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

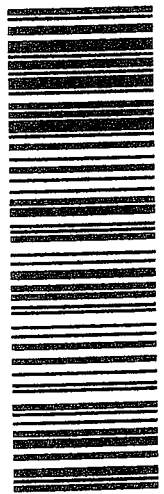


CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

CERTIFIED MAIL



9589 0710 5270 1776 0341 73

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

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C24070015
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C25040048
0071 004 0115

Postage	\$
Total Postage and	\$
Sent To	
Street and Apt. No.	
City, State, ZIP+4	

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

62 THED 92LT 0225 0120 6856

**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- 04-0048**

SIMONE JEANTY
5911 NW 40th LANE
COCONUT CREEK, FL 33073
Respondent

Property Address: 5911 NW 40th Lane

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on September 24, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

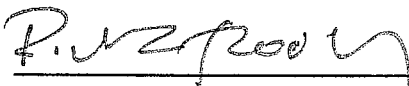
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD NOVEMBER 19, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE NOVEMBER 19, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 28th Day of September, 2025

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

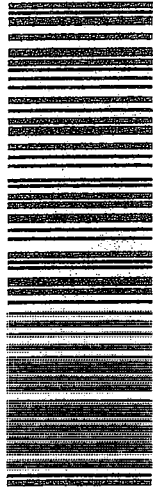


CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

CERTIFIED MAIL



9589 0710 5270 1776 0327 11

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Authorized to:

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045



9589 0710 5270 1776 0327 11

2. Article Number (Transfer from services label)

9589 0710 5270 1776 0327 11

PS Form 3811, July 2000 PSN 7530-02-000-9063

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐
- B. Received by (Print name) ☐ Address ☐
- C. Date of Delivery ☐
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below ☐

- 3. Service Type ☐ Priority Mail Express ☐ Registered Mail ☐ Registered Mail Restricted Delivery ☐ Certified Mail ☐ Signature Confirmation ☐ Return Receipt (hardcopy) ☐ Restricted Delivery
- 4. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below ☐

Domestic Return Receipt

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Extra Services & Fees (check box, add fee as appropriate)	\$
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

City, State, ZIP
Street and Apt
Sent To
JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

PS Form 3811, July 2000 PSN 7530-02-000-9063

**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- 04-0048**

SIMONE JEANTY
5911 NW 40th LANE
COCONUT CREEK FL 33073-4045
Respondent

Property Address: 5911 NW 40th Lane

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on August 27, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON SEPTEMBER 24, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE SEPTEMBER 24, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 29th Day of August, 2025

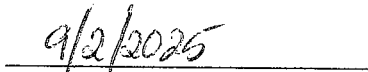
CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

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C25040048
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9/11/3

**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- 04-0048**

SIMONE JEANTY
5911 NW 40th LANE
COCONUT CREEK FL 33073-4045

Respondent

Property Address: 5911 NW 40th Lane

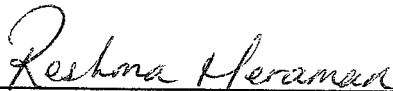
ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on June 25, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 23, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 23, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 28th Day of June, 2025

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

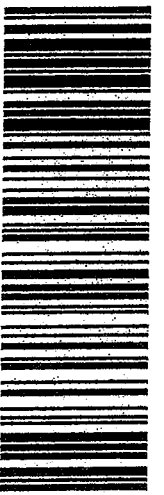


COCONUT CREEK
Development Dept.
Compliance Division
Copans Road
Coconut Creek, FL 33063



COCONUT CREEK
Development Dept.
Compliance Division
Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL®



9589 0710 5270 1776 0370 75

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage

Sent To

Street and

City, State, &

PS Form 38

C24070013-COM
C24070015-COM
Postmark Here
C25040048-COM
Lmg
mailed out 7/3/25

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

52 0260 9221 0225 0720 6856

**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- 04-0048**

SIMONE JEANTY
5911 NW 40th LANE
COCONUT CREEK FL 33073-4045

Respondent

Property Address: 5911 NW 40th Lane

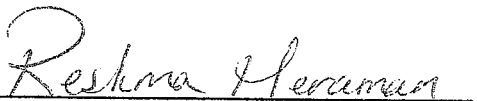
ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on July 23, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON AUGUST 27, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE AUGUST 27, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 26th Day of July, 2025

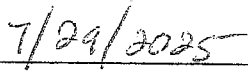
CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

Cocanut Creek
 OFFICIAL CAPITAL OF THE WORLD®
 CITY OF COCONUT CREEK
 Sustainable Development Dept.
 Code Compliance Division
 600 W. Copans Road
 Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1776 0306 32

JEANTY, SIMONE
 5911 NW 40 LANE
 COCONUT CREEK FL 33073-4045

U.S. Postal Service™
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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

C24070013

C24070015

Postmark
Here

C25040048

cont
LM4 7/30/25

Postage

\$

Total Postage and F

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

JEANTY, SIMONE
 5911 NW 40 LANE
 COCONUT CREEK FL 33073-4045

PS Form 3800, Jan

2E 90ED 92LT 0225 0T20 6856

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida

NO. C25040048

City of Coconut Creek

Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe, and does believe that on:

Day Thursday Date April 17th 2025

At 2:00 AM/PM

Owner Name Jeanety Simone
Last First MI

Owner Address 59 LL NW 40 LN
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0805 1030

Violation Location 59 LL NW 40 LN
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Improper tree pruning:
two trees in back yard

In violation of Chapter(s) 13 Section(s) 444-b-4-b
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 25th DAY
OF June, 2025, AT 2:30 PM IN THE
City of Coconut Creek Government Center

Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 6/2/2025 322
Officer Signature Date ID#

Luis Montano-Garcia
Printed Name

-Pooled- 6/2/25
Signature Acknowledging Receipt of this Notice Date

10500 LM
Printed Name

If you have any questions, call 954-956-1476 or 973-6746
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25040048	5911 NW 40 LN	484208051030	JEANTY, SIMONE

I, MONTANO-GARCIA, LUIS, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 04/17/2025

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

✓ Certified Mail – Date Sent: 06/05/25 - Receipt/Article #: 70180680000115525489
Return Receipt Requested

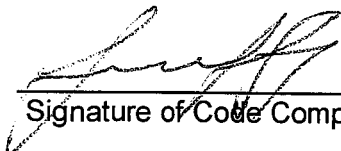
☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

✓ Posting at Property – Date: 06/02/25 - Time: 10:00 AM (See Photo of Posting)

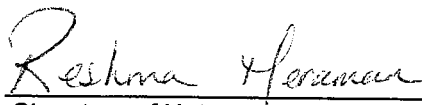
✓ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

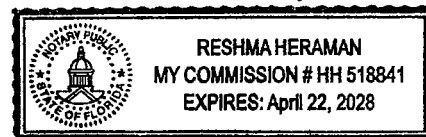

Signature of Code Compliance Officer

Luis Montano-Garcia
Printed Name 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 on this 2 day of JUNE, 2025 by MONTANO-GARCIA, LUIS who is personally known to me.


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



CLIMATE COCONUT CREEK
Sustainable Development Dept.
Climate Compliance Division
1800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



7018 0680 0001 1552 5489

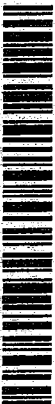
JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045



9590 9402 8580 3244 9427 59

2. Article Number (Transfer from service label)

7018 0680 0001 1552 5489

PS Form 3811, July 2020 PSN 7530-02-000-9063

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *R. Stuchlik*

☐ Agent

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

C25046048
C24070015

Postmark
Here

C24070013

LM4 6/5/25 5/25

Postage

Total Postage

Sent To

Street and A

City, State, Z

JEANTY, SIMONE
5911 NW 40 LANE
COCONUT CREEK FL 33073-4045

6845 255T 1000 0990 9T02

PS Form 3811

Under the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. 25000000
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable
grounds to believe and does believe that on
Day 11/06/2024 Date April 14th 2025
At CCO AM PM

Owner Name Leahy, James
Last First MI
LMI FMI MI
Owner Address 5911 NW 40 LN
Coconut Creek, FL 33073
City State Zip
Legal Value 1542, 0005, 1020
Violation Location 5911 NW 40 LN
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:
Violated time during
violated in local yard

In violation of Chapter(s) 12 Section(s) 222-4-3
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON 11/06/2024 THE 25th DAY
OF 11/06 AT 10:00 AM IN THE
City of Coconut Creek Government Center
Citation Chamber
4800 West Cypress Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$ 100. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION CONTINUES.

IF YOU OR A REPRESENTATIVE MUST APPEAR.
Signature James Leahy Date 6/2/2025 JLM
Printed Name James Leahy
Signature Acknowledging Receipt of this Notice James Leahy Date 6/2/25
Printed Name James Leahy

If you have any questions, call 954-956-1476 or 773-6746
between 1AM-5PM Mon-Thurs.

ORAL Special Magistrate FINE Backlog YELLOW 0000 000







Sec. 13-444. Installation, maintenance and materials for all zoning districts.

- (b) *Maintenance.* The owner of the property or his agent, shall be responsible for the maintenance and cost of maintenance of all landscaping located in areas where landscaping is required by this section (including abutting/adjacent portions of right-of-way, swales, canals, lakes, waterways to include all easements thereon) in accordance with the following standards:

(4) Tree and palm abuse and pruning.

- a. Prohibition of tree abuse: No person shall abuse a tree located within Coconut Creek unless one (1) of the exemptions applies.
- b. Tree pruning is to be performed strictly adhering to the most current standards established by the ANSI A-300. Said standards as may be amended from time to time are incorporated herein by reference. Unless special approval is provided by the city, trees shall be allowed to attain their normal size and shape for the species and shall not be severely pruned or hatracked. Overlifting of branches/limbs on a tree that destroys the natural shape and/or integrity of the tree shall be a violation of this article and subject to fine and/or replacement of tree. Hatracking, topping, shaping, improper palm pruning, and/or tree abuse as defined in the code, is not permitted within the municipal limits of the City of Coconut Creek.
- c. Palm pruning. Proper palm pruning shall consist of the following: the removal of leaves (called fronds), the inflorescence (flower spikes), remains of inflorescence, young seed stalks, remains of seed stalks, and/or the fruits. Fronds that have dropped below the 9 o'clock and 3 o'clock position may be removed. The fronds should be cut close to the trunk with a sharp pruning saw or lopping shears. Removing palm fronds that initiate at or above the horizontal plane (other than dead or those interfering with the integrity of a structure) shall constitute tree abuse, as defined herein, and shall be considered a violation of this section.
- d. Pruning and tree abuse remedial actions required.
 1. In the event a person abuses a tree in violation of this subdivision, the violator shall be responsible to undertake pruning and other remedial actions that the city determines is reasonably necessary to protect public safety and property, and to help the tree survive the tree abuse damage if the tree is not a nuisance species.
 2. If the city determines that a tree will not survive and grow in a safe manner, i.e. threatens public safety of property, due to the destruction of the natural habit of growth, the violator shall remove the abused tree and install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than the diameter inches of the abused tree. Replacement(s) shall be made within forty-five (45) days of the removal of the tree(s).
 3. If the city determines that a tree will survive the tree abuse damage but greater than fifty (50) percent of the tree's canopy has been removed due to the tree abuse damage and remedial actions required under subsection (1), the violator shall install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than one-half (½) the diameter inches of the abused tree.
 4. Replacement trees shall be installed on site or on public lands if such installation is approved by the city. If no suitable public lands are located or if all replacement trees cannot be accommodated on site, the violator shall pay a fee into the Coconut Creek Tree Preservation trust account. Each replacement tree shall be a species found on the list of approved trees adopted and found herein. Replacement trees shall be Florida No. 1 quality or better. More than one (1) tree may be utilized for replacement if the aggregate sum of



PROPERTY SUMMARY

Tax Year: 2025	Property Use: 01-01 Single Family	Deputy Appraiser: Residential
Property ID: 484208051030	Millage Code: 3212	Department
Property Owner(s): JEANTY,SIMONE	Adj. Bldg. S.F: 2343	Appraisers Number: 954-357-6831
Mailing Address: 5911 NW 40 LANE COCONUT CREEK,FL 33073-4045	Bldg Under Air S.F: 2051	Email: realprop@bcpa.net
Physical Address: 5911 NW 40 LANE COCONUT CREEK, 33073-4045	Effective Year: 1995	Zoning : PUD - PLANNED UNIT DEVELOPMENT
	Year Built: 1994	Abbr. Legal Des.: WINSTON PARK SECTION TWO-B 141-42 B LOT 1 BLK 26
	Units/Beds/Baths: 1 / 4 / 2	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$71,460	\$473,170	0	\$544,630	\$231,190	
2024	\$71,460	\$454,900	0	\$526,360	\$224,680	\$3,739.87
2023	\$71,460	\$459,820	0	\$531,280	\$218,140	\$3,605.88

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$544,630	\$544,630	\$544,630	\$544,630
Portability	0	0	0	0
Assessed / SOH 98	\$231,190	\$231,190	\$231,190	\$231,190
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	\$5,000	\$5,000	\$5,000	\$5,000
Senior	\$50,000	0	\$50,000	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$125,468	\$201,190	\$125,468	\$175,468

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/20/1994	Warranty Deed	\$149,800	22962 / 792
10/28/1994	Multi Trustee's Deed	\$320,000	22798 / 947

LAND CALCULATIONS

Unit Price	Units	Type
\$8.00	8,933	Square
	SqFt	Foot

RECENT SALES IN THIS SUBDIVISION

Summons/Case #C26 04 0224

KOHL'S Department Sores Inc.

6950 N State Rd 7

Violation: 13-469.1-b

Temporary Real estate Signs- not meeting code specifications.

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida

NO C26040224

City of Coconut Creek

Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Wednesday Date April 29 2026

At 4:00 AM (PM)

Owner Name KOHLS Department

Last First MI
Stores INC.

Owner Address 155 W 1000 Ridgewood Dr.

City State Zip
Menomonee Falls WI 53051

Legal/Folio 4842 0643 0011

Violation Location 6950 N. State Rd 7

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Temporary Real Estate
Signs - No meeting code
Spec.

In violation of Chapter(s) 13 Section(s) 469.1-6
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 22 DAY
OF July, 2026, AT 3:30 PM IN THE
City of Coconut Creek Government Center

Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Officer Signature [Signature] Date 7/6/26 ID# 322

Printed Name Postet 7/6/26

Signature Acknowledging Receipt of this Notice Date 3:50 PM

Printed Name

If you have any questions, call 954-956-1476 or 943-6746
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040224	6950 N STATE RD 7	484206430011	KOHL'S DEPARTMENT STORES INC

I, MONTANO-GARCIA, LUIS , hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 04/29/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ ☐ Certified Mail – Date Sent: 07/09/26 - Receipt/Article #: 9589071052703748575271-9589071052703748575233
Return Receipt Requested

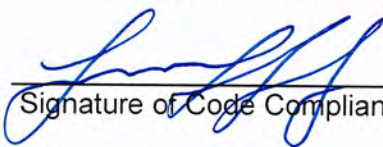
☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☒ ☐ Posting at Property – Date: 07/06/26 - Time: 3:53 PM (See Photo of Posting)

☒ ☐ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)



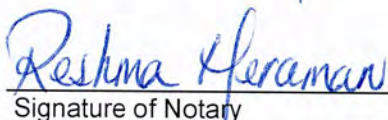
Signature of Code Compliance Officer

Luis Montano-Garcia

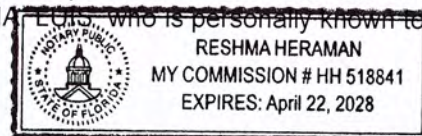
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this 9 day of July, 2026 by MONTANO-GARCIA, LUIS, who is personally known to me.



Signature of Notary



Printed or Stamped Name of Notary

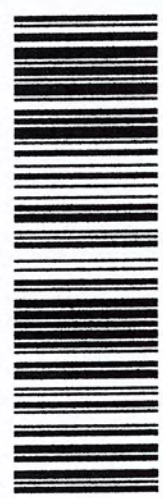
Personally Known OR Produced Identification
Type of Identification Produced

Resilient Design & Development– Code Compliance
4800 W Copans Road, Coconut Creek, FL 33063
954-956-1476 – www.coconutcreek.gov



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

CERTIFIED MAIL®



9589 0710 5270 3748 5752 71

KOHL'S DEPARTMENT STORES INC
CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

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

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

C26040224
C26050109
Postmark Here
C26050114
Summers
LMG 7/19/26

Postage
\$
Total Postage
\$

Sent To
Street and Apt.
City, State, ZIP

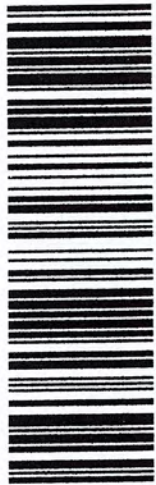
KOHL'S DEPARTMENT STORES INC
CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

TL 2525 842E 0225 0720 6856



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

CERTIFIED MAIL®



9589 0710 5270 3748 5752 33

KOHL'S DEPARTMENT STORES INC
N56 W17000 RIDGEWOOD DR
MENOMONEE FALLS WI 53051

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----|
| ☐ Return Receipt (hardcopy) | \$ |
| ☐ Return Receipt (electronic) | \$ |
| ☐ Certified Mail Restricted Delivery | \$ |
| ☐ Adult Signature Required | \$ |
| ☐ Adult Signature Restricted Delivery | \$ |

Postage

\$

Total Postage

\$

Sent To

Street and A

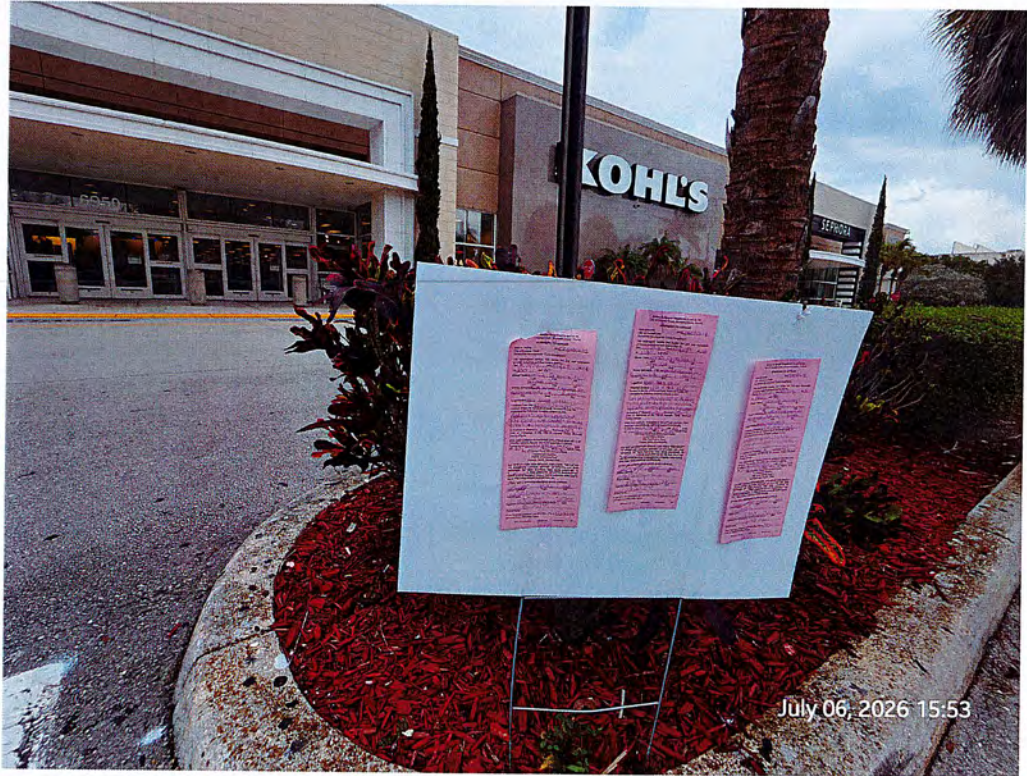
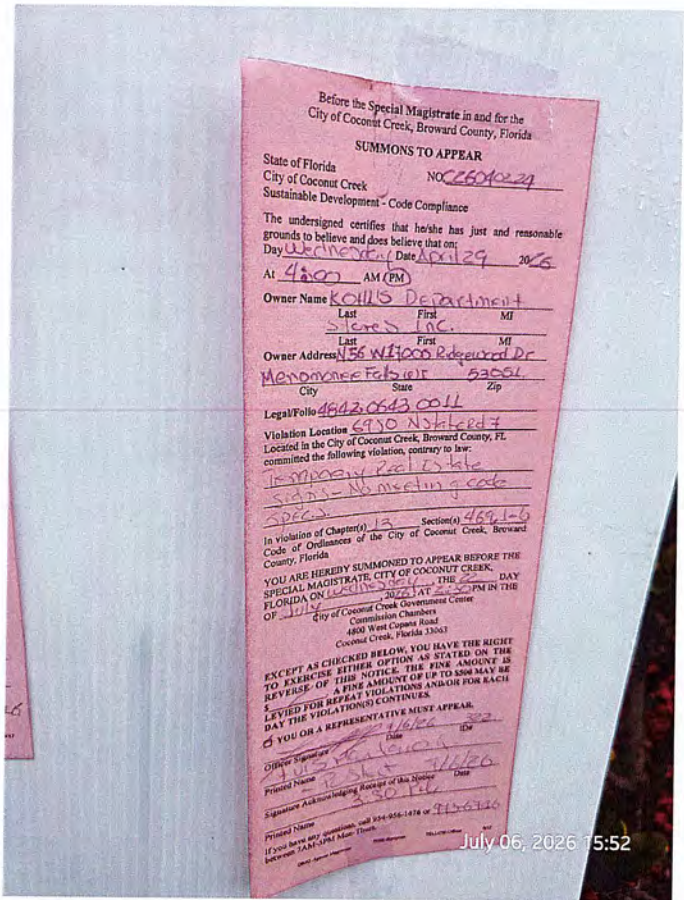
City, State, Z

PS Form 38

C26040224
C26050109
Postmark
Here
C26050114
Summons
LMA 7/19/26

KOHL'S DEPARTMENT STORES INC
N56 W17000 RIDGEWOOD DR
MENOMONEE FALLS WI 53051

EE 2525 842E 0225 0720 6856





Sec. 13-469.1. Temporary commercial signs.

(a) *Work-in-progress sign.*

(1) *Work-in-progress signs on minor streets.*

- a. *Eligibility.* Authorized for any type of construction or landscape installation upon any property.
- b. *Permitted signage.* One (1) freestanding sign per contractor performing authorized work on the premises, limited to six (6) feet in height and three (3) square feet in area, not to exceed twelve (12) square feet of total sign area per lot.

(2) *Work-in-progress signs on major streets.*

- a. *Eligibility.* This sign types is authorized for new construction of four (4) or more dwelling units on a single zoning lot and for nonresidential construction limited to major street frontages only.
- b. *Permitted signage.* One (1) sign per major street frontage, either freestanding, attached to a fence or side of a construction trailer, limited to thirty-two (32) square feet in area and six (6) feet in height.

(3) *Timing and duration for work-in-progress signs on minor and major streets.*

- a. Project announcement signs may be erected only upon the city's approval of a site plan for the property upon which the sign will be erected.
- b. Work-in-progress signs on major streets may be erected only upon the issuance of a building permit for a principal building for the property upon which the sign will be erected.
- c. For multiple-phase developments, both sign types shall be permitted only for the phase or phases that have received final site plan approval.
- d. All signs shall be removed as follows, when they are no longer applicable:
 1. Nonresidential, mixed-use and multiple-family dwellings, within seven (7) days after issuance of the certificate of occupancy for the last principal building to be constructed. If a multiple-tenant building, this shall mean the certificate of occupancy for the shell of the building.
 2. Single-family detached subdivisions, within seven (7) days after the developer's transfer in title of the last single-family home lot approved on the site plan to any person or entity.
 3. For multiple-phased developments, signs are subject to a schedule for phased removal corresponding to construction progress. Signs for the last phase of development shall be removed in accordance with subsections (i) and (ii). City approval of the schedule as part of the site plan submittal is required.
 4. Signage shall be removed within seven (7) days after expiration of the approved site plan or expiration of the building permit that served as the prerequisite for authorizing the posting of the signage under this section.

(b) *Temporary real estate signs.* All new signs must comply with this ordinance and all existing signs that are not in compliance will become non-conforming. By January 1, 2016 all signs must be in compliance with this section.

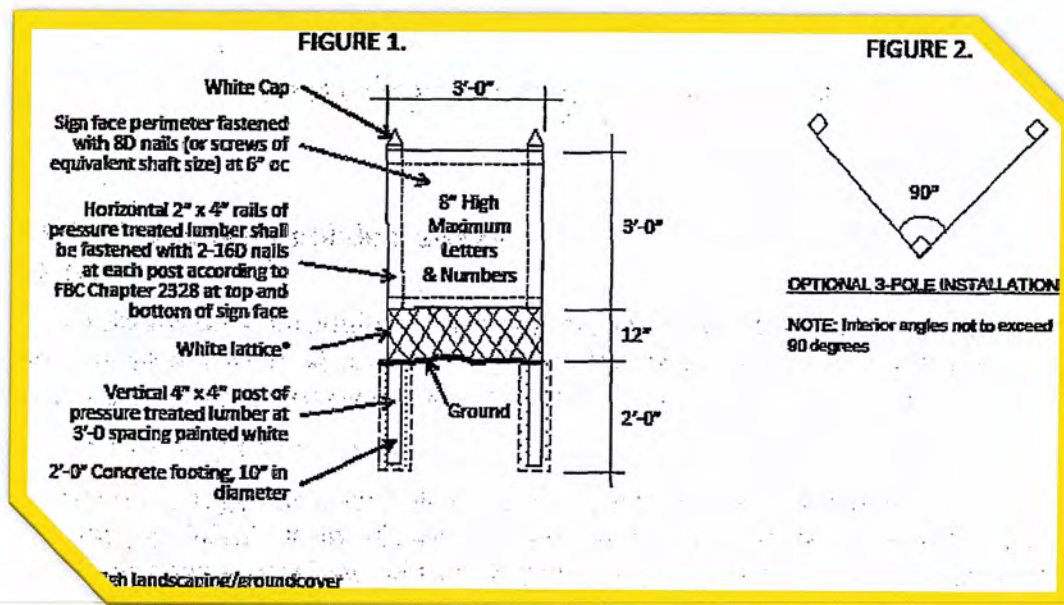
(1) *Real estate signs for single-family, two-family and townhouse dwellings.*

- a. *Permitted signage.*

-
1. One (1) ground sign per street frontage, limited to six (6) feet in height and three (3) square feet in area, plus up to three (3) suspended signs six (6) by twelve (12) inches in dimension.
 2. One (1) sign advertising an "open house," wherein the agent or seller is on premises and the public is welcome to inspect the dwelling unit without the need for an appointment. The sign shall not exceed three (3) square feet in area and four (4) feet in height per street frontage.
- b. *Timing and duration.*
1. A real estate sign may be displayed only while the property or dwelling unit is for sale or rent, as applicable, and shall be removed within seven (7) days after the closing of the sale or signing of the lease.
 2. A sign advertising an open house may be displayed only during the actual open house event when the agent or seller is on premises and the public is welcome to inspect the dwelling unit.
- (2) *Real estate signs for nonresidential and multiple-family development.*
- a. *Permitted signs.*
1. One (1) ground sign per street frontage subject to the following requirements;
 - (i) Signs shall be installed pursuant to temporary real estate signs construction detail (figures 1 and 2).
 - (ii) Maximum three (3) feet by three (3) feet in size and four (4) feet by four (4) feet in height.
 - (iii) The sign supports shall be four (4) inches by four (4) inches wood posts painted white with white caps.
 - (iv) From the bottom of the sign to twelve (12) inches below the sign shall have a white lattice material installed or alternatively minimum twelve (12) inches high landscaping.
 - (v) If more than one sign is erected, it shall have a maximum ninety (90) degree angle (figure 2).
 - (vi) Maximum letter and number height is eight (8) inches.
 - (vii) Sign copy shall be printed by a professional sign manufacturer.
 - (viii) Sign shall have a maximum of two (2) colors excluding black and white.
 - (ix) Signs shall be maintained in good condition, with no visible fading or surface irregularities (for example: warping).
 2. One (1) window sign within each ground story industrial tenant space for lease, limited to twenty-five (25) percent of the total window area.
 3. One (1) window sign within each ground story window of a shopfront for lease subject to the following requirements:
 - (i) All real estate window signs within a single development shall be of the same design.
 - (ii) Maximum letter height is eight (8) inches.

- (iii) Text, symbols, and logo copy may occupy no more than twenty-five (25) percent of the sign.
 - (iv) Color blocks or patterns of the sign may occupy the entire window to screen the view of a space which is vacant or under construction.
 - b. *Timing and duration.* Must be removed within seven (7) days of the sale or lease of the vacant space within the premises upon which the sign is located.
- (3) *Real estate signs for undeveloped lot(s).*
 - a. *Permitted signs.* One (1) temporary ground sign is permitted per street frontage of a lot, not to exceed:
 - 1. Six (6) square feet in area and six (6) feet in height for each minor street frontage.
 - 2. Thirty-two (32) square feet in area and six (6) feet in height for each major street frontage.
 - b. *Timing and duration.* A real estate sign may be displayed only while the property is for sale, and shall be removed within seven (7) days after the closing of the sale.

Signs not exceeding four feet zero inches in height may be constructed to meet the following minimum requirements:

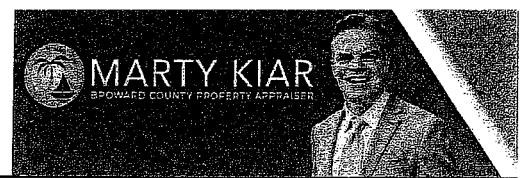


TEMPORARY REAL ESTATE SIGNS CONSTRUCTION DETAIL NOT TO SCALE

- (c) *Seasonal and promotional signs.*
 - (1) *Seasonal signs for nonresidential developments.* These may be erected and displayed not more than forty-five (45) days prior to the season and shall be removed within ten (10) days following the conclusion of the season. Such signs shall not be displayed more than ninety (90) days per twelve (12) month period.
 - (2) *Outdoor promotional sales signs.* This subsection applies to temporary outdoor promotional sales, as authorized in section 16-20 of this code, "outdoor special events," that are used to sell merchandise available during a specific season that is not otherwise available on the premises.

-
- a. *Permitted signage.*
 - 1. One (1) ground sign up to thirty-two (32) square feet in area as may be approved for the event license.
 - 2. One (1) sign on a vehicle, mounted to tent or fence where the sales occur, up to thirty-two (32) square feet in area as may be approved for the event license.
 - 3. Directional signs up to thirty-two (32) square feet in area as may be approved for the event license.
 - b. *Timing and duration.* Pursuant to section 16-20, "outdoor special events," the signs shall not be installed more than forty-eight (48) hours before or allowed to remain more than forty-eight (48) hours after the authorized timeframe for the event.
- (3) *Commercial development promotional signs.*
- a. *Eligible events.* Only events authorized in section 16-20, "outdoor special events," shall qualify for signage under this subsection.
 - 1. This subsection applies only to year-round businesses. Seasonal or one-time event outdoor promotional sales signage is regulated separately.
 - 2. Grand opening signs are authorized only upon issuance of a business tax receipt for a new business, and must be conducted within sixty (60) days of the issuance of said receipt.
 - b. *Permitted signs for individual tenant promotions.*
 - 1. One (1) building-mounted banner per tenant building frontage not to exceed thirty-two (32) square feet in area.
 - 2. One (1) ground sign along each street frontage of the development, up to thirty-two (32) square feet in area and six (6) feet in height.
 - 3. For grand openings, inflatable advertising devices and clusters of balloons are permitted. The proposed quantity and placement shall be specified and approved with the application for promotional activity permit.
 - 4. No more than two (2) tenants within a development may display promotional signage at any one (1) time.
 - c. *Permitted signs for on-site promotions that are advertised as plaza-wide events on properties with more than five hundred (500) feet of frontage on a major street.*
 - 1. One (1) building-mounted banner adjacent to each entrance into the development, up to sixty-four (64) square feet in area. The banner shall not obscure permanent tenant signage.
 - 2. One (1) inflatable device per major street frontage.
 - 3. Signs may be externally illuminated during the establishment's business hours, provided that inflatable devices may be internally illuminated and further that all illumination is consistent with section 13-374, "outdoor lighting."
 - d. *Timing and duration.* Timeframes for the display of promotional signs are regulated by section 16-20, "outdoor special events."

(Ord. No. 2016-39, § 2, 9-22-16)



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 13-02 Discount Department Stores (Wal-Mart, Kmart, Target, etc.) *	Deputy Appraiser: Alec Rosales
Property ID: 484206430011		Appraisers Number: 954-357-6835
Property Owner(s): KOHL'S DEPARTMENT STORES INC		Email: commercialtrim@bcpa.net
Mailing Address: N56 W17000 RIDGEWOOD DR MENOMONEE FALLS, WI 53051	Millage Code: 3212	Zoning : PCD - PLANNED COMMERCE DISTRICT
Property Address: 6950 N STATE ROAD 7 COCONUT CREEK, 33073	Adj. Bldg. S.F: 92726	Abbr. Legal Des.: FARRIS CORNER PLAT 177-153 B POR PAR A, PAR A-1 & PAR A-2, BEG SW COR OF PAR A- 1, NLY 291.90, NW 81.08, E 45, NW 38.10, E 161.65, N 196.06, NE 16.64, E 182.47, SWLY 60.64, S 71.54, SW 16.58, S 70.54 E 323.20, N 58.97, E 95, S 475, W 764.54 TO POB
	Bldg Under Air S.F:	
	Effective Year: 2009	
	Year Built: 2008	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$3,576,510	\$6,307,830	0	\$9,884,340	\$9,727,270	
2025	\$3,576,510	\$6,322,260	0	\$9,898,770	\$8,842,980	\$331,520.12
2024	\$3,576,510	\$4,462,570	0	\$8,039,080	\$8,039,080	\$295,745.06

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$9,884,340	\$9,884,340	\$9,884,340	\$9,884,340
Portability	0	0	0	0
Assessed / SOH	\$9,727,270	\$9,727,270	\$9,727,270	\$9,727,270
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$9,727,270	\$9,884,340	\$9,727,270	\$9,727,270

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
01/31/2008	Warranty Deed Qualified Sale	\$14,750,000	45086 / 373
04/25/2007	Multi Special Warranty Deed Disqualified Sale	\$4,210,500	43989 / 1455

LAND CALCULATIONS

Unit	Price	Units	Type
	\$10.00	357,651	Square
		SqFt	Foot



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Profit Corporation

KOHL'S, INC.

Filing Information

Document Number	F03000006128
FEI/EIN Number	13-3357362
Date Filed	12/11/2003
State	DE
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	02/24/2020
Event Effective Date	NONE

Principal Address

129 ORANGE ST
WILMINGTON, DE 19801

Mailing Address

N56 W17000 RIDGEWOOD DR
MENOMONEE FALLS, WI 53051

Changed: 04/20/2010

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Name Changed: 02/01/2012

Address Changed: 03/25/2020

Officer/Director Detail

Name & Address

Title OTHER OFFICER

STEINMETZ, MARI
N56 W17000 RIDGEWOOD DR
MENOMONEE FALLS, WI 53051

Summons/Case #C26 05 0109
KOHL'S Department Stores Inc.
6950 N State Rd 7
Violation: 13-549
Modifications to approved site plan-unapproved-
removal of trellises throughout property

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6	\$50	\$75	\$150	\$200-500
Building/Housing				
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. C26050109
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date May 19 20 25

At 1:30 AM / (PM)

Owner Name KOHLS Department
Last First MI
Store LNC.
Last First MI

Owner Address 136 W 7000 Ridgwood Dr
Menomonee Falls WI 53051
City State Zip

Legal/Folio 4842 0643 00 LL

Violation Location 6950 N State Rd 7
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Modifications to approved site
Plan - Unapproved - Removal of
trellises throughout property

In violation of Chapter(s) 13 Section(s) 549
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 22 DAY
OF July, 20 26 AT 2:30 PM IN THE

City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 7/7/26 322
Officer Signature Date ID#

Luis Alvarado-Garcia
Printed Name

- Re posted - 7/7/26
Signature Acknowledging Receipt of this Notice Date

1:00 PM
Printed Name

If you have any questions, call 954-956-1476 or 954-6746
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26050109	6950 N STATE RD 7	484206430011	KOHL'S DEPARTMENT STORES INC

I, MONTANO-GARCIA, LUIS , hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 05/19/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

✓ ☐ Certified Mail – Date Sent: 07/09/26 - Receipt/Article #: 9589 0710 5270 3748 5752 71-9589 0710 5270 3748 5752 33
Return Receipt Requested

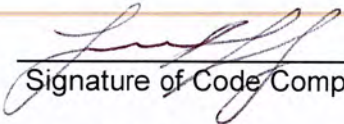
☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

✓ ☐ Posting at Property – Date: 07/07/26 - Time: 12:59 PM (See Photo of Posting)

✓ ☐ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)



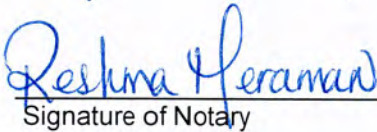
Signature of Code Compliance Officer

Luis Montano-Garcia

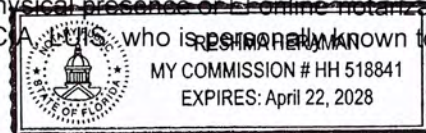
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this 9 day of July, 2026 by MONTANO-GARCIA, LUIS, who is personally known to me.



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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

CERTIFIED MAIL®



9589 0710 5270 3748 5752 71

KOHL'S DEPARTMENT STORES INC.
CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

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

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

C26040224
C26050109
Postmark Here
C26050114
Summers
LMG 7/19/26

Postage
\$
Total Postage
\$

Sent To
Street and Apt.
City, State, ZIP

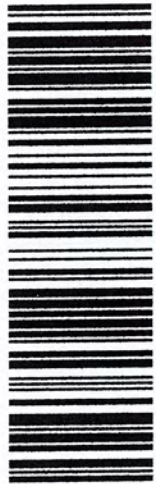
KOHL'S DEPARTMENT STORES INC
CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

72 2525 842E 0225 0720 6956



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

CERTIFIED MAIL®



9589 0710 5270 3748 5752 33

KOHL'S DEPARTMENT STORES INC
N56 W17000 RIDGEWOOD DR
MENOMONEE FALLS WI 53051

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage

\$

Sent To

Street and A

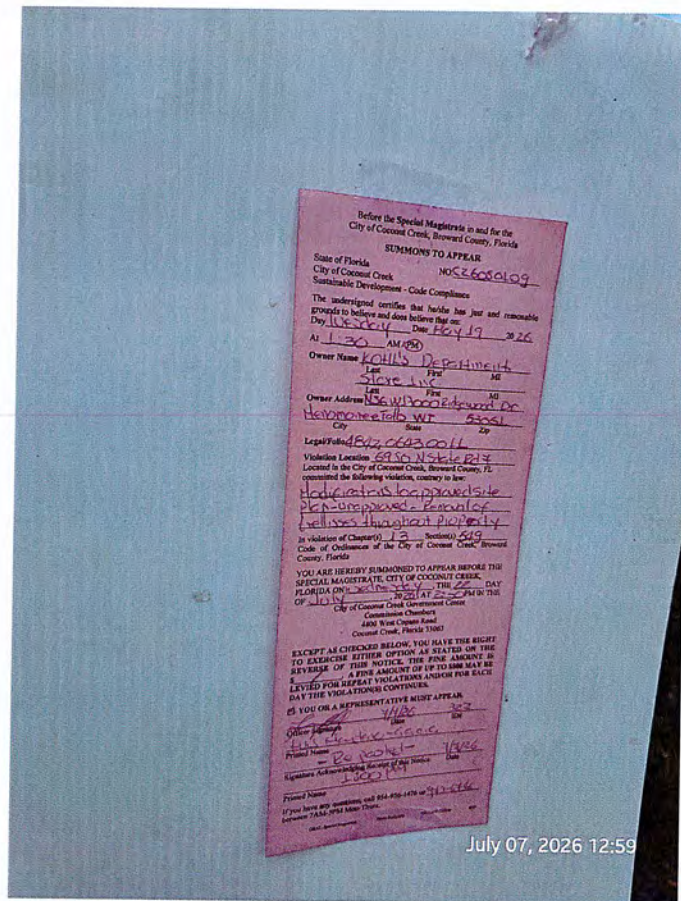
City, State, Z

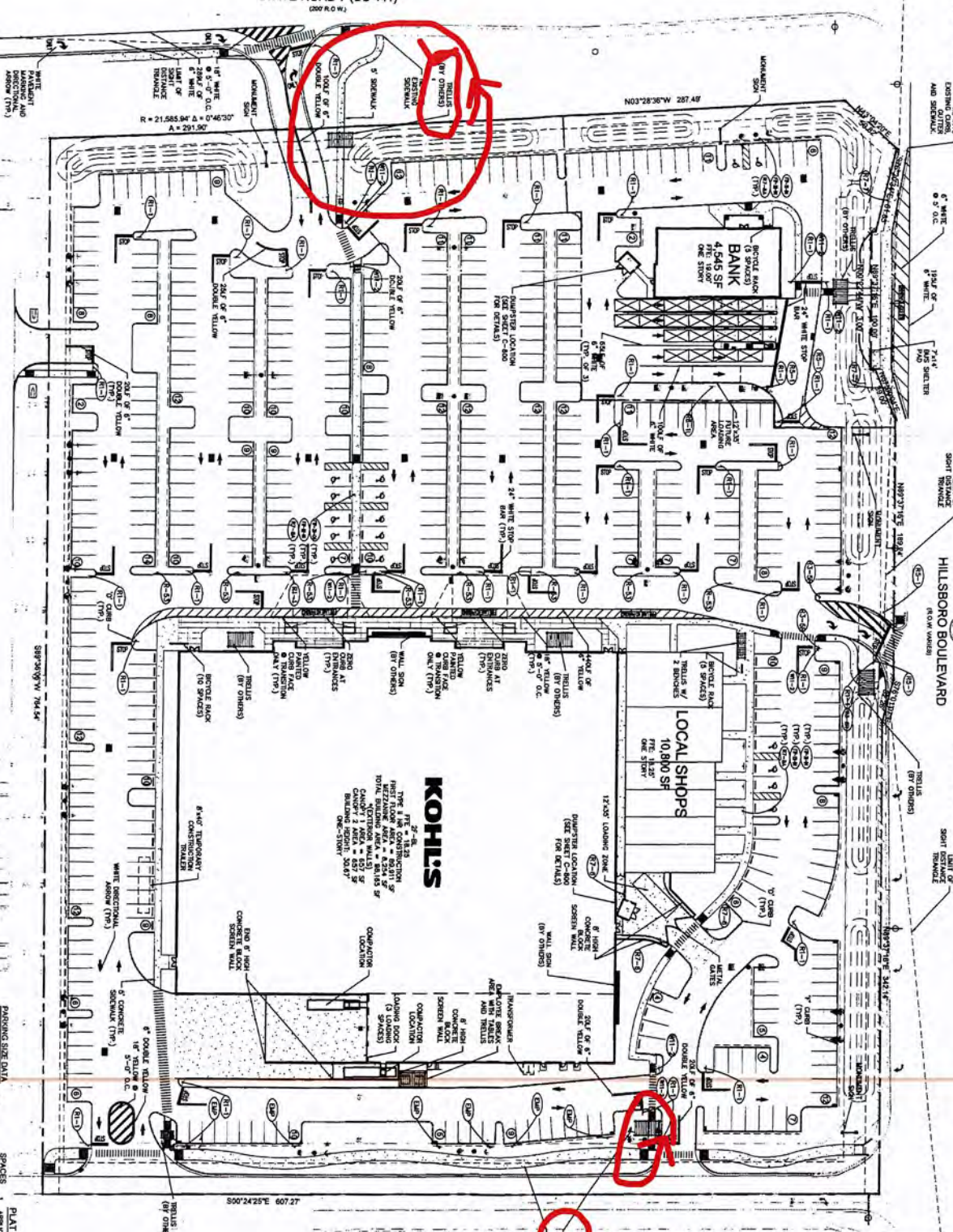
PS Form 38

KOHL'S DEPARTMENT STORES INC
N56 W17000 RIDGEWOOD DR
MENOMONEE FALLS WI 53051

C26040224
C26050109
Postmark
Here
C26050114
Summons
LMA 7/1/26

EE 2525 942E 0225 0720 6956





GREENWAY NOTE
GREENWAY GREENWAY WALL ROADSIDE
AND SIDEWALKS SHALL BE CONSIDERED PART OF THE CITY'S
CONCRETE MASTER PLAN.

SIGNING AND MARKING NOTE
1. ALL ROADWAYS SHALL BE FULLY INTERLUZED WITH SIGN
2. ALL ROADWAYS SHALL BE FULLY INTERLUZED WITH SIGN
3. ALL ROADWAYS SHALL BE FULLY INTERLUZED WITH SIGN

SITE LIGHTING NOTE
1. REFER TO ARCHITECTURAL PLANS
2. REFER TO ARCHITECTURAL PLANS
3. REFER TO ARCHITECTURAL PLANS

SITE AREA TABLE

Category	Area (SF)	Area (Acres)
Bank	4,045	0.09
Local Shops	10,800	0.25
Kohls	78,000	1.80
Parking	10,000	0.23
Greenway	10,000	0.23
Other	10,000	0.23
Total	112,845	2.59

SPACE DATA TABLE

Category	Required	Provided
Bank	200	300
Local Shops	400	400
Kohls	400	400
Parking	400	400
Greenway	400	400
Other	400	400
Total	1,600	1,600

PAYMENT NOTE
1. APPLICANT AGREES TO
2. APPLICANT AGREES TO
3. APPLICANT AGREES TO

CONSTRUCTION SCHEDULE
1. ALL PERMITTED UTILITIES TO BE LOCATED UNDERGROUND
2. ALL PERMITTED UTILITIES TO BE LOCATED UNDERGROUND
3. ALL PERMITTED UTILITIES TO BE LOCATED UNDERGROUND

Call 48 Hours before you dig
1-800-432-4170
It's the law
Business Hours: 8:00 AM - 5:00 PM, Monday - Friday

ZONING: PCD

CARL'S FURNITURE

THE CITY OF CALIFORNIA
This document, together with the concepts and designs presented herein, is for informational purposes only. It is not intended to constitute an offer of insurance or any other financial product. The City of California and its employees are not licensed insurance agents or brokers. For more information, please contact your insurance agent or broker.

6950 NSR7

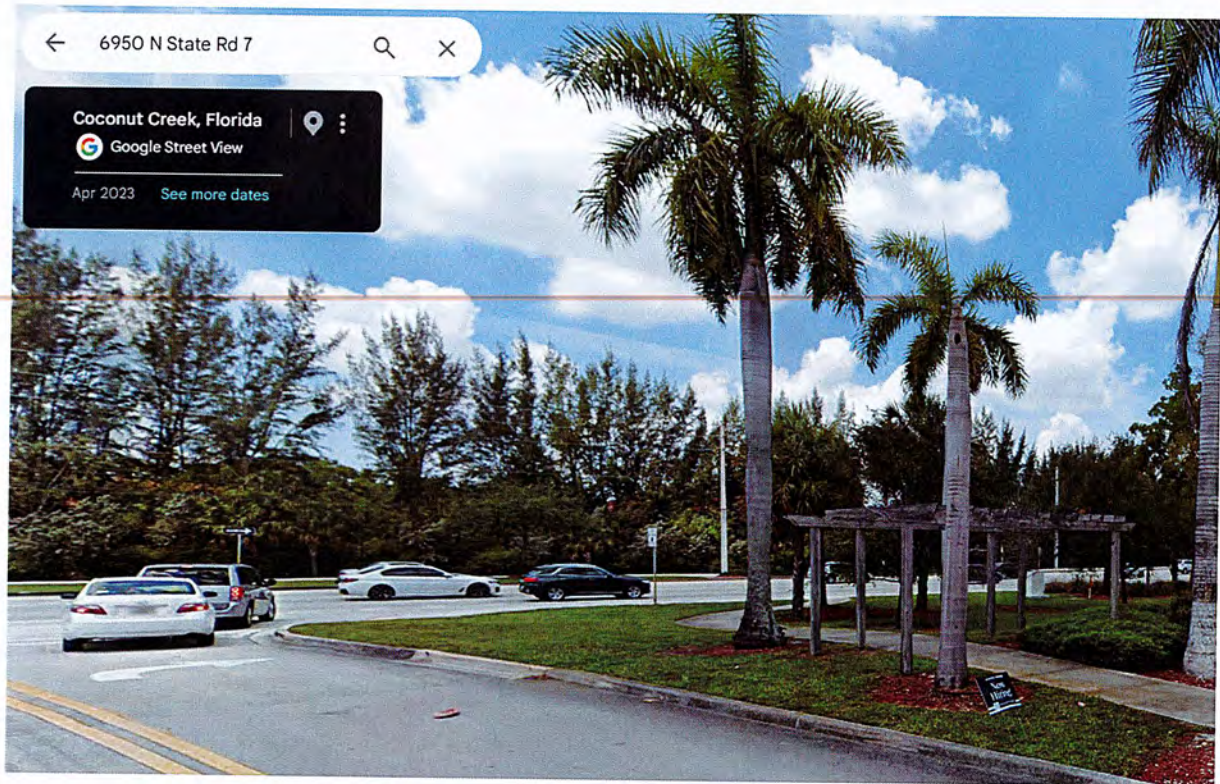
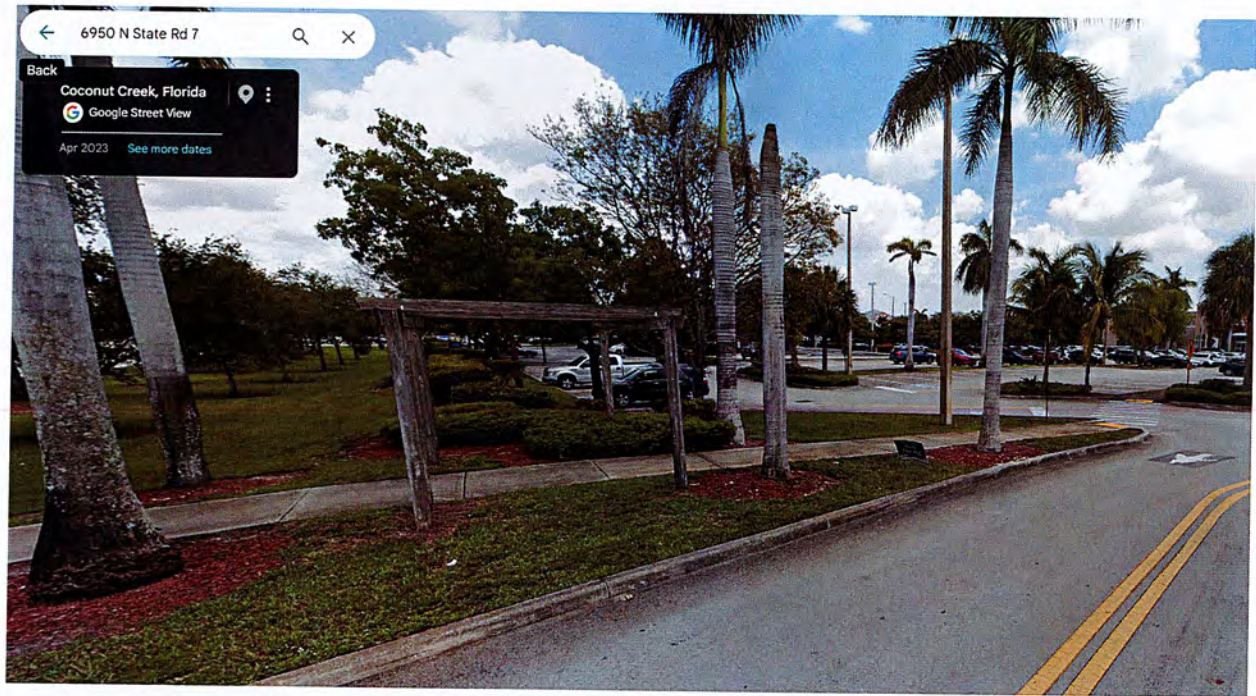
Vio: 13-38-a/13-549

05/19/26



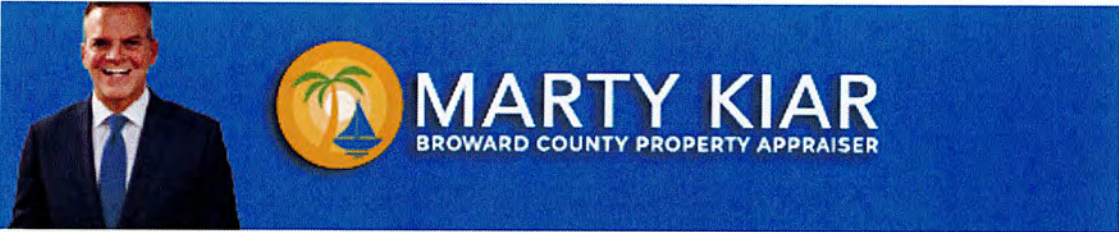
LM-G

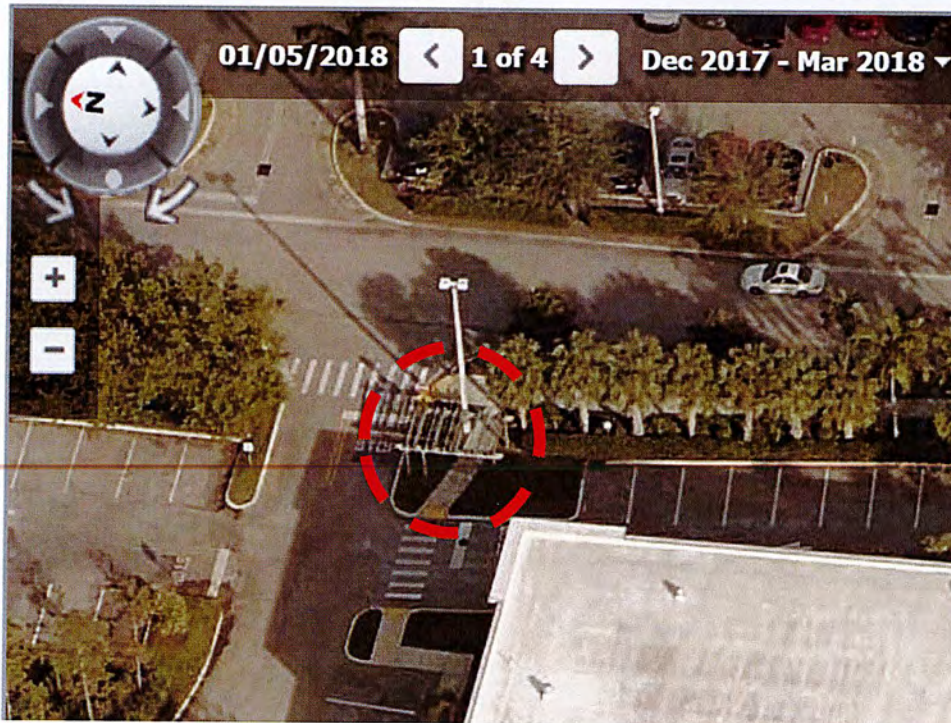
Commented [LM1]: Removed trellises marked with red dots











Sec. 13-549. - Modifications to approved site plan.

Modifications to an approved site plan may be permitted by the administrative approval of the director of sustainable development. Such approval will only be granted in accordance with the following standards:

- (1) The modification does not substantially alter the intent and character of an approved site plan;
- (2) Any additional structures contemplated by any modification shall clearly be accessory to a principal use or structure;
- (3) Any modification shall not generate additional off-street parking or intrude into approved off-street parking areas;
- (4) Any modification shall not substantially alter approved on- or off-site schematic engineering.
- (5) Enhancement landscape plans that do not substantially alter the intent and character of an approved landscape plan.

(Ord. No. 115-86, § 308.0104, 7-10-86; Ord. No. 159-87, § 308.0104, 6-11-87; Ord. No. 2006-014, § 1, 4-27-06; Ord. No. 2017-008, § 2, 1-11-18)



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 484206430011

Property Owner(s): KOHL'S DEPARTMENT STORES INC

Mailing Address: N56 W17000 RIDGEWOOD DR
MENOMONEE FALLS, WI 53051

Property Address: 6950 N STATE ROAD 7 COCONUT
CREEK, 33073

Property Use: 13-02 Discount

Department Stores (Wal-Mart, Kmart,
Target, etc.) *

Millage Code: 3212

Adj. Bldg. S.F: 92726

Bldg Under Air S.F:

Effective Year: 2009

Year Built: 2008

Units/Beds/Baths: 0 / /

Deputy Appraiser: Alec Rosales

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : PCD - PLANNED
COMMERCE DISTRICT

Abbr. Legal Des.: FARRIS CORNER
PLAT 177-153 B POR PAR A, PAR A-1
& PAR A-2, BEG SW COR OF PAR A-
1, NLY 291.90, NW 81.08, E 45, NW
38.10, E 161.65, N 196.06, NE 16.64, E
182.47, SWLY 60.64, S 71.54, SW
16.58, S 70.54 E 323.20, N 58.97, E 95, S
475, W 764.54 TO POB

PROPERTY ASSESSMENT

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EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$9,884,340	\$9,884,340	\$9,884,340	\$9,884,340
Portability	0	0	0	0
Assessed / SOH	\$9,727,270	\$9,727,270	\$9,727,270	\$9,727,270
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$9,727,270	\$9,884,340	\$9,727,270	\$9,727,270

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
01/31/2008	Warranty Deed Qualified Sale	\$14,750,000	45086 / 373
04/25/2007	Multi Special Warranty Deed Disqualified Sale	\$4,210,500	43989 / 1455

LAND CALCULATIONS

Unit Price	Units	Type
\$10.00	357,651 SqFt	Square Foot



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Profit Corporation

KOHL'S, INC.

Filing Information

Document Number	F03000006128
FEI/EIN Number	13-3357362
Date Filed	12/11/2003
State	DE
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	02/24/2020
Event Effective Date	NONE

Principal Address

129 ORANGE ST
WILMINGTON, DE 19801

Mailing Address

N56 W17000 RIDGEWOOD DR
MENOMONEE FALLS, WI 53051

Changed: 04/20/2010

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Name Changed: 02/01/2012

Address Changed: 03/25/2020

Officer/Director Detail

Name & Address

Title OTHER OFFICER

STEINMETZ, MARI
N56 W17000 RIDGEWOOD DR
MENOMONEE FALLS, WI 53051

Summons/Case #C26 05 0114
KOHL'S Department Sores Inc.
6950 N State Rd 7
Violation: 13-38-a
Failure to complete permit process for demolition of trellises on
West and East side of property

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NOC26050114

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date May 19 20 26

At 1:30 AM/PM

Owner Name KOHLS Department
Last First MI
Store Inc.

Owner Address N56 W17000 Ridgewood Dr
City State Zip
Menomonee Falls WI 53051

Legal/Folio 4842 0643 0011

Violation Location 6950 N State Rd E

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to obtain/complete
Building permit process - For demo
of trellises on west/northeast of property

In violation of Chapter(s) 13 Section(s) 38-9
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 22 DAY
OF July, 2026 AT 2:30 PM IN THE
City of Coconut Creek Government Center

Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 7/7/26 322
Officer Signature Date ID#

Luis Martinez Garcia
Printed Name

- Reported - 7/7/26
Signature Acknowledging Receipt of this Notice Date

1:00 PM
Printed Name

If you have any questions, call 954-956-1476 or 973-6746
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26050114	6950 N STATE RD 7	484206430011	KOHL'S DEPARTMENT STORES INC

I, MONTANO-GARCIA, LUIS, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 05/19/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

✓ ☐ Certified Mail – Date Sent: 07/09/26 - Receipt/Article #: 9589 0710 5270 3748 5752 71-9589 0710 5270 3748 5752 33

Return Receipt Requested

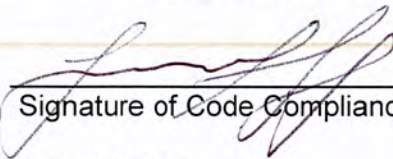
☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

✓ ☐ Posting at Property – Date: 07/07/26 - Time: 12:59 PM (See Photo of Posting)

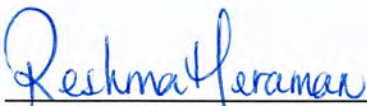
✓ ☐ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

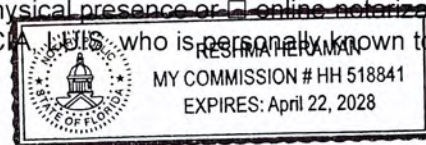

Signature of Code Compliance Officer

Luis Montano-Garcia
Printed Name 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 on this 9 day of July, 2026 by MONTANO-GARCIA, LUIS, who is personally known to me.


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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

CERTIFIED MAIL®



9589 0710 5270 3748 5752 71

KOHL'S DEPARTMENT STORES INC
CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

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

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage	\$
Total Postage	\$

C26040224
C26050109
Postmark Here
C26050114
Summers
LMG 7/19/26

Sent To	
Street and Apt.	
City, State, ZIP	

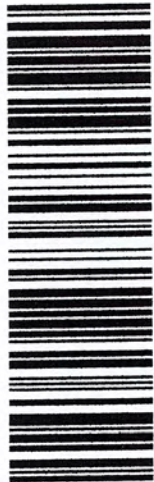
KOHL'S DEPARTMENT STORES INC
CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

TL 2525 842E 0225 0120 6856



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

CERTIFIED MAIL



9589 0710 5270 3748 5752 33

KOHL'S DEPARTMENT STORES INC
N56 W17000 RIDGEWOOD DR
MENOMONEE FALLS WI 53051

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----|
| ☐ Return Receipt (hardcopy) | \$ |
| ☐ Return Receipt (electronic) | \$ |
| ☐ Certified Mail Restricted Delivery | \$ |
| ☐ Adult Signature Required | \$ |
| ☐ Adult Signature Restricted Delivery | \$ |

Postage

\$

Total Postage

\$

Sent To

Street and A

City, State, Z

KOHL'S DEPARTMENT STORES INC
N56 W17000 RIDGEWOOD DR
MENOMONEE FALLS WI 53051

EE 2525 942E 0225 0720 6956

C26040224
C26050109
Postmark
Here
C26050114
Summons
LMA 7/11/26

PS Form 38

ons

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date July 19 2026

At 1:30 AM / PM

Owner Name Kohl's Department
Last First MI
SWT Inc.

Owner Address 156 W/3500 Rd Coconut Cr
City State Zip
Coconut Creek FL 33063

Legal Folio 4542-0643-0011

Violation Location 6950 NW 16 Rd
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to obtain/complete
Building permit process - for demo
of existing concrete foundation properly

In Violation of Chapter(s) 12 Section(s) 32-9
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Tuesday the 19 DAY
OF July at 1:30 PM IN THE
City of Coconut Creek Government Center
Counsellor Chambers
4800 West Coyne Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$ 1000. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR

Officer Signature [Signature] Date 7/16 ID# 300

Printed Name Andriana King

Signature Acknowledging Receipt of this Notice [Signature] Date 7/16

Printed Name Andriana King

If you have any questions, call 954-956-1476 or 1-800-634-6346
between 7:00-3:00 Mon-Thurs

July 07, 2026 12:59



6950 NSR7

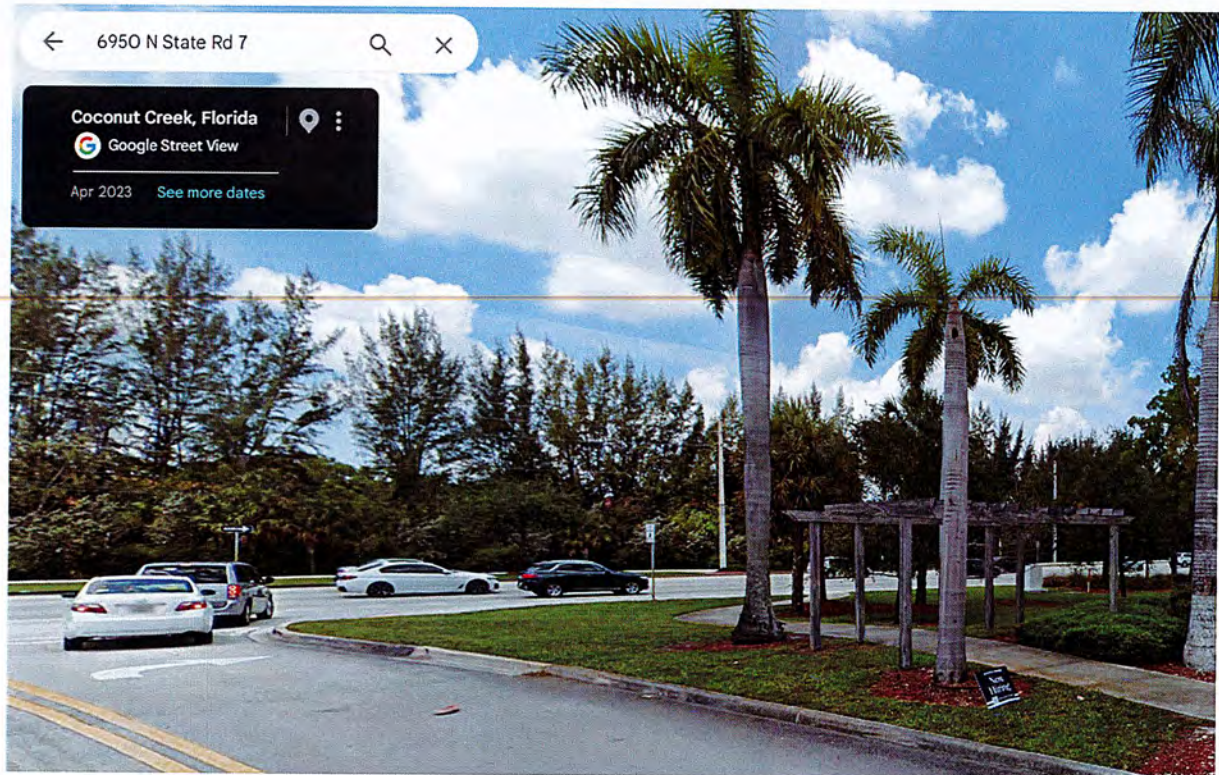
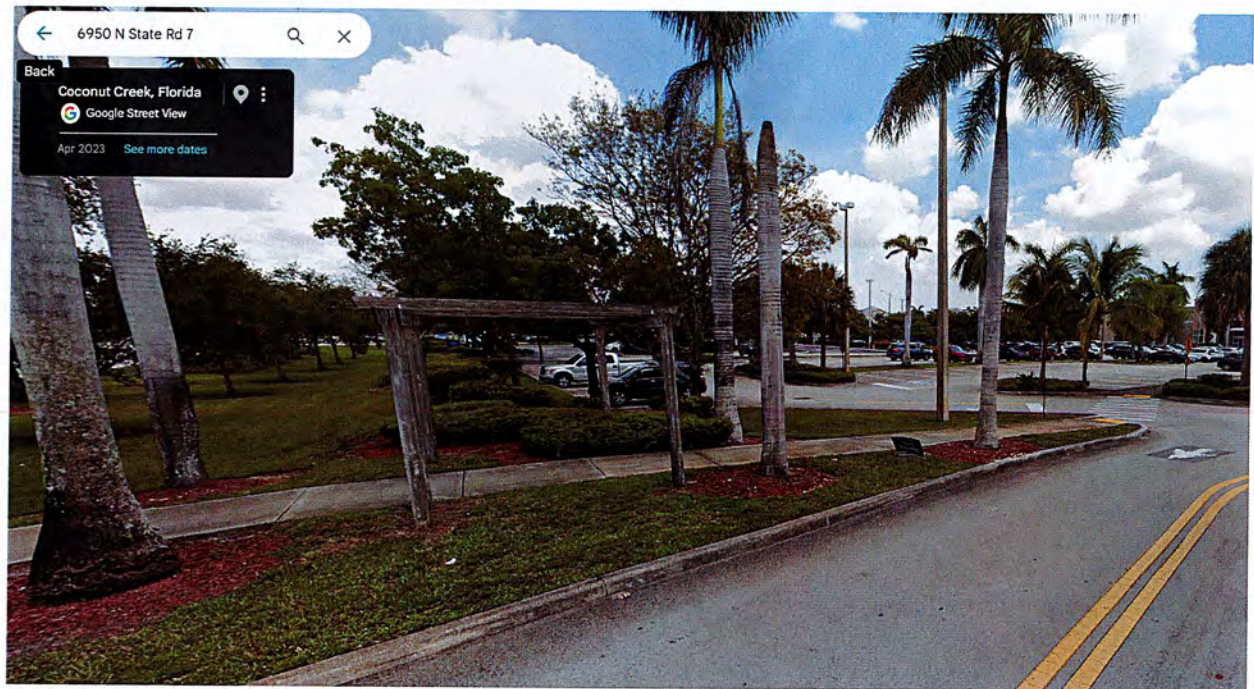
Vio: 13-38-a/13-549

05/19/26



LM-G

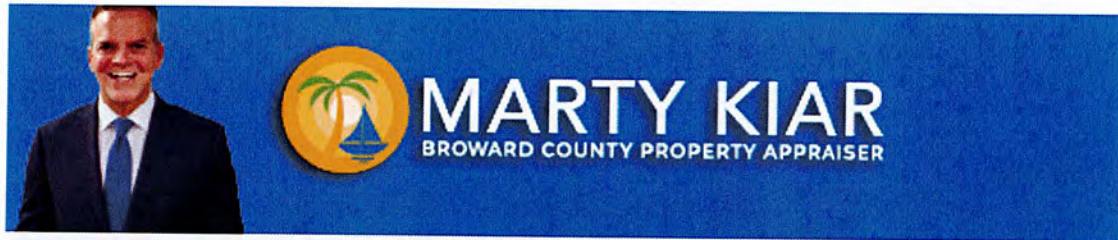
Commented [LM1]: Removed trellises marked with red dots













Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
 - (2) Permit applications are reviewed by the community development department.
 - (3) Applications are returned to the applicant for correction or approved as submitted.
 - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
 - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
 - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
 - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
 - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
 - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 13-02 Discount	Deputy Appraiser: Alec Rosales
Property ID: 484206430011	Department Stores (Wal-Mart, Kmart, Target, etc.) *	Appraisers Number: 954-357-6835
Property Owner(s): KOHL'S DEPARTMENT STORES INC	Millage Code: 3212	Email: commercialtrim@bcpa.net
Mailing Address: N56 W17000 RIDGEWOOD DR	Adj. Bldg. S.F: 92726	Zoning : PCD - PLANNED
MENOMONEE FALLS, WI 53051	Bldg Under Air S.F:	COMMERCE DISTRICT
Property Address: 6950 N STATE ROAD 7 COCONUT CREEK, 33073	Effective Year: 2009	Abbr. Legal Des.: FARRIS CORNER
	Year Built: 2008	PLAT 177-153 B POR PAR A, PAR A-1
	Units/Beds/Baths: 0 / /	& PAR A-2, BEG SW COR OF PAR A-1, NLY 291.90, NW81.08, E 45, NW
		38.10, E 161.65, N 196.06, NE 16.64, E
		182.47, SWLY 60.64, S 71.54, SW
		16.58, S 70.54 E 323.20, N 58.97, E 95, S
		475, W 764.54 TO POB

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$3,576,510	\$6,307,830	0	\$9,884,340	\$9,727,270	
2025	\$3,576,510	\$6,322,260	0	\$9,898,770	\$8,842,980	\$331,520.12
2024	\$3,576,510	\$4,462,570	0	\$8,039,080	\$8,039,080	\$295,745.06

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$9,884,340	\$9,884,340	\$9,884,340	\$9,884,340
Portability	0	0	0	0
Assessed / SOH	\$9,727,270	\$9,727,270	\$9,727,270	\$9,727,270
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$9,727,270	\$9,884,340	\$9,727,270	\$9,727,270

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
01/31/2008	Warranty Deed Qualified Sale	\$14,750,000	45086 / 373
04/25/2007	Multi Special Warranty Deed Disqualified Sale	\$4,210,500	43989 / 1455

LAND CALCULATIONS

Unit	Price	Units	Type
	\$10.00	357,651	Square
		SqFt	Foot



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Profit Corporation
KOHL'S, INC.

Filing Information

Document Number	F03000006128
FEI/EIN Number	13-3357362
Date Filed	12/11/2003
State	DE
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	02/24/2020
Event Effective Date	NONE

Principal Address

129 ORANGE ST
WILMINGTON, DE 19801

Mailing Address

N56 W17000 RIDGEWOOD DR
MENOMONEE FALLS, WI 53051

Changed: 04/20/2010

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Name Changed: 02/01/2012

Address Changed: 03/25/2020

Officer/Director Detail

Name & Address

Title OTHER OFFICER

STEINMETZ, MARI
N56 W17000 RIDGEWOOD DR
MENOMONEE FALLS, WI 53051

Summons/Case #C25 10 0025
Hillsboro Marketplace
4425 W Hillsboro Blv
Violation: 18-29
Business tax receipt required - failed - OU/ Fire
For Citi Sleep

Pvent

June 25

250
~~\$50~~
\$25

status June 24

July 23rd

July 22nd status

**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: **C25-10 -0025**

HILLSBORO MARKETPLACE

INVESTMENTS LLC

215 N FEDERAL HWY

BOCA RATON FL 33432

Respondent

Property Address: 4425 W. Hillsboro Blvd

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

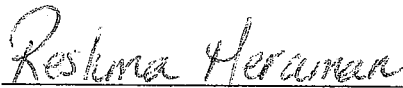
An administrative hearing was held in this matter before the undersigned Special Magistrate on June 24, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF JULY 23, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

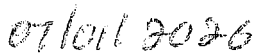
DONE AND ORDERED THE 29th DAY OF JUNE, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE



Date Received

**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: **C25-10 -0025**

HILLSBORO MARKETPLACE

INVESTMENTS LLC

215 N FEDERAL HWY

BOCA RATON FL 33432

[SLEEP CITI COCONUT CREEK LLC]

Respondent

FINAL ORDER

***VIOLATION: FAILURE TO OBTAIN REQUIRED BUSINESS TAX RECEIPT
/ CITY CODE SEC. 18-29***

An administrative hearing was held before the undersigned Special Magistrate on May 27, 2026. 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 4425 W. Hillsboro Boulevard and more particularly described as follows:

Property Id: 4842 05 12 0010

HILLSBORO CENTER 133-4 B PARCEL A LESS COMM SE COR,WLY ALG S/L
82.50,NWLY 150.48,WLY 5 TO POB;CONT WLY 176.50,NLY 209.6 ELY 176.50,SLY
209.67 TO POB; LESS RELEASE PARCELS 2 & 3

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 operating a business [Sleep Citi] in the City without having the required current business tax receipt, 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. 18-29 AND THE RESPONDENT IS GIVEN UNTIL JUNE 25, 2026 TO REMEDY THE VIOLATION OR FACE A ONE TIME FINE OF **TWO HUNDRED AND FIFTY DOLLARS (\$250.00)** PLUS **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JUNE 24, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 24, 2026 SPECIAL MAGISTRATE HEARING

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 1st DAY OF JUNE, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heranan
SPECIAL MAGISTRATE CLERK

R. Heranan
SPECIAL MAGISTRATE

6/4/26
Date Received

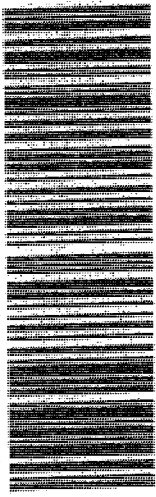


CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

CERTIFIED MAIL



9589 0710 5270 1607 5729 97

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY
SUITE 1
BOCA RATON, FL 33432

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

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

OFFICIAL USE

Postage \$
Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

City, State, ZIP+4
Street and Apt.
Sent to
Total Postage \$

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY
SUITE 1
BOCA RATON, FL 33432

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY
SUITE 1
BOCA RATON, FL 33432



9590 9402 9875 5335 0944 24

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5729 97

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☐ Priority Mail Express®
☐ Registered Mail™
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ Insured Mail over \$500

Domestic Return Receipt

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NO C25100025

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date October 14 20 25

At 3:00 AM/PM

Owner Name Hillbom Marketplace

Last First MI

Investments LLC

Last First MI

Owner Address 215 N Federal Hwy

Boca Raton FL 33432

City State Zip

Legal/Folio 4842 0512 0010

Violation Location 4425 W Hillbom Blvd

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Business tax Receipt Failed
CU (Fire) for Sleep City

In violation of Chapter(s) 18 Section(s) 29
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 27th DAY
OF May, 2026 AT 2:30 PM IN THE

City of Coconut Creek Government Center

Commission Chambers

4800 West Copans Road

Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Officer Signature [Signature] Date 5/11/26 ID# 322

Printed Name Jose Montano-Garcia

Signature Acknowledging Receipt of this Notice JOSE MEDWA Date 05/11/26

Printed Name JOSE MEDWA 11:55 am

If you have any questions, call 954-956-1476 or 954-6746
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25100025	4425 W HILLSBORO BLVD	484205120010	HILLSBORO MARKETPLACE

I, MONTANO-GARCIA, LUIS, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 10/14/2025

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

✓ ☐ Certified Mail – Date Sent: 05/12/26 - Receipt/Article #: 9589071052703748574830
Return Receipt Requested

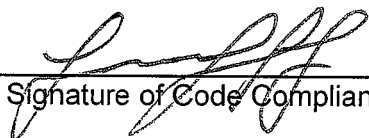
✓ ☐ Hand Delivery – Date: 05/11/26 - Time: 11:55 AM- Name: Jose Medina

✓ ☐ Commercial Property – Title/ relationship to business: Store Manager

Additional Service – F.S. 162.12(2):

☐ Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)

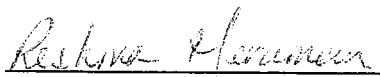
☐ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

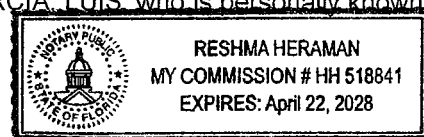

Signature of Code Compliance Officer

Luis Montano-Garcia
Printed Name 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 on this 12 day of May, 2026 by MONTANO-GARCIA, LUIS, who is personally known to me.


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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

CERTIFIED MAIL



9589 0710 5270 3748 5748 30

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY SUITE 1
BOCA RATON, FL 33432

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY SUITE 1
BOCA RATON, FL 33432

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

☒ Agent
☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

9590 9402 8966 4064 7148 05

2. Article Number (Transfer from service label)

9589 0710 5270 3748 5748 30

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage

Sent To

Street and Apt.

City, State, ZIP

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY SUITE 1
BOCA RATON, FL 33432

Failed License Inspection: BL11002242

From donotreply@coconutcreek.net <donotreply@coconutcreek.net>

Date Wed 10/1/2025 5:06 PM

To Capone, Briana <BCapone@coconutcreek.net>

Cc Business Tax Receipts <btr@coconutcreek.net>; Code <Code@coconutcreek.net>; Thomas, Daniella <DThomas@coconutcreek.net>; Massey, Valencia <VMassey@coconutcreek.net>; tnogueras@coconutcreek.net <tnogueras@coconutcreek.net>

Failed License Inspection:

Business ID: 250000195

Business Name: SLEEP CITI COCONUT CREEK LLC

Business Address: 4425 W HILLSBORO BLVD

Sequence: 4

Inspection Type: LIC-FIR

Inspector Name: LASHLEY, BRYAN

Comments: change of use need fire sprinkler plans

This email is generated and sent from the following program: cfl.asp

Sec. 18-29. - Evidence of operating business or profession.

The fact that any person represents himself/herself as being engaged in any business, occupation or profession for which a **business tax receipt** is required shall be evidence of the liability of such person to pay for a business tax receipt, regardless of whether such person actually transacts any business. Displaying a sign or advertisement indicating the conduct of a business or profession at any given location or advertising a business or profession in the classified section of the telephone directory or city directory or other media shall be prima facie evidence that such person is holding himself/herself out to the public as being engaged in a business or profession. Any part of a business also constitutes the operation of a business, (i.e. storage, yard for contractor's office that may be offsite). Any business or part thereof must be in accordance with zoning regulations.

(Ord. No. 111-86, § 1(8-25), 5-8-86; Ord. No. 131-94, § 1, 7-28-94; Ord. No. 2007-008, § 1, 8-9-07)

2020 Florida Statutes

[< Back to Statute Search](#)

Title XIV TAXATION AND FINANCE

Chapter 205 LOCAL BUSINESS TAXES

SECTION 053 Business tax receipts; dates due and delinquent; penalties.

205.053 Business tax receipts; dates due and delinquent; penalties.—

(1) All business tax receipts shall be sold by the appropriate tax collector beginning July 1 of each year, are due and payable on or before September 30 of each year, and expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax is due and payable on or before the first working day following September 30. Provisions for partial receipts may be made in the resolution or ordinance authorizing such receipts. Receipts that are not renewed when due and payable are delinquent and subject to a delinquency penalty of 10 percent for the month of October, plus an additional 5 percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed 25 percent of the business tax for the delinquent establishment.

(2) Any person who engages in or manages any business, occupation, or profession without first obtaining a local business tax receipt, if required, is subject to a penalty of 25 percent of the tax due, in addition to any other penalty provided by law or ordinance.

(3) Any person who engages in any business, occupation, or profession covered by this chapter, who does not pay the required business tax within 150 days after the initial notice of tax due, and who does not obtain the required receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to \$250.

History.—s. 1, ch. 72-306; s. 1, ch. 73-144; s. 40, ch. 83-204; s. 7, ch. 93-180; s. 10, ch. 2006-152; s. 1, ch. 2007-97.



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 16-01 Shopping Center - Community	Deputy Appraiser: Alec Rosales
Property ID: 484205120010	Millage Code: 3212	Appraisers Number: 954-357-6835
Property Owner(s): HILLSBORO MARKETPLACE INVESTMENTS LLC	Adj. Bldg. S.F: 110695	Email: commercialtrim@bcpa.net
Mailing Address: 215 N FEDERAL HWY BOCA RATON, FL 33432	Bldg Under Air S.F:	Zoning : PCD - PLANNED COMMERCE DISTRICT
Property Address: 4201 - 4425 W HILLSBORO BOULEVARD COCONUT CREEK, 33073	Effective Year: 1996	Abbr. Legal Des.: HILLSBORO CENTER 133-4 B PARCEL A LESS COMM SE COR,WLY ALG S/L 82.50,NWLY 150.48,WLY 5TO POB;CONT WLY 176.50,NLY 209.6 ELY 176.50,SLY 209.67 TO POB; LESS RELEASE PARCELS 2 & 3
	Year Built: 1991	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$10,046,740	\$3,953,560	0	\$14,000,300	\$13,591,910	
2025	\$4,521,030	\$7,835,260	0	\$12,356,290	\$12,356,290	\$414,227.65
2024	\$4,521,030	\$7,836,040	0	\$12,357,070	\$12,357,070	\$401,226.25

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

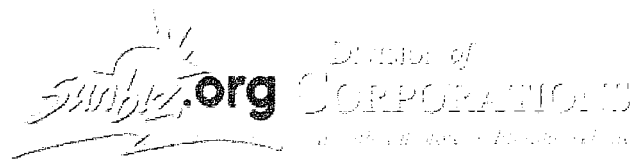
	County	School Board	Municipal	Independent
Just Value	\$14,000,300	\$14,000,300	\$14,000,300	\$14,000,300
Portability	0	0	0	0
Assessed / SOH	\$13,591,910	\$13,591,910	\$13,591,910	\$13,591,910
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$13,591,910	\$14,000,300	\$13,591,910	\$13,591,910

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
08/29/2016	Multi Special Warranty Deed Disqualified Sale	\$10,000,000	113911345
01/15/2014	Multi Certificate of Title Non-Sale Title Change	\$100	112125138
09/22/1995	Multi Warranty Deed	\$7,577,300	23961 / 279

LAND CALCULATIONS

Unit Price	Units	Type
\$20.00	502,337 SqFt	Square Foot



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
HILLSBORO MARKETPLACE INVESTMENTS, LLC

Filing Information

Document Number	L16000164905
FEI/EIN Number	N/A
Date Filed	09/01/2016
State	FL
Status	ACTIVE

Principal Address

215 N. FEDERAL HIGHWAY
SUITE 1
BOCA RATON, FL 33432

Mailing Address

215 N. FEDERAL HIGHWAY
SUITE 1
BOCA RATON, FL 33432

Registered Agent Name & Address

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY
SUITE 1
BOCA RATON, FL 33432

Authorized Person(s) Detail

Name & Address

Title MGR

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY
BOCA RATON, FL 33432

Annual Reports

Report Year	Filed Date
2023	04/28/2023
2024	04/24/2024
2025	04/18/2025

Summons/Case #C25 10 0026
Hillsboro Marketplace
4425 W Hillsboro Blvd
Violation: 13-38-a
Failure to obtain/complete Building permit process for sprinkler
system due to change of occupational use *repeat violator*.

Print

June 25
~~4/25~~ 75
425

June 24 status

July 23rd

July 22nd status

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: **C25-10 -0026**

HILLSBORO MARKETPLACE

INVESTMENTS LLC

215 N FEDERAL HWY

BOCA RATON FL 33432

Respondent

Property Address: 4425 W. Hillsboro Blvd

ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE

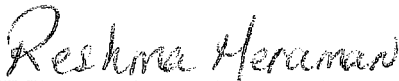
An administrative hearing was held in this matter before the undersigned Special Magistrate on June 24, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF JULY 23, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

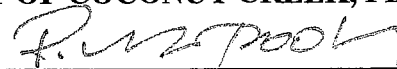
THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 29th DAY OF JUNE, 2026

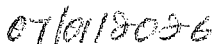
CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

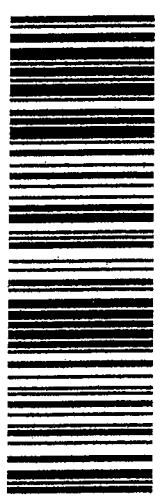


CONUT CREEK
Design & Dev. Dept.
Appliance Division
Copans Road
ut Creek, FL 33063



CONUT CREEK
Design & Dev. Dept.
Appliance Division
Copans Road
ut Creek, FL 33063

CERTIFIED MAIL®



9589 0710 5270 3748 5741 06

HILLSBORO MARKETPLACE
INVESTMENTS LLC
%BATMASIAN, JAMES H
215 N FEDERAL HIGHWAY SUITE 1
BOCA RATON FL 33432

HILLSBORO MARKETPLACE
INVESTMENTS LLC
%BATMASIAN, JAMES H
215 N FEDERAL HIGHWAY SUITE 1
BOCA RATON FL 33432

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$
To
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Di
Ci

HILLSBORO MARKETPLACE
INVESTMENTS LLC
%BATMASIAN, JAMES H
215 N FEDERAL HIGHWAY SUITE 1
BOCA RATON FL 33432

90 1425 842E 0225 0120 6856

EX170 C25100036
C25100036
Postmark Here
C26010010
LM4
7/2/06



PERMIT STATUS

Permit #: 26001731

Property ID: 484205120010

Permit Desc: FIRE FLOW TEST

Property Address: 4425 W HILLSBORO BLVD COCONUT CREEK, FL 33073

Amount Due: .00

Pending Payment: .00

Permit

Permit Information

Permit Number: 26001731

C.O.
Number:

Status: Open

C.O.
Operator:

Type: G-FFT

C.O.
Issued:

Applied Date: 6/9/2026

C-404
Type:

Operator: ctouhsan

Usage Class: 11

**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: **C25-10 -0026**

HILLSBORO MARKETPLACE

INVESTMENTS LLC

215 N FEDERAL HWY

BOCA RATON FL 33432

Respondent

FINAL ORDER

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

An administrative hearing was held before the undersigned Special Magistrate on May 27, 2026. 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 4425 W. Hillsboro Boulevard and more particularly described as follows:

Property Id: 4842 05 12 0010

HILLSBORO CENTER 133-4 B PARCEL A LESS COMM SE COR,WLY ALG S/L
82.50,NWLY 150.48,WLY 5 TO POB;CONT WLY 176.50,NLY 209.6 ELY 176.50,SLY
209.67 TO POB; LESS RELEASE PARCELS 2 & 3

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 sprinkler system 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 JUNE 25, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF SEVENTY-FIVE DOLLARS (\$75.00) 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.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JUNE 24, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 24, 2026 SPECIAL MAGISTRATE HEARING

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 29th DAY OF MAY, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

R. McRae
SPECIAL MAGISTRATE

6/4/26
Date Received

Issued 6/9/2026

Date:

Applied 0

Value:

Operator: ctouhsan

Units: 0

Master
Number:

Calc Value: 0

Project
Number:

Contractor: 03551



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[Privacy Policy](#)

[Accessibility Statement](#)

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



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

CERTIFIED MAIL



9589 0710 5270 1607 5729 97

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY
SUITE 1
BOCA RATON, FL 33432

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total Postage \$
Sent To
Street and Apt. #
City, State, ZIP+

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY
SUITE 1
BOCA RATON, FL 33432

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

46 6225 209T 0225 0120 6856

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY
SUITE 1
BOCA RATON, FL 33432

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent
X *James H. Batmasian* ☐ Addressee
B. Received by (Printed Name) *James H. Batmasian* C. Date of Delivery *6/12/23*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Insured Mail (over \$500)
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ Priority Mail Express®



2. Article Number (Transfer from service label)

9589 0710 5270 1607 5729 97

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO C25100026
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date October 14 20 25

At 3:00 AM/PM PM

Owner Name Hillsboro Marketplace
Last First MI

Investments LLC
Last First MI

Owner Address 215 N. Federal Hwy
Boca Raton FL 33432
City State Zip

Legal/Folio 4842 0512 0010

Violation Location 4425 W Hillsboro Blvd.
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to complete permit process for
sprinkler system, due to change of
occupational use *Repeat Vio

In violation of Chapter(s) 13 Section(s) 389
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 27th DAY
OF May, 20 26 AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 5/11/26 322
Officer Signature Date ID#
Luis Mantano - Garcia
Printed Name

[Signature] 11:55 AM
Signature Acknowledging Receipt of this Notice Date
JOE UENO
Printed Name

If you have any questions, call 954-956-1476 or 954-6746
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25100026	4425 W HILLSBORO BLVD	484205120010	HILLSBORO MARKETPLACE

I, MONTANO-GARCIA, LUIS, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 10/14/2025

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

✓ ☐ Certified Mail – Date Sent: 05/12/26 - Receipt/Article #: 9589071052703748574830
Return Receipt Requested

✓ ☐ Hand Delivery – Date: 05/11/26 - Time: 11:55 AM- Name: Jose Medina

✓ ☐ Commercial Property – Title/ relationship to business: Store Manager

Additional Service – F.S. 162.12(2):

☐ Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)

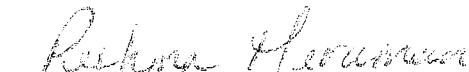
☐ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

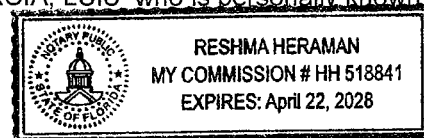

Signature of Code Compliance Officer

Luis Montano-Garcia
Printed Name 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 on this 12 day of May, 2026 by MONTANO-GARCIA, LUIS, who is personally known to me.


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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

CERTIFIED MAIL



9589 0710 5270 3748 5748 30

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY SUITE 1
BOCA RATON, FL 33432

SENDER: COMPLETE THIS SECTION

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 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY SUITE 1
BOCA RATON, FL 33432

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) James H Batmasian
- C. Date of Delivery 5/13/20
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery | |



9590 9402 8966 4064 7148 05

2. Article Number (Transfer from service label)

9589 0710 5270 3748 5748 30

PS Form 3811, July 2020 PSN 7530-02-000-9063

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- | | |
|--|----|
| ☐ Return Receipt (hardcopy) | \$ |
| ☐ Return Receipt (electronic) | \$ |
| ☐ Certified Mail Restricted Delivery | \$ |
| ☐ Adult Signature Required | \$ |
| ☐ Adult Signature Restricted Delivery | \$ |

Postage

Total Postage

Sent To

Street and Apt.

City, State, ZIP

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY SUITE 1
BOCA RATON, FL 33432

DE 0425 0425 0225 0710 6956

Failed License Inspection: BL11002242

From donotreply@coconutcreek.net <donotreply@coconutcreek.net>

Date Wed 10/1/2025 5:06 PM

To Capone, Briana <BCapone@coconutcreek.net>

Cc Business Tax Receipts <btr@coconutcreek.net>; Code <Code@coconutcreek.net>; Thomas, Daniella <DThomas@coconutcreek.net>; Massey, Valencia <VMassey@coconutcreek.net>; tnogueras@coconutcreek.net <tnogueras@coconutcreek.net>

Failed License Inspection:

Business ID: 250000195

Business Name: SLEEP CITI COCONUT CREEK LLC

Business Address: 4425 W HILLSBORO BLVD

Sequence: 4

Inspection Type: LIC-FIR

Inspector Name: LASHLEY, BRYAN

Comments: change of use need fire sprinkler plans

This email is generated and sent from the following program: cfl.asp

Sec. 13-38. – Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
 - (2) Permit applications are reviewed by the community development department.
 - (3) Applications are returned to the applicant for correction or approved as submitted.
 - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
 - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
 - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
 - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
 - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
 - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

(Ord. No. 115-86, § 108.09, 7-10-86; Ord. No. 159-87, § 108.09, 6-11-87; Ord. No. 2001-042, § 3, 2-28-02)



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 16-01 Shopping Center - Community	Deputy Appraiser: Alec Rosales
Property ID: 484205120010	Millage Code: 3212	Appraisers Number: 954-357-6835
Property Owner(s): HILLSBORO MARKETPLACE INVESTMENTS LLC	Adj. Bldg. S.F: 110695	Email: commercialtrim@bcpa.net
Mailing Address: 215 N FEDERAL HWY BOCA RATON, FL 33432	Bldg Under Air S.F:	Zoning : PCD - PLANNED COMMERCE DISTRICT
Property Address: 4201 - 4425 W HILLSBORO BOULEVARD COCONUT CREEK, 33073	Effective Year: 1996	Abbr. Legal Des.: HILLSBORO CENTER 133-4 B PARCEL A LESS COMM SE COR,WLY ALG S/L 82.50,NWLY 150.48,WLY 5TO POB;CONT WLY 176.50,NLY 209.6 ELY 176.50,SLY 209.67 TO POB; LESS RELEASE PARCELS 2 & 3
	Year Built: 1991	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$10,046,740	\$3,953,560	0	\$14,000,300	\$13,591,910	
2025	\$4,521,030	\$7,835,260	0	\$12,356,290	\$12,356,290	\$414,227.65
2024	\$4,521,030	\$7,836,040	0	\$12,357,070	\$12,357,070	\$401,226.25

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

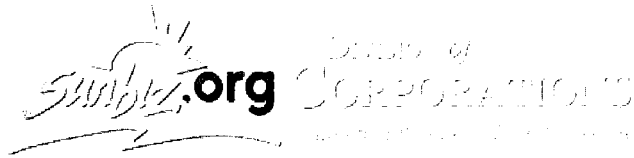
	County	School Board	Municipal	Independent
Just Value	\$14,000,300	\$14,000,300	\$14,000,300	\$14,000,300
Portability	0	0	0	0
Assessed / SOH	\$13,591,910	\$13,591,910	\$13,591,910	\$13,591,910
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$13,591,910	\$14,000,300	\$13,591,910	\$13,591,910

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
08/29/2016	Multi Special Warranty Deed Disqualified Sale	\$10,000,000	113911345
01/15/2014	Multi Certificate of Title Non-Sale Title Change	\$100	112125138
09/22/1995	Multi Warranty Deed	\$7,577,300	23961 / 279

LAND CALCULATIONS

Unit Price	Units	Type
\$20.00	502,337 SqFt	Square Foot



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

HILLSBORO MARKETPLACE INVESTMENTS, LLC

Filing Information

Document Number L16000164905
FEI/EIN Number N/A
Date Filed 09/01/2016
State FL
Status ACTIVE

Principal Address

215 N. FEDERAL HIGHWAY
SUITE 1
BOCA RATON, FL 33432

Mailing Address

215 N. FEDERAL HIGHWAY
SUITE 1
BOCA RATON, FL 33432

Registered Agent Name & Address

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY
SUITE 1
BOCA RATON, FL 33432

Authorized Person(s) Detail

Name & Address

Title MGR

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY
BOCA RATON, FL 33432

Annual Reports

Report Year	Filed Date
2023	04/28/2023
2024	04/24/2024
2025	04/18/2025

Summons/Case #C26 01 0010
Hillsboro Marketplace
4425 W Hillsboro Blvd
Violation: 13-38-a
Failure to complete permit process for wall sign

Permit

June 25

\$75

\$25

Status June 24

July 23rd

July 22nd

**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: **C26-01 -0010**

HILLSBORO MARKETPLACE

INVESTMENTS LLC

215 N FEDERAL HWY

BOCA RATON FL 33432

Respondent

Property Address: 4425 W. Hillsboro Blvd

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

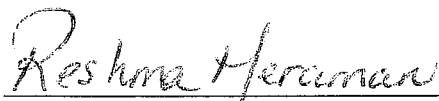
An administrative hearing was held in this matter before the undersigned Special Magistrate on June 24, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF JULY 23, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

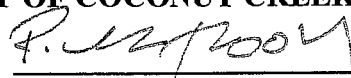
THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 29th DAY OF JUNE, 2026

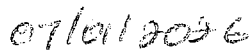
CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE

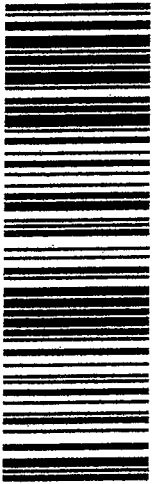


Date Received

COLONNUT CREEK
Design & Dev. Dept.
Compliance Division
Copans Road
Fort Creek, FL 33063

CONUT CREEK
Design & Dev. Dept.
Compliance Division
Copans Road
Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 3748 5741 06

HILLSBORO MARKETPLACE
INVESTMENTS LLC
%BATMASIAN, JAMES H
215 N FEDERAL HIGHWAY SUITE 1
BOCA RATON FL 33432

HILLSBORO MARKETPLACE
INVESTMENTS LLC
%BATMASIAN, JAMES H
215 N FEDERAL HIGHWAY SUITE 1
BOCA RATON FL 33432

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OFFICIAL USE

Certified Mail Fee	
--------------------	--

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$	To
\$	Se
\$	St
\$	C

HILLSBORO MARKETPLACE
INVESTMENTS LLC
%BATMASIAN, JAMES H
215 N FEDERAL HIGHWAY SUITE 1
BOCA RATON FL 33432

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



PERMIT STATUS

Permit #: 26001571

Property ID: 484205120010

Permit Desc: **SIGN**

Property Address: **4425 W HILLSBORO BLVD COCONUT CREEK, FL 33073**

Amount Due: .00

Pending Payment: .00

Plan Review

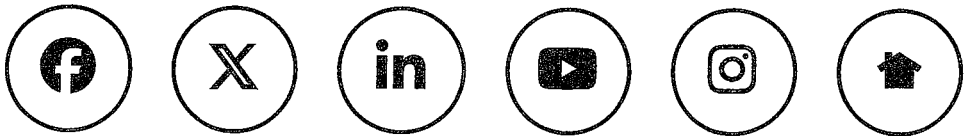
*** Plan Review Information

Revision Stop	Status	Date In/Out	Reviewer/Notes
HOLD FILE		6/10/2026	Reviewer: AMAGLIAR Notes: 6-10-26 EMAIL SENT
LANDSCAPING	APPROVED	5/27/2026 6/8/2026	Reviewer: MTOROK
ZONING	HOLD	5/27/2026 6/10/2026	Reviewer: AKORTH Notes: 1) SIGN MUST IDENTIFY NAME OF BUSINESS OR IF USING A GE NERAL DESCRIPTION, BE AT LEAST TWO (2) WORDS IN LENGTH

(FOR EXAMPLE: NAIL SALON). REVISE
PROPOSED SIGN.

2) THIS PLAZA IS CURRENTLY UNDER
REVIEW FOR A FACADE R
ENOVATION. PLEASE DISCUSS WITH
PROPERTY MANAGEMENT/OWNE
R OR CONTACT THE CITY FOR MORE
INFORMATION.

BUILDING (STRUCTURAL)	APPROVED	5/27/2026 5/27/2026	Reviewer: AGIBBONS
ELECTRICAL	APPROVED	5/27/2026 5/28/2026	Reviewer: DVANEK
G-ENGINEERING	NOT APPLICABLE	5/27/2026 6/1/2026	Reviewer: JTHOMAS3



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**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: **C26-01 -0010**

HILLSBORO MARKETPLACE

INVESTMENTS LLC

215 N FEDERAL HWY

BOCA RATON FL 33432

Respondent

FINAL ORDER

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

An administrative hearing was held before the undersigned Special Magistrate on May 27, 2026. 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 4425 W. Hillsboro Boulevard and more particularly described as follows:

Property Id: 4842 05 12 0010

HILLSBORO CENTER 133-4 B PARCEL A LESS COMM SE COR, WLY ALG S/L
82.50, NWLY 150.48, WLY 5 TO POB; CONT WLY 176.50, NLY 209.6 ELY 176.50, SLY
209.67 TO POB; LESS RELEASE PARCELS 2 & 3

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 sign 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 JUNE 25, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF SEVENTY-FIVE DOLLARS (\$75.00) 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.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JUNE 24, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 24, 2026 SPECIAL MAGISTRATE HEARING

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 29th DAY OF MAY, 2026

CITY OF COCONUT CREEK, FLORIDA

Reckma Yferamca
SPECIAL MAGISTRATE CLERK

R. J. P. 2004
SPECIAL MAGISTRATE

6/4/26
Date Received



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



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

CERTIFIED MAIL



9589 0710 5270 1607 5729 97

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY
SUITE 1
BOCA RATON, FL 33432

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

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

CAS 1000 25
CAS 1000 26
CAS 1000 10
CAS 0800 27
FD

Postage	\$
Total Postage	\$
Sent To	
Street and Apt. #	
City, State, ZIP+4	

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY
SUITE 1
BOCA RATON, FL 33432

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

26 6225 209T 0225 0120 6856

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY
SUITE 1
BOCA RATON, FL 33432



9590 9402 9875 5335 0944 24

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5729 97

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *James H. Batmasian*

☐ Agent

B. Received by (Printed Name)

James H. Batmasian

C. Date of Delivery

6/12/23

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail (over \$500)
- ☐ Insured Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NOC 2601 0010

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Wednesday Date January 7 20 26

At 9:40 AM / PM

Owner Name Hillbrow Hgketplace
Last First MI
Investments LLC.

Owner Address 215 N. Federal Hwy
Last First MI
Boca Raton FL 33432
City State Zip

Legal/Folio 4842 0512 0010

Violation Location 4425 W Hillbrow Blvd.
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to obtain/complete
Permit process for
cell sign *Repeat Violator.

In violation of Chapter(s) 13 Section(s) 38-9
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 27th DAY
OF May, 2026, AT 2:30 PM IN THE
City of Coconut Creek Government Center

Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Officer Signature [Signature] Date 5/11/26 ID# 322

Printed Name RON MANTANO-GARCIA

Signature Acknowledging Receipt of this Notice Date

JOSE MEDINA 11:55 am
Printed Name

If you have any questions, call 954-956-1476 or 973-6746
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26010010	4425 W HILLSBORO BLVD	484205120010	HILLSBORO MARKETPLACE

I, MONTANO-GARCIA, LUIS, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 01/07/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

✓ ☐ Certified Mail – Date Sent: 05/12/26 - Receipt/Article #: 9589071052703748574830
Return Receipt Requested

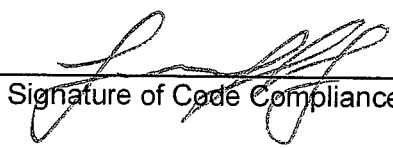
✓ ☐ Hand Delivery – Date: 05/11/26 - Time: 11:55 AM- Name: Jose Medina

✓ ☐ Commercial Property – Title/ relationship to business: Store Manager

Additional Service – F.S. 162.12(2):

☐ Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)

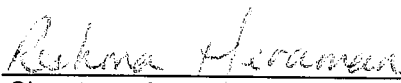
☐ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

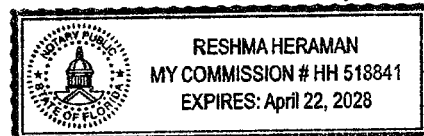

Signature of Code Compliance Officer

Luis Montano-Garcia
Printed Name 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 on this 12 day of May, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Resilient Design & Development– Code Compliance
4800 W Copans Road, Coconut Creek, FL 33063
954-956-1476 – www.coconutcreek.gov



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

CERTIFIED MAIL



9589 0710 5270 3748 5748 30

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY SUITE 1
BOCA RATON, FL 33432

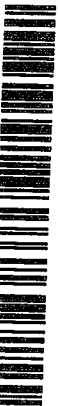
SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY SUITE 1
BOCA RATON, FL 33432

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) James H. Batmasian
- C. Date of Delivery 5/16/20
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:



9590 9402 8966 4064 7148 05

2. Article Number (Transfer from service label)

9589 0710 5270 3748 5748 30

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

0E 8425 842E 0225 0120 6956

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

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

OFFICIAL USE

Certified Mail Fee \$ C26010010

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark Here
C25100026
LONG SUZIE

Postage \$

Total Postage: \$

Sent To

Street and Apt.

City, State, ZIP

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY SUITE 1
BOCA RATON, FL 33432



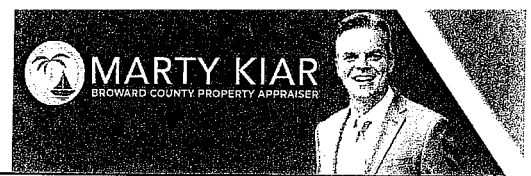
Sec. 13-38. – Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
 - (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
 - (2) Permit applications are reviewed by the community development department.
 - (3) Applications are returned to the applicant for correction or approved as submitted.
 - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
 - (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
 - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
 - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
 - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.

If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.

 - (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
 - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
 - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

(Ord. No. 115-86, § 108.09, 7-10-86; Ord. No. 159-87, § 108.09, 6-11-87; Ord. No. 2001-042, § 3, 2-28-02)



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 484205120010

Property Owner(s): HILLSBORO MARKETPLACE INVESTMENTS LLC

Mailing Address: 215 N FEDERAL HWY BOCA RATON, FL 33432

Property Address: 4201 - 4425 W HILLSBORO BOULEVARD COCONUT CREEK, 33073

Property Use: 16-01 Shopping Center - Community

Millage Code: 3212

Adj. Bldg. S.F.: 110695

Bldg Under Air S.F.:

Effective Year: 1996

Year Built: 1991

Units/Beds/Baths: 0 / /

Deputy Appraiser: Alec Rosales

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : PCD - PLANNED COMMERCE DISTRICT

Abbr. Legal Des.: HILLSBORO CENTER 133-4 B PARCEL A LESS COMM SE COR, WLY ALG S/L 82.50, NWLY 150.48, WLY 5TO POB; CONT WLY 176.50, NLY 209.6 ELY 176.50, SLY 209.67 TO POB; LESS RELEASE PARCELS 2 & 3

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$10,046,740	\$3,953,560	0	\$14,000,300	\$13,591,910	
2025	\$4,521,030	\$7,835,260	0	\$12,356,290	\$12,356,290	\$414,227.65
2024	\$4,521,030	\$7,836,040	0	\$12,357,070	\$12,357,070	\$401,226.25

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

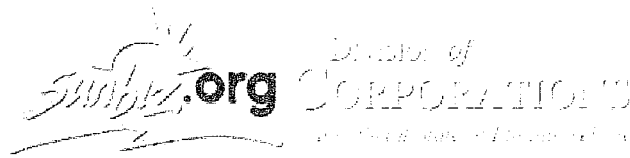
	County	School Board	Municipal	Independent
Just Value	\$14,000,300	\$14,000,300	\$14,000,300	\$14,000,300
Portability	0	0	0	0
Assessed / SOH	\$13,591,910	\$13,591,910	\$13,591,910	\$13,591,910
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$13,591,910	\$14,000,300	\$13,591,910	\$13,591,910

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
08/29/2016	Multi Special Warranty Deed Disqualified Sale	\$10,000,000	113911345
01/15/2014	Multi Certificate of Title Non-Sale Title Change	\$100	112125138
09/22/1995	Multi Warranty Deed	\$7,577,300	23961 / 279

LAND CALCULATIONS

Unit	Price	Units	Type
	\$20.00	502,337 SqFt	Square Foot



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
HILLSBORO MARKETPLACE INVESTMENTS, LLC

Filing Information

Document Number L16000164905
FEI/EIN Number N/A
Date Filed 09/01/2016
State FL
Status ACTIVE

Principal Address

215 N. FEDERAL HIGHWAY
SUITE 1
BOCA RATON, FL 33432

Mailing Address

215 N. FEDERAL HIGHWAY
SUITE 1
BOCA RATON, FL 33432

Registered Agent Name & Address

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY
SUITE 1
BOCA RATON, FL 33432

Authorized Person(s) Detail

Name & Address

Title MGR

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY
BOCA RATON, FL 33432

Annual Reports

Report Year	Filed Date
2023	04/28/2023
2024	04/24/2024
2025	04/18/2025

Summons/Case #C26 01 0167
Montbleau, Steven P & Kimberly A
3743 NW 59 Street
Violation: 13-40-a-1
Failure to obtain and/or complete engineering
Permit for paver installation

Present

July 23rd

\$52

\$25

**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: **C26-01 -0167**

STEVEN P & KIMBERLY A MONTBLEAU

3743 NW 59th STREET

COCONUT CREEK FL 33073-4112

Respondent

FINAL ORDER

***VIOLATION: FAILURE TO OBTAIN & COMPLETE ENGINEERING PERMIT
PROCESS FOR PAVERS INSTALLED / CITY CODE SEC. 13-40 (A)(1)***

An administrative hearing was held before the undersigned Special Magistrate on May 27, 2026. 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 3743 NW 59th Street and more particularly described as follows:

Property Id: 4842 08 04 0700

PARKWOOD V 140-6 B LOT 70

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 **engineering** permit process for pavers 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. 13-40 (A)(1) AND THE RESPONDENT IS GIVEN UNTIL JULY 23, 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 1st DAY OF JUNE, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

R. J. 1262004
SPECIAL MAGISTRATE

6/4/26
Date Received



BUTTERFLY CAPITAL OF THE WORLD®

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



BUTTERFLY CAPITAL OF THE WORLD®

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



9589 0710 5270 1607 5730 55

MONTBLEAU, STEVEN P & KIMBERLY A
3743 NW 59 ST
COCONUT CREEK FL 33073-4112

MONTBLEAU, STEVEN P & KIMBERLY A
3743 NW 59 ST
COCONUT CREEK FL 33073-4112

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage a

\$

Sent To

Street and Apt.

City, State, ZIP+

MONTBLEAU, STEVEN P & KIMBERLY A
3743 NW 59 ST
COCONUT CREEK FL 33073-4112

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

55 0625 209T 0225 0T20 6856

C26010167
FO
Postmark Here
LMC 6/8/20

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO C26010167
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Wednesday Date January 21, 2026

At 9:30 AM PM

Owner Name Montbleau Steven
Last First MI
Montbleau Kimberly A.
Last First MI

Owner Address 3743 NW 59 St.
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0804 0100

Violation Location 3743 NW 59 St.

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to obtain/complete
permit process - Engineering -
for pavers installation

In violation of Chapter(s) 13 Section(s) 40-9-4
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 27 DAY
OF May, 2026, AT 2:30 PM IN THE

City of Coconut Creek Government Center

Commission Chambers

4800 West Copans Road

Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 5/11/26 322
Officer Signature Date ID#

W.D. Montano-Garcia
Printed Name

-Dotted- 5/11/26
Signature Acknowledging Receipt of this Notice Date

12:26 PM
Printed Name

If you have any questions, call 954-956-1476 or 973-6746
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26010167	3743 NW 59 ST	484208040700	MONTBLEAU, STEVEN P & KIMBERLY A

I, MONTANO-GARCIA, LUIS, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 01/21/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ ☐ Certified Mail – Date Sent: 05/12/26 - Receipt/Article #: 9589071052703748574823
Return Receipt Requested

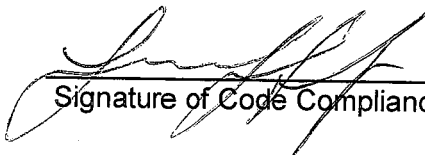
☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☒ ☐ Posting at Property – Date: 05/11/26 - Time: 12:38 PM (See Photo of Posting)

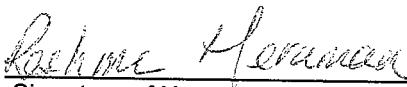
☒ ☐ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

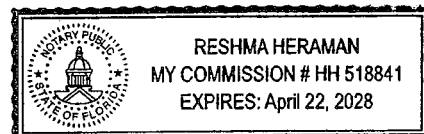

Signature of Code Compliance Officer

Luis Montano-Garcia
Printed Name 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 on this 12 day of May, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.


Signature of Notary



Printed or Stamped Name of Notary

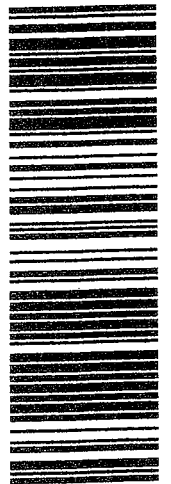
Personally Known OR Produced Identification
Type of Identification Produced

Resilient Design & Development– Code Compliance
4800 W Copans Road, Coconut Creek, FL 33063
954-956-1476 – www.coconutcreek.gov



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

CERTIFIED MAIL



9589 0710 5270 3748 5748 23

MONTBLEAU, STEVEN P & KIMBERLY A
3743 NW 59 ST
COCONUT CREEK FL 33073-4112

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

MONTBLEAU, STEVEN P & KIMBERLY A
3743 NW 59 ST
COCONUT CREEK FL 33073-4112



9590 9402 9875 5335 0913 55

2. Article Number (Transfer from service label)

9589 0710 5270 3748 5748 23

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent
- B. Received by (Printed Name) ☐ Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

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

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage at	
\$	
Sent To	
Street and Apt. #	
City, State, ZIP+	

C26010167
Postmark Here
Summers
UM 5/12/20

MONTBLEAU, STEVEN P & KIMBERLY A
3743 NW 59 ST
COCONUT CREEK FL 33073-4112

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. 26010104
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on
Day Monday Date May 11, 2026
At 9:30 AM/PM

Owner Name William H. Smith
Last First MI
William Smith A
Owner Address 3743 NW 59 St
Last First MI
3743 NW 59
City Coconut Creek State FL Zip 33093

Legal/Folio 9843-004-000

Violation Location 3743 NW 59 St
Located in the City of Coconut Creek, Broward County, FL,
constituted the following violation, contrary to law.
Excessive vegetation/compliance
Excessive vegetation/compliance

In violation of Chapter 22 Section 22-55
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Monday THE 11 DAY
OF May 20 26 AT 9:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33043

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$ 100 A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Officer Signature [Signature] Date May 11, 2026 ID# 204
Printed Name William H. Smith
Signature Acknowledging Receipt of this Notice [Signature] Date May 11, 2026
Printed Name William H. Smith

If you have any questions, call 954-956-1476 or
between 7AM-5PM Mon-Thurs.

May 11, 2026 12:38









PERMIT STATUS

Permit #: 26000668
Property ID: 484208040700
Permit Desc: DRIVEWAY/WALKWAY/PATIO/DECK
Property Address: 3743 NW 59 ST COCONUT CREEK, FL 33073
Amount Due: .00
Pending Payment: .00

Plan Review

*** Plan Review Information

Revision Stop	Status	Date In/Out	Reviewer/Notes
ZONING	PASSED WITH CONDITIONS	5/19/2026 5/19/2026	Reviewer: CGRANT Notes:

ZONING CONDITIONS OF APPROVAL

APPROVAL IS LIMITED TO THE INSTALLATION OF
 POOL DECK P
 AVERS ONLY. NO OTHER WORK OR PROJECT
 SCOPE IS AUTHORIZE
 D UNDER THIS PERMIT.

LANDSCAPING PASSED WITH 5/19/2026 **Reviewer:** MTOROK

CONDITIONS 5/19/2026 **Notes:**

*NOTE: PASSING THIS PERMIT REVIEW DOES NOT MEAN THIS 6, 480 SF LOT IS COMPLIANT WITH ITS 4 LOT TREES/24 SHRUBS REQUIREMENT. THIS LOT WILL STILL BE DEFICIENT OF 2 LOT TREES (WITH LEAVES). THE PROPOSED LIVE OAK (QUERCUS VIRGINIANA) WILL FULFILL THE STREET TREE REQUIREMENT.

PASSED WITH CONDITIONS:

1) ALL EXISTING TREES/PALMS TO REMAIN. A TREE REMOVAL APPLICATION IS REQUIRED PRIOR TO THE REMOVAL OF ANY TREES.

2) THE PROSED STREET TREE WILL MEET THE CITY'S MINIMUM REQUIREMENTS FOR SPECIES, SIZE, QUALITY AND QUANTITY.

SPECIES: LIVE OAK (QUERCUS VIRGINIANA).

QUALITY STANDARD: GRADE FLORIDA #1 OR

BETTER (BETTER I

S A FLORIDA FANCY).

MINIMUM SIZE: 12 FEET HEIGHT, 2 INCH CALIPER, 5 FEET S

PREAD.

3) ALL TREES IN AREA OF CONSTRUCTION SHALL BE PROTECTE
D, AND NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE
OF THE EXISTING TREES. SEE CH 13-448(N) FOR DETAILS.

4) IF ANY TREE ROOTS REQUIRE CUTTING OR REMOVAL, PROPER ARBORICULTURAL PRACTICES (ANSI A300 PRUNING STANDARDS) SHALL BE UTILIZED, AND THE FEWEST POSSIBLE CUTS MADE, TO MINIMIZE ANY DAMAGE AND TO ENSURE THAT THE TREES/PAVEMENT STRUCTURAL INTEGRITY WILL NOT BE COMPROMISED. WHEN EXCAVATION IS REQUIRED WITHIN THE DRIPLINE OF EXISTING TREES, HAND DIGGING IS REQUIRED TO ALLEVIATE ANY DAMAGE TO THE ROOTS. CLEAN CUTS (NO RAGGED ENDS) SHALL BE MADE AT THE FURTHEST DISTANCE AWAY FROM THE TRUNK POSSIBLE.

5) AFFECTED AREAS, SUCH AS ANY DISPLACEMENT OF SOD OR OTHER LANDSCAPE VEGETATION, SHALL BE RESTORED.

G-ENGINEERING	PASSED WITH CONDITIONS	5/19/2026	Reviewer: JTHOMAS3
		5/21/2026	Notes: PASSED WITH SAME PREVIOUS CONDITIONS.
HOLD FILE		5/14/2026	Reviewer: CTOUHSAN
		5/19/2026	
ZONING	HOLD	4/21/2026	Reviewer: CGRANT
		4/28/2026	Notes: 1. PROVIDE MEASUREMENT FOR PROPOSED PAVERS AND WALKWAY, LENGTH AND WIDTH. REVISE.

LANDSCAPING HOLD

4/21/2026 **Reviewer:** MTOROK

5/11/2026 **Notes:**

HOLD:

1) THE "TREE AFFIDAVIT" HAS BEEN RECEIVED. HOWEVER, THE 6,480 SF LOT REQUIRES 4 LOT TREES & 24 SHRUBS. PER INFO ON THE TREE AFFIDAVIT DOCUMENT, PLEASE INDICATE ON THE SURVEY LOCATIONS OF ALL REQUIRED "STREET" TREES AND "LOT" TREES AS THEY WILL EXIST ON THE PROPERTY ONCE THE NEW CONSTRUCTION/INSTALLATION IS COMPLETED.

- PLEASE DISTINGUISH BETWEEN TREES VS PALMS (IF KNOWN THE SPECIES NAME), AND ESTIMATED SIZES (HEIGHT OR DIAMETER). NOTE - THE REQUIRED "STREET" TREE(S) (LIVE OAK, DOES NOT COUNT TOWARD THE "LOT" TREES REQUIREMENT.
- PLEASE INCLUDE EXISTING TREES, TREES TO BE REMOVED (IF ANY), AND PROPOSED "LOT" TREES.
- NO MORE THAN 50% OF THE "LOT" TREE REQUIREMENTS (TREES) MAY BE MADE UP BY PALMS IF USED AT A RATIO OF 3:1, MEETING MINIMUM SIZES AT STAGGERED HEIGHTS.
- TYPICALLY, 3 PALMS = 1 TREE, WITH THE EXCEPTION OF CANYARY ISLAND DATE PALMS, ROYAL PALMS AND BISMARCK PALMS WHICH COUNT AS 1 TREE.

2) PER CITY CODE 13-443-(5)-D, LANDSCAPING IS

REQUIRED
ALONG THE FRONT AND SIDE BUILDING FACADES
AREA OF ALL
SINGLE FAMILY AND DUPLEX BUILDINGS WHICH
SHALL INCLUDE
AT A MINIMUM, TEN (10) SHRUBS OR THIRTY (30)
GROUND COVER FOR EACH FORTY (40) LINEAR FEET OF
BUILDING FACADE,
OR PORTION THEREOF.
3) PER CITY CODE 13-443-(2), NOT LESS THAN
FIFTY (50)
PERCENT OF THE REQUIRED LANDSCAPING SHALL
BE PLANTED IN
FRONT OF THE RESIDENTIAL STRUCTURE.

DETAILED INFORMATION ON THE CITY
LANDSCAPE REQUIREMENTS
CAN BE FOUND AT
[HTTPS://WWW.COCONUTCREEK.GOV/GOVERNMENT/CITY-DIRECTORY/RESILIENT-DESIGN-AND-DEVELOPMENT/URBAN-DESIGN-AND-DEVELOPMENT/LANDSCAPING-AND-URBAN-FORESTRY](https://www.coconutcreek.gov/government/city-directory/resilient-design-and-development/urban-design-and-development/landscaping-and-urban-forestry)

CONTACT LANDSCAPING DIVISION FOR
CLARIFICATION IF THERE ARE QUESTIONS:
MTOROK@COCONUTCREEK.GOV AND (954) 956-1530.

HOLD FILE

3/23/2026 **Reviewer:** CTOUHSAN
4/21/2026

**G-
ENGINEERING**

PASSED WITH
CONDITIONS

2/26/2026 **Reviewer:** CTOUHSAN
3/3/2026 **Notes:**

CONDITIONS OF APPROVAL (PATIOS):

1. THE CONSTRUCTED PATIO LOCATION AND
MATERIAL MUST

- MATCH APPROVED LOCATION AND MATERIAL ON PLANS.
2. PATIO ELEVATIONS MUST BE MINIMUM 4 INCHES (6 PREFERRED) BELOW FINISHED FLOOR ELEVATION.
 3. HURRICANE SHUTTER INSTALLATION MUST NOT BE IMPACTED BY PATIO INSTALLATION.
 4. ALL SWALES MUST BE MAINTAINED TO ENSURE EFFECTIVE AND EFFICIENT DRAINAGE AT ALL TIMES, OR ALTERNATIVE SOLUTIONS MUST BE APPROVED BY THE ENGINEERING DIVISION.
 5. NEW PATIOS MUST NOT IMPACT EXISTING DRAINAGE FLOW THROUGHOUT THE PROPERTY.
 6. ALL AREAS IMPACTED DUE TO CONSTRUCTION ACTIVITY MUST BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
 7. ALL SAFETY MEASURES MUST BE ADHERED TO DURING CONSTRUCTION.
 8. BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AS NEEDED DURING CONSTRUCTION.
 9. A FINAL ENGINEERING INSPECTION IS REQUIRED UPON COMPLETION OF THE WORK. THE INSPECTION MUST BE SCHEDULED WITH THE ENGINEERING DIVISION 48 HOURS IN ADVANCE, (954) 973-6786.

ZONING

HOLD

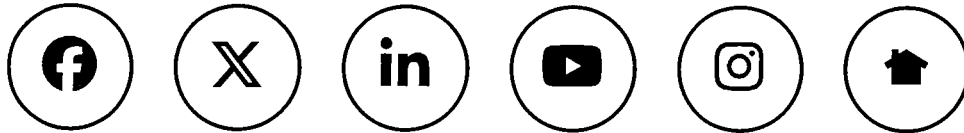
2/26/2026
3/4/2026

Reviewer: CGRANT

Notes:

1. A 5FT SETBACK IS REQUIRED ON THE SIDES

AND REAR OF P
ROPERT. REVISE
2. PROVIDE MEASUREMENT OF PROPOSED
PAVERS.
3. WALKWAYS WILL REQUIRE A 3FT SETBACK FROM
PROPERTY L
INE.



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© 2026 City of Coconut Creek. All rights reserved. Butterfly and Coconut Creek emblem are registered trademark of the City of Coconut Creek. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Sec. 13-40. - Engineering permits.

(a) *Permits required.*

- (1) *Issuance by engineering division.* A permit is required for all engineering improvements and construction under city jurisdiction. Such permits shall only be issued by the engineering division in accordance with the city's land development code, Division 4 of Article II of this chapter.
- (2) *No construction before permit.* Except as provided hereinafter, no construction shall be started until a permit for the proposed installation has been granted by the engineering division. Minor construction or maintenance work, such as installation modification for water meters (up to two (2) inches), cable splice pits (not in or within two (2) feet of a roadway) streetlight maintenance, or similar types of work may be done without permit, however the engineering division shall be given forty-eight (48) hours prior notice. This does not include cable replacement, or any other type of facility upgrading or rehabilitation involving excavation, except for splice pits as stated above.
- (3) *Emergency work.* None of the above permit procedures shall apply to emergency repair work. Emergency repair work is work which must be done immediately upon discovery, in order to safeguard the public from immediate danger to life or limb, to safeguard public health, safety or welfare, to repair or replace traffic signals or to restore interrupted utility services. In the event of an emergency as defined above, repair work may be started without a permit upon verbal notification being given to the engineering division. If the engineering division offices are closed, then notification must be given as early as possible on the next regular work day. After the emergency repair is completed, a record drawing must be submitted to the engineering division, unless otherwise provided hereinafter, within ten (10) working days. Work that can be scheduled ahead of time will not be considered emergency work.

(Ord. No. 122-94, § 1, 5-26-94)



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 01-05 Single Family Zero Lot Line	Deputy Appraiser: Residential Department
Property ID: 484208040700	Millage Code: 3212	Appraisers Number: 954-357-6831
Property Owner(s): MONTBLEAU,STEVEN P & KIMBERLY A	Adj. Bldg. S.F: 2185	Email: realprop@bcpa.net
Mailing Address: 3743 NW 59 ST COCONUT CREEK, FL 33073-4112	Bldg Under Air S.F: 1987	Zoning : PUD - PLANNED UNIT DEVELOPMENT
Property Address: 3743 NW 59 STREET COCONUT CREEK, 33073-4112	Effective Year: 1991	Abbr. Legal Des.: PARKWOOD V 140-6 B LOT 70
	Year Built: 1990	
	Units/Beds/Baths: 1 / 3 / 2	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$58,320	\$455,640	0	\$513,960	\$513,960	
2025	\$58,320	\$517,910	0	\$576,230	\$570,750	\$11,815.61
2024	\$51,840	\$502,830	0	\$554,670	\$554,670	\$11,478.39

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$513,960	\$513,960	\$513,960	\$513,960
Portability	0	0	0	0
Assessed / SOH 24	\$513,960	\$513,960	\$513,960	\$513,960
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$462,549	\$488,960	\$462,549	\$462,549

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
11/13/2023	Warranty Deed Qualified Sale	\$625,000	119237440
10/14/2005	Warranty Deed	\$410,000	40822 / 1036
04/09/1998	Warranty Deed	\$147,900	28085 / 788
07/01/1990	Special Warranty Deed	\$116,909	17611 / 177

LAND CALCULATIONS

Unit	Units	Type
Price		
\$9.00	6,480	Square
	SqFt	Foot

RECENT SALES IN THIS SUBDIVISION

CODE COMPLIANCE OFFICER JAN MOPPERT
SPECIAL MAGISTRATE CASE

Summons/Case # C26040124
Whispering Trails Property Owners Assn
Address: 7932 Wiles Rd
Vio Address: Common Area: 3990 Honeysuckle Circle
Vio: 9-2 (Fire Prevention & Protection – failed inspections)

IMPORTANT INSTRUCTIONS

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Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NO. C26040124

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Wednesday Date April 15 2026

At 11:03 AM/PM

Owner Name Whispering Tls Prop Owners Assn
Last First MI

Owner Address 7932 Wiles Road
Last First MI

Coral Springs FL 33067
City State Zip

Legal/Folio 4042 1711 0770

Violation Location 3990 Honeysuckle Circle
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Fire Prevention & Protection -
Failed inspections

In violation of Chapter(s) 9 Section(s) 2
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 22 DAY
OF JULY, 2026, AT 2:30 PM IN THE

City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Jan Moppert 7/7/26 310
Officer Signature Date ID#

Jan Moppert
Printed Name

* POSTED * 7/7/26
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-~~1476~~ or 1538
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040124	3990 HONEYSUCKLE CIR	484217110770	WHISPERING TRLS PROP OWNERS ASSN

I, MOPPERT, JAN , hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 04/15/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ Certified Mail – Date Sent: 7/7/26 - Receipt/Article #: 9589 0710 5270 3748 5752 26
Return Receipt Requested

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☒ Posting at Property – Date: 7/07/26 - Time: 12:14 PM (See Photo of Posting)

☒ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

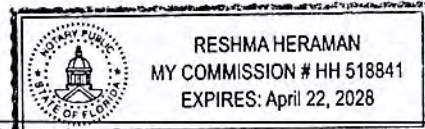
Jan Moppert
Signature of Code Compliance Officer

Jan Mopper
Printed Name 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 on this 7 day of July, 2026 by MOPPERT, JANET who is personally known to me.

Reshma Heraman
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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

CERTIFIED MAIL



9589 0710 5270 3748 5752 40

PHILIP J. CROYLE, P.A.
370 CAMINO GARDENS BLVD
SUITE 300
BOCA RATON, FL 33432

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| ☐ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postage

\$

Total Postage

\$

Sent To

Street and

City, State,

PHILIP J. CROYLE, P.A.
370 CAMINO GARDENS BLVD
SUITE 300
BOCA RATON, FL 33432

C26040124
SUMMONS
Postmark
Here
JM 7/7/24

04 2525 942E 0225 0720 6856



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

VERIFIED MAIL



9589 0710 5270 3748 5752 26

WHISPERING TRAILS PROPERTY
OWNERS ASSOC INC
7932 WILES RD
CORAL SPRINGS, FL 33067

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----|
| ☐ Return Receipt (hardcopy) | \$ |
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| ☐ Adult Signature Restricted Delivery | \$ |

Postage

\$

Total Postage

\$

Sent To

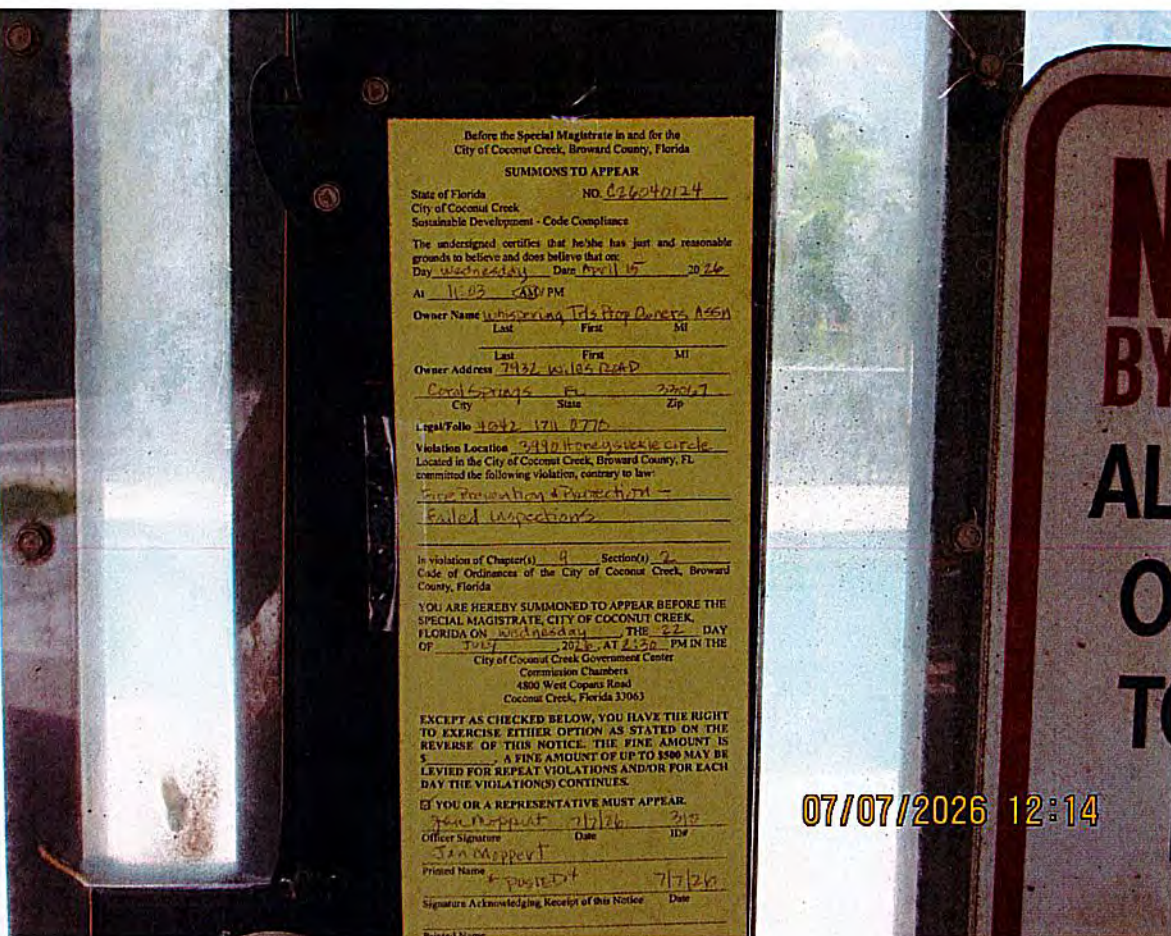
Street and

City, State

WHISPERING TRAILS PROPERTY
OWNERS ASSOC INC
7932 WILES RD
CORAL SPRINGS, FL 33067

C26040124
SUMMONS
Postmark
Here
JM 7/7/26

92 2525 942E 0225 0720 6956



Whispering Trails Property Owners Assn – common area – 3990 Honeysuckle Cir

Posted the Summons 7/7/26, 12:14PM. J.Moppert



Outlook

FW: Open BTR Inspections

From Capone, Briana <BCapone@coconutcreek.net>

Date Wed 7/1/2026 7:34 AM

To Moppert, Janet <JMoppert@coconutcreek.net>; Yanulevich, Coulton <CYanulevich@coconutcreek.net>

Jan – Please issue a Summons for the continuing violation of Failed Fire Inspections at Whispering Trails.

Coulton – please issue Summons for Evergreen and for the remaining buildings at Paloma Lakes. Also, please issue a written warning for Paloma Lakes for failure to obtain and complete permit process for the Click2Enter.

If you have any questions, please let me know.

Thank you,

Briana K. Capone
Code Compliance Supervisor
Resilient Design & Development
Ext. 1458

From: Banyas, Ryan <RBanyas@coconutcreek.net>

Sent: Monday, June 29, 2026 4:43 PM

To: Capone, Briana <BCapone@coconutcreek.net>

Cc: Grenier, Kristin <KGrenier@coconutcreek.net>

Subject: Fw: Open BTR Inspections

Officer Capone, please see below from Inspector Grenier

Ryan Banyas

Fire Marshal

Fire Administration

954-956-1563

From: Grenier, Kristin <KGrenier@coconutcreek.net>

Sent: Thursday, June 25, 2026 1:48 PM

To: Banyas, Ryan <RBanyas@coconutcreek.net>; Lashley, Bryan <BLashley@coconutcreek.net>; Felicetti, Steven <SFelicetti@coconutcreek.net>

Cc: JeanLouis, Stevenson <SJeanLouis@coconutcreek.net>

Subject: Re: Open BTR Inspections

EMAIL From Fire Marshall about
FAILED Fire Inspections



Whispering trails has re-inspections for all buildings because of the smoke alarm affidavit. Building 3902-3918 monarch lane, 3922-3938 Monarch lane, & 3921-3937 Monarch lane still have fire alarm troubles.

Koto- has been sent to code for outstanding building permits.

Paloma lakes- Click2enter has been installed but is not working and did not have permits pulled, all the fire extinguishers in the complex expired in March, we have not recieved smoke alarm affidavits, building 4501 mimosa ter, 4650-4676 monarch way, 4610-4636 monarch way, 4510-4536 monarch way, & 4770-4792 monarch way have fire alarm troubles.

Evergreen- click2enter has not been installed, many fire sprinkler risers have been red tagged and we have not received the reports to show if it was repaired or not, all the garages have expired fire extinguishers, building 5051 & 5031 has a fire alarm in trouble, building 5035 unit 303 & 5031 unit 206 & 5001 unit 304 needs the fire extinguisher recharged.

Windsor- I am just waiting on annual duct detector test and a picture to show that some exposed wires were repaired.



Kristin Grenier
Fire Inspector
Coconut Creek Fire Rescue



Fire Administration Office
4701 Johnson Road, Suite 8
Coconut Creek, FL 33073
954-956-1563
Cell 954-398-3275
www.coconutcreek.gov/fire



Code Compliance Division
4800 W Copans Rd
Coconut Creek, FL 33063
954.956.1476

WHISPERING TRAILS

Written Warning

CASE #: C26040124
VIOLATION LOCATION: 3990 HONEYSUCKLE CIR (WHISPERING TRAILS)
PARCEL ID: 484217110770
DATE ISSUED: 04/15/26

Dear Resident/Owner:

Please accept this notice as part of the City's ongoing program aimed at informing and improving our community, while protecting our property values and the integrity of our neighborhoods.
The following item requires your attention:

Fire Prevention and Protection – Failed Inspections (Ch.9-2) all 18 buildings: fire alarm troubles & deficiencies, sprinkler deficiencies, smoke alarm affidavits, fire alarm & fire sprinkler inspection reports, locks needed on sprinkler backflow OS&Y.

VIOLATION DESCRIPTION:

The following laws, regulations, codes and standards are hereby adopted by the City for the purpose of prescribing regulations for fire prevention and control:

- (1) Florida Fire Prevention Code ("FFPC")
- (2) Broward County Amendments to the FFPC
- (3) Florida Building Code
- (4) Chapter 633, "Fire Protection and Control" Fla. Stat.
- (5) Any other duly enacted law pertaining to fire prevention and control

CORRECTIVE ACTION REQUIRED:

Comply with directives of the Fire Department.

Fire Administration can be reached at 954-973-6706 and ask to speak with Kristin Grenier or email KGrenier@coconutCreek.net.

COMPLIANCE DATE: 05/18/2026

Failure to comply may result in the issuance of a Summons to Appear and subject you to a fine for the violation. Please contact your Code Compliance Officer with any questions/concerns.

OFFICER ID: 310
OFFICER NAME: MOPPERT, JAN
EMAIL: jmoppert@coconutcreek.gov
PHONE: 954-956-1538



Jan Moppert, Code Officer
Resilient Design & Development
Code Compliance Division
4800 W Copans Rd
Coconut Creek, FL

WHISPERING TRAILS POA INC
7932 WILES ROAD
CORAL SPRINGS, FL 33067

Sec. 9-2. - Adoption of state law.

- (a) The following laws, regulations, codes and standards are hereby adopted by the city and incorporated herein by reference for the purpose of prescribing regulations for fire prevention and control:
- (1) The Florida Fire Prevention Code, as revised from time to time;
 - (2) The Broward County Amendments to the Florida Fire Prevention Code, as revised from time to time;
 - (3) The Florida Building Code, in effect in Broward County, Florida, including all amendments, as revised from time to time;
 - (4) F.S. Ch. 633, "Fire Protection and Control", and all administrative codes and rules promulgated thereunder, including the National Fire Protection Association Standards, as amended from time to time; and
 - (5) Any other duly enacted or promulgated law, regulation, or rule or standard having force and effect of law in any municipality in Broward County, pertaining to fire prevention and control.

(Ord. No. 2017-054, § 2, 1-11-18)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

WHISPERING TRAILS PROPERTY OWNERS ASSOCIATION, INC.

Filing Information

Document Number	N04000001486
FEI/EIN Number	54-2145903
Date Filed	02/06/2004
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	03/28/2006
Event Effective Date	NONE

Principal Address

7932 WILES ROAD
CORAL SPRINGS, FL 33067

Changed: 05/16/2011

Mailing Address

7932 WILES ROAD
CORAL SPRINGS, FL 33067

Changed: 05/16/2011

Registered Agent Name & Address

PHILIP J. CROYLE, P.A.
370 CAMINO GARDENS BLVD
SUITE 300
BOCA RATON, FL 33432

Name Changed: 03/06/2023

Address Changed: 03/06/2023

Officer/Director Detail

Name & Address

Title P

MARINOS, ATHANASIOS TOM
3912 Laurel Lane
COCONUT CREEK, FL 33073

Title T, S

SHIHADDEH, FREDDY
3917 Sleepy Orange Lane
COCONUT CREEK, FL 33073

Title VP

ALFONSO, EMANUEL
3908 Laurel Lane
COCONUT CREEK, FL 33073

Annual Reports

Report Year	Filed Date
2024	04/12/2024
2025	02/14/2025
2026	04/10/2026

04/10/2026 -- ANNUAL REPORT	View image in PDF format
02/14/2025 -- ANNUAL REPORT	View image in PDF format
04/12/2024 -- ANNUAL REPORT	View image in PDF format
03/06/2023 -- ANNUAL REPORT	View image in PDF format
03/19/2022 -- ANNUAL REPORT	View image in PDF format
04/26/2021 -- ANNUAL REPORT	View image in PDF format
02/04/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
02/15/2018 -- ANNUAL REPORT	View image in PDF format
01/26/2017 -- ANNUAL REPORT	View image in PDF format
05/26/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
03/04/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
07/13/2012 -- ANNUAL REPORT	View image in PDF format
05/16/2011 -- ANNUAL REPORT	View image in PDF format
05/20/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
02/15/2008 -- ANNUAL REPORT	View image in PDF format
11/09/2007 -- ANNUAL REPORT	View image in PDF format
08/06/2007 -- Reg. Agent Change	View image in PDF format
06/27/2007 -- ANNUAL REPORT	View image in PDF format
02/28/2007 -- ANNUAL REPORT	View image in PDF format



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	3990 HONEYSUCKLE CIRCLE, COCONUT CREEK FL 33073	ID #	4842 17 11 0770
Property Owner	WHISPERING TRLS PROP OWNERS ASSN	Millage	3212
Mailing Address	7932 WILES ROAD CORAL SPRINGS FL 33067	Use	09
Abbr Legal Description	FOXFORD TRAILS 174-162 B PARCEL A LESS LOTS 1 THRU 76 AKA: COMMON AREA (15.84 AC) WHISPERING TRAILS		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2026 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$10		\$10	\$10	
2025	\$10		\$10	\$10	
2024	\$10		\$10	\$10	

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$10	\$10	\$10	\$10
Portability	0	0	0	0
Assessed/SOH	\$10	\$10	\$10	\$10
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 20	\$10	\$10	\$10	\$10
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
5/24/2007	SW*-T	\$1,429	44406 / 1415
4/20/2005	CO*		39522 / 1754

Land Calculations

Price	Factor	Type
\$10	15.82	AC
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32			CM					
V			CM					
1			15.84					

OFFICER STEPHANIE O'NEIL
SPECIAL MAGISTRATE CASE

Summons/Case #C26 06 0070

(Violator) Adderly, Aaron

% Alliance tax advisors

4095 Cocoplum Cir.

Violation: 5-7 (1) (2) Prohibition of cruelty
to animals, tying 1 to 2 dogs to fence.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. C26060070
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Wednesday Date June 10 20 26

At 1:00 AM / PM

Owner Name Adderly Aaron
Last First MI

Owner Address 6191 State highway 161 #100
Last First MI

IRVING TX 75038
City State Zip

Legal/Folio 4842 1912 0100

Violation Location 4095 Cocoplum Cir

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Prohibition of cruelty to animals
leaving 1 to 2 dogs at a time
at times with no food, water or tie

In violation of Chapter(s) 5 Section(s) 7-611(2)
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 22 DAY
OF July, 2026, AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$ 50. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☐ YOU OR A REPRESENTATIVE MUST APPEAR.

Stephanie O'Neil 6/11/26 369
Officer Signature Date ID#

Stephanie O'Neil
Printed Name

Posted on 6/11/26
Signature Acknowledging Receipt of this Notice Date

1:40 pm
Printed Name

If you have any questions, call 954-956-1476 or 973-6758
between 7AM-5PM Mon-Thurs.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. C26060070
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Wednesday Date June 10 20 26

At 1:00 AM / PM

Owner Name Adderly Aaron
Last First MI

Owner Address 6191 State highway 161 #100
Last First MI

IRVING TX 75038
City State Zip

Legal/Folio 4842 1912 0100

Violation Location 4095 Cocoplum Cir

Located in the City of Coconut Creek, Broward County, FL
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Coconut Creek, Florida 33063

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☐ YOU OR A REPRESENTATIVE MUST APPEAR.

Stephanie O'Neil 6/11/26 369
Officer Signature Date ID#

Stephanie O'Neil
Printed Name

Posted on 6/11/26
Signature Acknowledging Receipt of this Notice Date

1:40 pm
Printed Name

If you have any questions, call 954-956-1476 or 973-6758
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26060070	4095 COCOPLUM CIR	484219120100	ELLIOT COCOPLUM BORROWER LLC

I, O'NEIL, STEPHANIE, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida State Statute, Chapter 162:

Initial Warning of Violation – Date: 05/18/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – FSS 162.12(1):

☒ Certified Mail – Date Sent: 6/17/26 - Receipt/Article #: 9589071052703748575196
Return Receipt Requested 9589071052703748575189 - 9589071052703748575172

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title / relationship to business: _____

Additional Service – FSS 162.12(2):

☒ Posting at Property – Date: 6/11/26 - Time: 1:40pm (See photo of posting)

☒ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

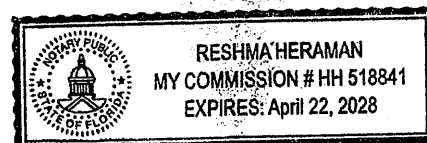
[Signature]
Signature of Animal Service Officer

Stephanie O'Neil
Printed Name of Animal Services Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this June day of June, 2026 by O'NEIL, STEPHANIE who is personally known to me or has produced _____ as identification.

[Signature]
Signature of Notary

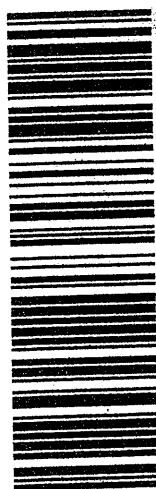


Printed or Stamped Name of Notary



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

CERTIFIED MAIL®



9589 0710 5270 3748 5751 96

ELLIOT COCOPLUM BORROWER LLC
%ALLIANCE TAX ADVISORS
6191 STATE HIGHWAY 161 #100
IRVING TX 75038

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

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage	\$
Total Postage	\$

Sent To	
Street and Apt.	
City, State, ZIP	

ELLIOT COCOPLUM BORROWER LLC
%ALLIANCE TAX ADVISORS
6191 STATE HIGHWAY 161 #100
IRVING TX 75038

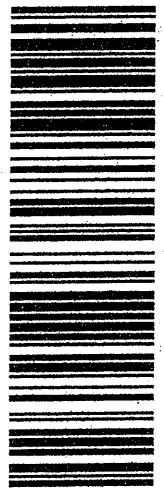
C26060070
Summers
Postmark
Here
8-0 6/17/26

96 TS25 842E 0225 0120 6856



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

CERTIFIED MAIL®



9589 0710 5270 3748 5751 72

CAPITOL CORPORATE SERVICES, INC.
515 E. PARK AVENUE, 2ND FL
TALLAHASSEE, FL 32301

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

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

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and

Sent To

Street and Apt. No.

City, State, ZIP+4®

C260600-70
Summons
Postmark
Here
3-0 6/17/26

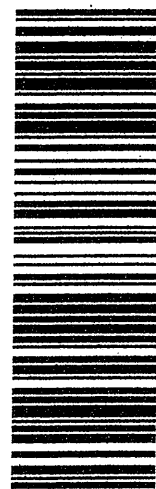
CAPITOL CORPORATE SERVICES, INC.
515 E. PARK AVENUE, 2ND FL
TALLAHASSEE, FL 32301



DIFFERENT CAPITAL OF THE WORLD®

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

CERTIFIED MAIL



9589 0710 5270 3748 5751 89

461 FIFTH AVENUE, FLOOR 16
NEW YORK, NY 10017

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

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

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and \$

Sent To

Street and Apt. No

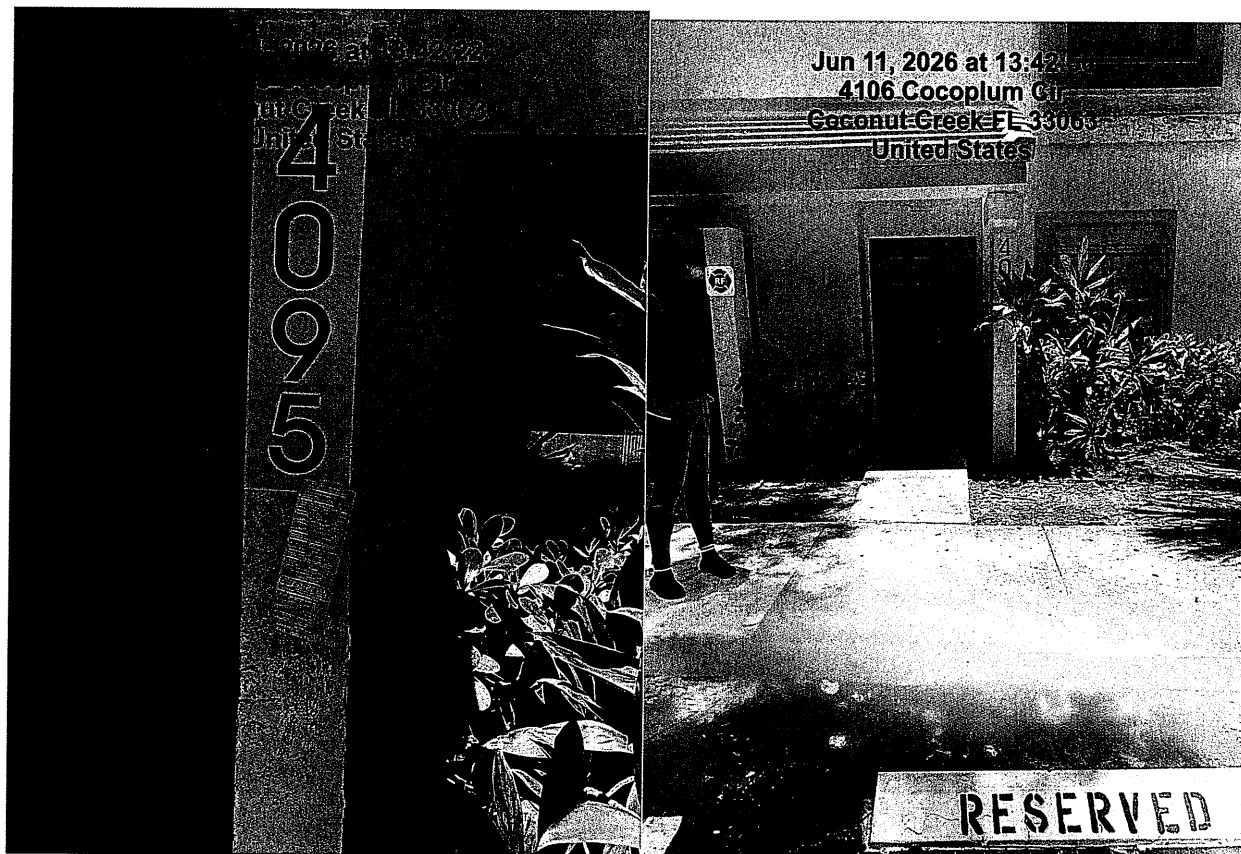
City, State, ZIP+4®

C26060070
SUMMONS

Postmark
Here

SO 6/17/06

461 FIFTH AVENUE, FLOOR 16
NEW YORK, NY 10017





ONeil, Stephanie

From: Beck, Stacy <SBECK@broward.org>
Sent: Tuesday, June 9, 2026 11:45 AM
To: ONeil, Stephanie
Cc: Glover, Jennifer; Cook, Christopher; Goen, Philip
Subject: Possible Cruelty Investigation Report

Good morning

We received a report (A26-168650) of a possible cruelty in your jurisdiction.

Reporting party states two dogs are tethered without food and water from 06:00 – 21:00 constantly.

Reporting party –

“Jasmine” Leasing Manager

Eliot Cocoplum Complex

4142 Cocoplum Cir

Coconut Creek FL 33063

Reported address-

4095 Cocoplum Cir

Coconut Creek FL 33063

Thank you!

S. Beck 3212, Animal Control Officer

ANIMAL CARE DIVISION

Public Works and Environmental Services Department.

2400 SW 42nd St | Fort Lauderdale, FL 33312

954.359.1313

Broward.org/Animal|Facebook|YouTube



We value your feedback as a customer. You can comment on the quality of service you received by [completing our survey](#). Thank you!

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

INCIDENT DATA

MOV
I
C
T
I
M

OTHERS INVOLVED

PROPERTYStatus

INCIDENT/INVESTIGATION REPORT

Coconut Creek Police Department

Case # 2026-08831

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found						
D R U G S	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity

Assisting Officers
BLACKWOOD, V.C. (PD18723)

Suspect Hate / Bias Motivated:

NARRATIVE

Elliot North- Coconut Creek city ordinance violation- Animal complaint

06/12/26 - Incident sent to Risk

REPORTING OFFICER NARRATIVE

Coconut Creek Police Department

OCA

2026-08831

Victim

CITY OF COCONUT CREEK

Offense

CITY ORDINANCE VIOLATION

Date / Time Reported

Wed 06/10/2026 13:55

On Wednesday, June 10, 2026, at approximately 1300 hours, I received an email from Broward County Animal Care regarding a complaint submitted by the property manager of Elliott North Apartments, located at 4095 Coco Plum Circle.

The complaint alleged that dogs at the residence were being tethered outside for extended periods without adequate care, similar to a previous complaint investigated at the same address.

During the prior investigation on May 18, 2026, a Crimestoppers tip (Tip ID #157-H95323) reported a white and brown French Bulldog and a Chihuahua barking continuously throughout the day and night. The tipster further alleged that the dogs were tethered outside and lacked consistent food, water, and shelter.

Upon contact with resident Aaron Adderly, he advised that the Chihuahua belonged to a visiting family member and was no longer at the residence. Adderly stated that the French Bulldog was only tethered while the children were outside and he was present. An inspection of the backyard revealed that the French Bulldog did not appear to be in distress. Food and water were readily accessible, shade was available under a covered patio, and Adderly advised that the dog was brought indoors during peak heat hours and was not left outside for prolonged periods.

The applicable city and county ordinances regarding keeping dogs outdoors and tethering were reviewed with Adderly, and the Crimestoppers complaint was determined to be unfounded.

On June 10, 2026, Officer Blackwood and I responded to the Elliott North leasing office and made contact with the property manager, Jasmine, who advised that multiple residents, including herself had complained about dogs at the residence being left outside for extended periods and tethered without food or water.

Jasmine further advised that this had become an ongoing concern among residents and management staff. FTO Patton had also responded to the residence during the previous investigation and had provided Adderly with education regarding proper animal care and a verbal warning.

After obtaining permission from Jasmine, Officer Blackwood and I walked behind the apartment buildings to observe the rear of the residence. We observed the brown and white French Bulldog lying outside, with nothing to keep her cool, and we noticed a little bit of food, and a little bit of water. She was not in distress, and got up to bark at us when we were close. The Chihuahua was observed inside the residence. The current temperature was 90 degrees outside.

Aaron Adderly was not present at the time; His aunt was able to get ahold of his mother via telephone, I spoke with his mother and explained that concerns regarding the dogs were now being raised by both residents and property management. Adderly's mother stated that management had ongoing issues with her son and did not like him. I advised her of the seriousness of leaving dogs outside for extended periods, particularly French Bulldogs, due to their increased susceptibility to heat-related illness.

I explained that my role was to ensure the animals welfare and advocate for their proper care. I reminded her that information regarding City Ordinance Section 5-7, Prohibition of Cruelty to Animals, Subsections B(1) and B(2), had previously been provided, and I again discussed the dangers associated with heat exposure. Adderly's mother advised that the French Bulldog would be rehomed by Friday.

REPORTING OFFICER NARRATIVE

Coconut Creek Police Department

OCA

2026-08831

Victim

CITY OF COCONUT CREEK

Offense

CITY ORDINANCE VIOLATION

Date / Time Reported

Wed 06/10/2026 13:55

I also explained to Adderly's mother that, due to this being a repeat offense, a citation in the amount of \$50 would be issued for violations of City Ordinance Section 5-7, Prohibition of Cruelty to Animals, Subsections B(1) and B(2).

I advised her that, during the previous investigation conducted on May 18, 2026, a verbal warning had been provided because there was insufficient evidence to substantiate the allegations at that time. However, during the current investigation, I obtained direct evidence from the property manager, Jasmine, supporting the violation. Adderly's mother acknowledged the information provided, and I explained the citation process to her. She stated that she understood.

My BWC was worn during this time.

Evidence was uploaded to evidence.com

Citation #: C26060070

Sec. 5-7. - Prohibition of cruelty to animals.

(b) Any person who owns or any person who is in charge of any animal who confines that animal outdoors on private property must provide the animal with

(1) Sufficient and appropriate food and potable water; and

(2) Outdoor shelter that is of safe construction and adequate protection from rain, wind, sun, and all elements at all times. Specifically, when the outdoor temperature falls below forty-five (45) degrees Fahrenheit, all animals that cannot tolerate such temperatures without stress or undue discomfort must be protected from the cold and heat by being moved indoors or provided adequate heating to maintain the air temperature above forty-five (45) degrees Fahrenheit. When the outdoor temperature rises above eighty-five (85) degrees Fahrenheit, all animals must be provided air conditioning, a fan, or another cooling source to maintain the temperature in the shelter at or below eighty-five (85) degrees Fahrenheit. Notwithstanding the above, animals may not be maintained outdoors during periods of extreme weather including, but not limited to, hurricanes, tropical storms, and tornados; and

(3) Periodic supervision, which shall mean that each animal shall be attended to at least once during every twelve (12) consecutive hours; and

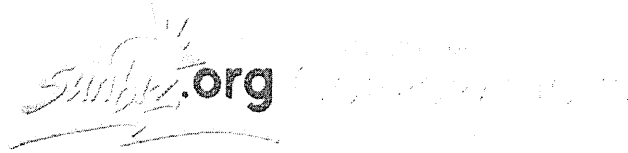
(4) Adequate space for exercise, which shall mean no less than two hundred (200) square feet of open space, and an additional forty (40) square feet shall be required for each additional animal kept in the same enclosed area; and

(5) Clean and sanitary shelter that is free from the accumulation of urine and/or excrement, and includes clean and dry bedding material; and

(6) An enclosed area, including a fenced yard or other enclosure, that prevents the animal(s) from escaping.

(Code 1980, § 3-7; Ord. No. 130-83, § 2, 7-14-83; Ord. No. 2007-030, § 2, 12-13-07; Ord. No. 2012-003, § 2, 6-14-12; Ord. No. 2019-029, § 2, 9-12-19; Ord. No. 2023-026, § 2, 5-23-24)

State Law reference— Cruelty to animals, F.S. Ch. 828.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
ELLIOT COCOPLUM BORROWER, LLC

Filing Information

Document Number M23000008809
FEI/EIN Number 93-1341701
Date Filed 07/07/2023
State DE
Status ACTIVE

Principal Address

461 FIFTH AVENUE, FLOOR 16
NEW YORK, NY 10017

Mailing Address

461 FIFTH AVENUE, FLOOR 16
NEW YORK, NY 10017

Registered Agent Name & Address

CAPITOL CORPORATE SERVICES, INC.
515 E. PARK AVENUE, 2ND FL
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title MBR

ELLIOT COCOPLUM JV, LLC
461 FIFTH AVENUE, FLOOR 16
NEW YORK, NY 10017

Annual Reports

Report Year	Filed Date
2024	05/10/2024
2025	04/08/2025
2026	04/15/2026

Document Images

[04/15/2026 -- ANNUAL REPORT](#)

[View image in PDF format](#)



MARTY KIARD
BR **WARD**
 COUNTY
 PROPERTY APPRAISER

Property Address	4080-4142 COCO PLUM CIRCLE, COCONUT CREEK FL 33063	ID #	4842 19 12 0100
Property Owner	ELLIOT COCOPLUM BORROWER LLC	Millage	3212
Mailing Address	%ALLIANCE TAX ADVISORS 6191 STATE HIGHWAY 161 #100 IRVING TX 75038	Use	03-02
Abbr Legal Description	TARTAN COCONUT CREEK PHASE III 116-48 B TRACT 40		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2026 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$3,561,810	\$8,561,510	\$12,123,320	\$12,123,320	
2025	\$2,849,450	\$8,991,020	\$11,840,470	\$11,840,470	\$270,335.56
2024	\$2,849,450	\$8,996,540	\$11,845,990	\$11,845,990	\$269,487.04

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$12,123,320	\$12,123,320	\$12,123,320	\$12,123,320
Portability	0	0	0	0
Assessed/SOH	\$12,123,320	\$12,123,320	\$12,123,320	\$12,123,320
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$12,123,320	\$12,123,320	\$12,123,320	\$12,123,320

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/5/2023	SW*-E	\$70,403,700	119093377	\$10.00	356,181	SF
10/5/2017	SW*-D	\$64,500,000	114652443			
4/17/2014	SW*-T		112245158			
7/22/2005	QC*	\$100	40136 / 294			
				Adj. Bldg. S.F. (Card, Sketch)		87197
				Units		62
				Eff./Act. Year Built: 1992/1986		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32			CM					
S			CM					
87197								

CODE COMPLIANCE OFFICER DANIELLA ORDONEZ
SPECIAL MAGISTRATE CASES

Summons/Case #C26 04 0159
Federal National MTG Assoc
6232 NW 36 Ave
Violation: 6-36-b
Exterior Premise Condition

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. C26040159
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Monday Date April 27 2026

At 11:51 AM / PM

Owner Name Federal National MTG Assoc
Last First MI
% Debra Law Group PLLC
Last First MI

Owner Address 2101 NE 26 ST
Fort Lauderdale FL 33305
City State Zip

Legal/Folio 4842 05 22 2010

Violation Location 6232 NW 36 Ave
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Exterior Premise Condition -
Spray painted lettering on
Walls of Garage

In violation of Chapter(s) 6 Section(s) 36-b
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 22 DAY
OF July, 2026 AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Daniella Ordanez 7/8/26 356
Officer Signature Date ID#

Daniella Ordanez
Printed Name

Posted @ 9:03 a.m. 7/8/26
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 1576
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040159	6232 NW 36 AVE	484205222010	FEDERAL NATIONAL MTG ASSOC

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 04/27/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ Certified Mail – Date Sent: 7/8/2026 - Receipt/Article
#:9589071052703748575219/9589071052703748575288
Return Receipt Requested

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☒ Posting at Property – Date: 07/08/2026 - Time: 9:03 A.M. (See Photo of Posting)

☒ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

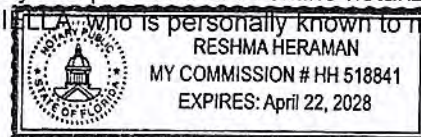
Daniella Ordonez
Signature of Code Compliance Officer

Daniella Ordonez
Printed Name 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 on this 7 day of July, 2026 by ORDONEZ, DANIELLA who is personally known to me.

Reshma Heraman
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Resilient Design & Development– Code Compliance
4800 W Copans Road, Coconut Creek, FL 33063
954-956-1476 – www.coconutcreek.gov



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

9589 0710 5270 3748 5752 88



FEDERAL NATIONAL MTG ASSOC
%DELUCA LAW GROUP PLLC
2101 NE 26 ST
FORT LAUDERDALE, FL 33305

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage

\$

Total F

\$

Sent To

Street

City, St

FEDERAL NATIONAL MTG ASSOC
%DELUCA LAW GROUP PLLC
2101 NE 26 ST
FORT LAUDERDALE, FL 33305

Postmark
Here

98 2525 942E 0225 0120 6856

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. 22044159
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:
Day Monday Date April 27 2026
At 11:51 AM/PM

Owner Name Federal National Mtg Assoc
Last First MI
Michael Louis Travis Dale
Last First MI
Travis Dale Michael

Owner Address 2101 NE 26 St
Fort Lauderdale FL 33305
City State Zip

Legal Folio 4042 15 22 2010

Violation Location 6032 NW 40 Ave
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:
Exterior Promotional Signage -
Signage painted lettering on
front of garage

In violation of Chapter(s) 6 Section(s) 20-1
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Monday THE 27 DAY OF April 2026 AT 11:51 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$500. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Officer Signature Deirdra Ordence Date 7/16/26 ID# 71916
Printed Name Deirdra Ordence
Signature Acknowledging Receipt of this Notice Deirdra Ordence Date 7/16/26
Printed Name Deirdra Ordence

If you have any questions, call 954-956-1476 or between 7AM-5PM Mon-Thurs.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. 22044160
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:
Day Monday Date April 27 2026
At 1:07 AM/PM

Owner Name Federal National Mtg Assoc
Last First MI
Michael Louis Travis Dale
Last First MI
Travis Dale Michael

Owner Address 2101 NE 26 St
Fort Lauderdale FL 33305
City State Zip

Legal Folio 4042 15 22 2010

Violation Location 6032 NW 40 Ave
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:
Exterior Promotional Signage -
Signage painted lettering on
front of garage

In violation of Chapter(s) 6 Section(s) 20-1
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Monday THE 27 DAY OF April 2026 AT 1:07 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$500. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Officer Signature Deirdra Ordence Date 7/16/26 ID# 71916
Printed Name Deirdra Ordence
Signature Acknowledging Receipt of this Notice Deirdra Ordence Date 7/16/26
Printed Name Deirdra Ordence

If you have any questions, call 954-956-1476 or between 7AM-5PM Mon-Thurs.

The ADT, FBI
Involved &
deed being
an invasive
being pushed. The
aware of my
The house ne
Camera on
hatever happen
the pentagon
esign interaction
e 16mm high
technology I di
shots are

Jul 8, 2026, 9:03 AM

The FBI is
aware I wont
I wont YSL

The FBI is aware I have knowledge of a fake mortgage & deed being sold to me. I am a victim of a technology & a behavioral health narrative being pushed. The FBI Attorney General's office is also aware of this circumstance.

To have paid... Was instructed/lure to put camera on the back of US...
Naked bodies is transmitted with social officials...
the Pentagon officials the other FBI attorney allows foreign interaction to use in fraudulent litigation.

no US rights violations I showed FBI...
technology I did not consent to...
rights are being violated...

Kimberly
groves is
The decsion
the FBI made



over UP

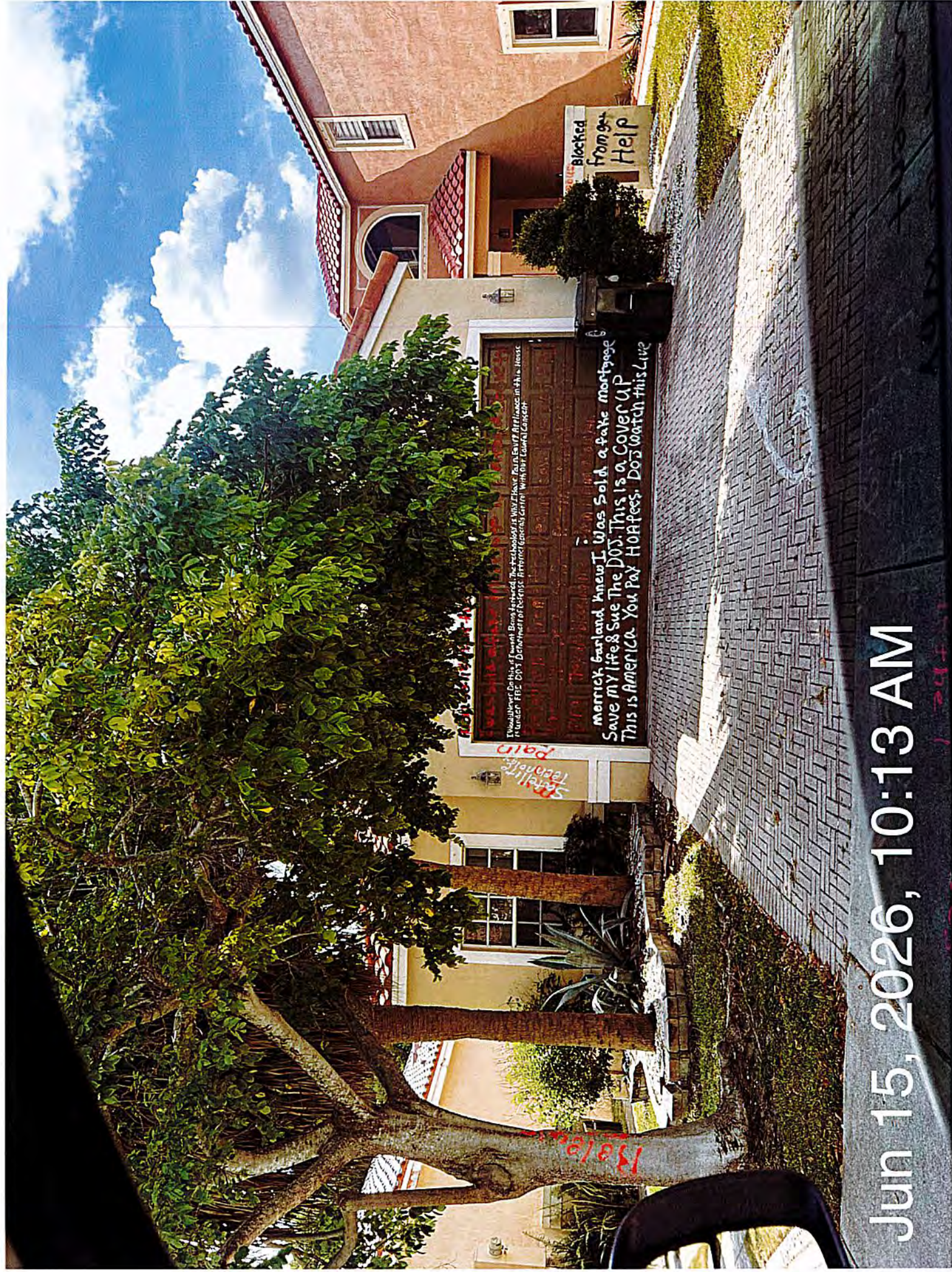
TV audience Co Host of such, I, as well, The Technology, I, as, I have, Paul, Easy? Appliances in this, I have
I under FINE D's Determination of consent in your general area with our Local Consent

Merrick Garland knew I was sold a fake mor
Save my life & Sue The DOJ. This is a Cover UP
This is America You Pay HOA fees, DOJ watch this!

Blocked
from get
Help

JUL 7, 2026, 12:42 PM

[illegible]



merriek garland knew I was sold a fake mortgage
Save my life & sue the DOJ. This is a cover up
This is America. You pay HORFEES. DOJ watch this live

Blocked
from get
Help

Jun 15, 2026, 10:13 AM

Sec. 6-36. - Maintenance standards.

(b) *Exterior premises condition.* It shall be the duty of the owner, operator, or occupant to keep the exterior premises, including any auxiliary structures thereon, free of hazards, nuisances, and unsafe or unsightly conditions which constitute a blighting factor leading to the deterioration of the adjacent neighborhood and the city.

- (1) *Fences, signs, satellite dishes.* If twenty-five (25) percent or more of any single sight view of a sign, fence or satellite dish becomes deteriorated, discolored or is peeling, molding or mildewing, it shall be cleaned, repainted or recovered.
- (2) *Garbage, rubbish and trash.* No garbage, rubbish or trash shall be allowed to accumulate on the premises.
- (3) *Refuse brush.* Weeds, stumps, roots, obnoxious growths, litter and debris shall be removed from the premises.
- (4) *Natural growth.* Dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating conditions, or storm damage, constitute a hazard to persons in the vicinity thereof shall be removed. Trees shall be kept pruned and trimmed at all times to prevent hazard.
- (5) *Overhangings.* Loose and overhanging objects which by reason of location above ground level constitute a danger of falling on persons in the vicinity thereof shall not be permitted.
- (6) *Ground surface hazards.* Holes, excavations, breaks, projections, obstructions and excretion of pets on paths, driveways, parking facilities and other parts of the premises shall not be permitted. Holes and excavations shall be filled and repaired, walks replaced and other conditions removed where necessary to eliminate hazards or unsanitary conditions with reasonable dispatch upon their discovery.
- (7) *Sources of infestation.* All parts of the premises shall be maintained so as to prevent infestation.
- (8) *Mechanical equipment.* Filtration systems, air conditioning units and gas tanks at ground level on new installations shall be concealed by a fence or landscape border so that the equipment will not be seen from the street or adjacent properties.
- (9) *Landscaping.* 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.
- (10) *Vehicles.* All vehicles shall be parked and maintained in accordance with Coconut Creek Code of Ordinances, Chapter 19.

(Ord. No. 145-95, § 2, 11-9-95)



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	6232 NW 36 AVENUE, COCONUT CREEK FL 33073	ID #	4842 05 22 2010
Property Owner	FEDERAL NATIONAL MTG ASSOC	Millage	3212
Mailing Address	%DELUCA LAW GROUP PLLC 2101 NE 26 ST FORT LAUDERDALE FL 33305	Use	01-01
Abbr Legal Description	COCOBAY 160-6 B THAT PART OF PARCEL A DESC'D AS, COMM AT S1/4 COR OF SEC 5-48-42 NELY 2428.04 TO POB,NWLY 115,NE 40.10,SELY 115 TO PT ON E/L OF PARCEL A,SWLY 40.10 TO POB AKA: LOT 201 COCOBAY		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2026 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
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2024	\$36,890	\$419,450	\$456,340	\$456,340	\$9,393.34

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$456,610	\$456,610	\$456,610	\$456,610
Portability	0	0	0	0
Assessed/SOH 24	\$456,610	\$456,610	\$456,610	\$456,610
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$405,199	\$431,610	\$405,199	\$405,199

Sales History

Date	Type	Price	Book/Page or CIN
1/15/2026	CET-T		120823852
1/15/2026	CET-T		120722027
5/21/2021	WD-Q	\$400,000	117302571
11/28/2017	WD-Q	\$294,000	114766595
9/28/2011	D-Q-DS	\$152,100	48243 / 75

Land Calculations

Price	Factor	Type
\$8.00	4,611	SF
Adj. Bldg. S.F. (Card, Sketch)		1758
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1999/1998		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	1		CM					
1			.11					

Summons/Case #C26 04 0164

Federal National MTG Assoc

6232 NW 36 Ave

Violation: 13-241-i

Sidewalk – Failure to clean

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida

NO. C26040164

City of Coconut Creek

Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Monday Date April 27 2026

At 1:07 AM (PM)

Owner Name Federal National MTG Assoc

Last First MI

J. Deluca Law Group PLLC

Last First MI

Owner Address 2101 NE 26 Street

Fort Lauderdale FL 33305

City State Zip

Legal/Folio 4842 05 22 2010

Violation Location 6232 NW 36 Avenue

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Sidewalks - failure to clean

Spray painted lettering on

Sidewalks

In violation of Chapter(s) 13 Section(s) 241-i
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 22 DAY
OF July, 2026, AT 2:30 PM IN THE
City of Coconut Creek Government Center

Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Daniella Ordonez 7/8/26 356

Officer Signature

Date

ID#

Daniella Ordonez

Printed Name

Posted @ 9:03 a.m. 7/8/26

Signature Acknowledging Receipt of this Notice

Date

Printed Name

If you have any questions, call 954-956-1476 or 1576
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040164	6232 NW 36 AVE	484205222010	FEDERAL NATIONAL MTG ASSOC

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 04/27/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ Certified Mail – Date Sent: 07/08/2026 - Receipt/Article

#:9589071052703748575219/9589071052703748575288

Return Receipt Requested

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

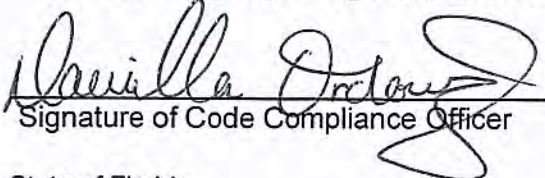
☐ Commercial Property – Title/ relationship to business: _____

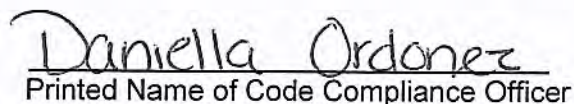
Additional Service – F.S. 162.12(2):

☒ Posting at Property – Date: 07/08/2026 - Time: 9:03 A.M.(See Photo of Posting)

☒ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL

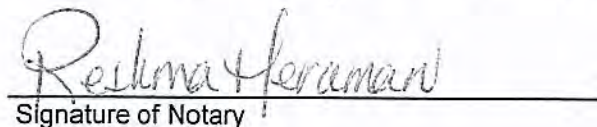
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

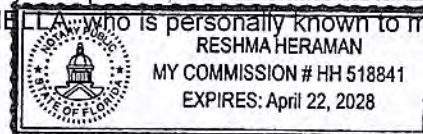

Signature of Code Compliance Officer


Printed Name 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 on this 8 day of July, 2026 by ORDONEZ, DANIELLA, who is personally known to me.


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Resilient Design & Development– Code Compliance
4800 W Copans Road, Coconut Creek, FL 33063
954-956-1476 – www.coconutcreek.gov



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



9589 0710 5270 3748 5752 19

FEDERAL NATIONAL MTG ASSOC
%DELUCA LAW GROUP PLLC
6232 NW 36 AVENUE
COCONUT CREEK, FL 33073

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☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

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Street and

City, State

FEDERAL NATIONAL MTG ASSOC
%DELUCA LAW GROUP PLLC
6232 NW 36 AVENUE
COCONUT CREEK, FL 33073

Summons
C260401643

Postmark Here 0159

D.O.

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

6T 2525 842E 0425 0720 6956

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. 2604159
City of Coconut Creek
Sustainable Development - Code Compliance
The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:
Day Monday Date April 27 2026
At 11:51 AM/PM
Owner Name Federal National Mortgage
Last First MI
Last First MI
Owner Address 2101 NE 26th St
City State Zip
Legal Folio 4642 05 22 3010
Violation Location 6232 NW 26 Ave
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:
Exterior Damage Condition -
Gray Painted Lettering on
White Garage
In violation of Chapter(s) 6 Section(s) 26-13
Code of Ordinances of the City of Coconut Creek, Broward County, Florida
YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Monday THE 27 DAY OF July 2026 AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063
EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$ A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.
☐ YOU OR A REPRESENTATIVE MUST APPEAR.
Officer Signature Daniella Andrews Date 7/16/26 ID# 23
Printed Name Daniella Andrews
Signature Acknowledging Receipt of this Notice [Signature] Date 7/16/26
Printed Name [Signature]
If you have any questions, call 954-956-1476 or between 7AM-5PM Mon-Thurs.

The ADT, FBI involved & deed being in an invasive being pushed. The aware of MyE The house ne Camera on whatever happen the pentagon design interaction the human right technology I did shots are

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. 2604164
City of Coconut Creek
Sustainable Development - Code Compliance
The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:
Day Monday Date April 27 2026
At 1:57 AM/PM
Owner Name Federal National Mortgage
Last First MI
Last First MI
Owner Address 2101 NE 26th St
City State Zip
Legal Folio 4642 05 22 3010
Violation Location 6232 NW 26 Ave
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:
Exterior Damage Condition -
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White Garage
In violation of Chapter(s) 6 Section(s) 26-13
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Officer Signature Daniella Andrews Date 7/16/26 ID# 23
Printed Name Daniella Andrews
Signature Acknowledging Receipt of this Notice [Signature] Date 7/16/26
Printed Name [Signature]
If you have any questions, call 954-956-1476 or between 7AM-5PM Mon-Thurs.

8, 2026, 9:03 AM



Cover Up

This is America. You pay Hoffa fees. Don't watch this. Merrick Garland knew I was sold a fake mor. Save my life & sue the DOJ. This is a cover up. This is America. You pay Hoffa fees. Don't watch this.

Blocked Driveway Help

JUL 7, 2026, 12:42 PM

Sec. 13-241. - Sidewalks.

- (a) Sidewalks to encourage pedestrian movement and for the health, safety and welfare of the public shall be constructed where other suitable facilities for pedestrian movement are not available and shall be located within the right-of-way subject to the location approval of city engineer or designee. Alternate materials and methods of construction will be considered for temporary installations.
- (b) All sidewalks shall have a minimum width of five (5) feet with a maximum transverse slope of two percent (2%) and shall be constructed under the supervision of and approval of the city engineer or designee.
- (c) Sidewalks shall be constructed of Portland cement concrete having a twenty-eight (28) day design strength of two thousand five hundred (2,500) pounds per square inch and shall have a minimum thickness of four (4) inches in exclusively pedestrian areas of the sidewalk and of a six (6) inch thickness in all traffic bearing portions of the sidewalk per the utilities and engineering standards manual. The city engineer may permit asphaltic concrete sidewalks. The elevation of the sidewalk in reference to the crown of the road shall be approved by the city engineer. Sidewalks with widths larger than six (6) feet shall have a minimum thickness of six (6) inches for all areas.
- (d) The surface of the concrete sidewalk shall be given a broom finish. The surface variations shall not be more than five percent (5%) longitudinally, nor more than two percent (2%) in the transverse direction. The edge of the sidewalk shall be carefully finished with an edging tool having a radius of one-half (1/2) inch thick. Special surface treatments such as pavers, tile, etc., shall be considered upon request of the engineer of record and shall be subject to the approval of the city engineer or designee.
- (e) Open type expansion joints bond breaker shall be formed at no more than thirty (30) foot intervals and saw cuts provided at no more than five (5) foot intervals for sidewalks up to six (6) feet in width. Expansion joint and saw cut frequency shall be subject to the approval of the city engineer or designee for sidewalks larger than six (6) feet in width.
- (f) Portland cement concrete curbs shall be provided as necessary to ensure proper drainage, traffic and vehicular control and shall comply with the Florida Department of Transportation (FDOT) standards.
- (g) Sidewalks and their appurtenances shall be constructed in accordance with the FDOT Roadway and Traffic Design Standards latest revision and the Americans With Disability Act Handbook latest revision.
- (h) Multiuse paths shall be located in conformance with the city's comprehensive plan or where recommended by and as approved by the city engineer or designee. Multiuse paths shall be a minimum of eight (8) feet wide with a one (1) inch thick asphaltic concrete surface course, with a four (4) inch thick limerock base compacted to ninety-eight percent (98%) AASHTO T-180 LBR 100 and twelve (12) inch subgrade compacted to ninety-five percent (95%) AASHTO T-180 LBR 40, or six (6) inch concrete with twelve (12) inch subgrade compacted to ninety-five percent (95%) AASHTO T-180 LBR 40, or as approved by the city engineer or designee. Design of bike paths/lanes shall comply with the requirements of the FDOT, and the "Manual on Uniform Traffic Control Devices."
- (i) It is the responsibility of the property owner(s) abutting all sidewalks to clean the sidewalk and adjacent curb and gutter, including but not limited to, clearing debris, dirt, trash, vegetation, mold, mildew and other deleterious surface conditions. No vegetation shall be permitted to overhang the sidewalk to within a head room clearance of seven (7) feet. No obstruction shall be permitted within the width of the sidewalk within a head room clearance of seven (7) feet. The city shall be responsible for the repair of structurally damaged sidewalks only within city rights-of-way or public sidewalk easements. It is the responsibility of the abutting property owner to notify the city when the sidewalk is in need of repair.

(Ord. No. 115-86, § 211.06, 7-10-86; Ord. No. 159-87, § 211.06, 6-11-87; Ord. No. 122-94, § 5, 5-26-94; Ord. No. 146-96, § 1, 8-7-96; Ord. No. 2015-014, § 2, 5-14-15)



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	6232 NW 36 AVENUE, COCONUT CREEK FL 33073	ID #	4842 05 22 2010
Property Owner	FEDERAL NATIONAL MTG ASSOC	Millage	3212
Mailing Address	%DELUCA LAW GROUP PLLC 2101 NE 26 ST FORT LAUDERDALE FL 33305	Use	01-01
Abbr Legal Description	COCOBAY 160-6 B THAT PART OF PARCEL A DESC'D AS, COMM AT S1/4 COR OF SEC 5-48-42 NELY 2428.04 TO POB,NWLY 115,NE 40.10,SELY 115 TO PT ON E/L OF PARCEL A,SWLY 40.10 TO POB AKA: LOT 201 COCOBAY		

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Add. Homestead	\$26,411	0	\$26,411	\$26,411
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Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$405,199	\$431,610	\$405,199	\$405,199

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Price	Factor	Type
\$8.00	4,611	SF
Adj. Bldg. S.F. (Card, Sketch)		1758
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1999/1998		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	1		CM					
1			.11					

Summons/Case #C26 01 0178

Beaudoin, Norman

3315 NW 67 Street

Violation: 13-38-a

Failure to complete permit process – Expired Permit

**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: **C26-01 -0178**

NORMAN BEAUDOIN
3315 NW 67th Street
COCONUT CREEK, FL 33073

Respondent

FINAL ORDER

***VIOLATION: FAILURE TO COMPLETE BUILDING PERMIT PROCESS,
EXPIRED PERMIT FOR PATIO DECK / CITY CODE SEC. 13-38 (A)***

An administrative hearing was held before the undersigned Special Magistrate on April 22, 2026. 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 3315 NW 67th Street and more particularly described as follows:

Property Id: 4842 05 02 0013

K.S. PARK 88-21 B TR A POR DESC AS BEG AT SE COR OF SAID TR,N 1691.13,W 276.17, N 141.30,W 717.97,S 241.10, E 3.06,S 105,E 300,S 80,W 191.23 SW ARC DIST OF 268.80,S 528.95, SE ARC DIST OF 234.86,SE 61.07, E ARC DIST OF 70.54,E 199.64, S 80.01,E 140,S 105,E 22.99, S 190,E 6.04,S 105,E 478.25 TO POB

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 complete building permit process for patio deck, 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 JUNE 25, 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.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JUNE 24, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 24, 2026 SPECIAL MAGISTRATE HEARING

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 APRIL, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman

SPECIAL MAGISTRATE CLERK

P. M. Rooney

SPECIAL MAGISTRATE

4/29/26

Date Received



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



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

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BEAUDOIN, NORMAN
3315 NW 67TH STREET
COCONUT CREEK FL 33073

BEAUDOIN, NORMAN
3315 NW 67TH STREET
COCONUT CREEK FL 33073

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City, State, ZIP	

BEAUDOIN, NORMAN
3315 NW 67TH STREET
COCONUT CREEK FL 33073

94 4HE0 92LT 0225 0TLO 6856

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL-CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NO. C26010178

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Monday Date January 26 2026

At 2:35 AM/PM

Owner Name Beaudoin Norman
Last First MI

Owner Address 3315 NW 67th Street
Coconut Creek FL 33073
City State Zip

Legal/Folio 484205020013

Violation Location 3315 NW 67 Street

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to complete permit
process - Expired permit : Deck

In violation of Chapter(s) 13 Section(s) 38-a
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 22 DAY
OF April, 2026 AT 2:30 PM IN THE
City of Coconut Creek Government Center

Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Daniella Ordaz 4/2/26 356
Officer Signature Date ID#

Daniella Ordaz
Printed Name

Posted 4/2/26 @ 1:07 p.m.
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 956-1576
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26010178	3315 NW 67 ST	484205020013	NORMAN BEAUDOIN

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 01/26/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ Certified Mail – Date Sent: April 6, 2026 - Receipt/Article #: 9589071052701607574274
Return Receipt Requested

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☒ Posting at Property – Date: 04/02/2026 - Time: 1:07 P.M. (See Photo of Posting)

☒ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Daniella Ordonez
Signature of Code Compliance Officer

Daniella Ordonez
Printed Name 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 on this 6 day of April, 2026 by ORDONEZ, DANIELLA who is personally known to me.

Reshma Heraman
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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

CERTIFIED MAIL®



9589 0710 5270 1607 5742 74

BEAUDOIN NORMAN
3315 NW 67TH STREET
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

NHC-FL204 LLC
27777 FRANKLIN RD #200
SOUTHFIELD MI 48034



9590 9402 8966 4064 7140 58

Article Number (Transfer from service label)
9589 0710 5270 1607 5773 50

PS Form 3811, July 2020 PSN 7530-02-000-9053

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

C26010178
Summers
Postmark
Here
D.O 4/6/26

Postage	\$
Total Postage	\$
Sent To	
Street and A	
City, State, Z	

BEAUDOIN NORMAN
3315 NW 67TH STREET
COCONUT CREEK, FL 33073

COMPLETE THIS SECTION ON DELIVERY

A. Signature	☒ Agent
B. Received by (Printed Name)	☒ Addressee
C. Date of Delivery	4/7/26
D. Is delivery address different from item 1? If YES, enter delivery address below:	☐ Yes ☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Include the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

MEMORANDUM TO APPEAR

State of Florida
City of Coconut Creek
Assistant Development - Code Compliance

The undersigned certifies that he/she has just and reasonably
sincerely believed and also believing that the

DATE 04/24/98 20

AM / PM

Officer Name Michael
Last First MI

Officer Address 10000 NW 11th Apt 101
City Fort Lauderdale State FL Zip 33304

Legislative Section 218.01(2)(a)
Violations Cautioned
Admitted in the City of Coconut Creek, Broward County, FL
committing the following violations, contrary to law
Violate Broward County Ordinance 218.01(2)(a)
Violate Broward County Ordinance 218.01(2)(a)

In violation of Chapter(s) 218 Section(s) 01
City of Coconut Creek of the City of Coconut Creek, Broward
County, Florida

YOU ARE HERBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
OF COCONUT CREEK AT 10:00 PM IN THE
City of Coconut Creek
Clementine Courtroom Center
6800 Wood Cypress Road
Coconut Creek, Florida 33066

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
RETRIAL OF THIS NOTICE. THE FINE AMOUNT IS
\$ 100. A FINE AMOUNT OF THIS FINE AMOUNT IS
LAWED FOR DEPT AT VIOLATIONS AND FINE MAY BE
BY THE VIOLATION CONTINUED.

IF YOU OR A REPRESENTATIVE MUST APPEAR,
YOUR SIGNATURE Michael Date 04/24/98 ELM
Printed Name Michael
Signature Michael

PERIODS ACKNOWLEDGEMENT OF THIS NOTICE
Signature Michael Date 04/24/98

If you have any questions, call 954-956-1476 or
between 9AM-5PM Mon-Thurs 954-956-1476

1000 State Highway
City of Coconut Creek
33066-0000
801

BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

City of Coconut Creek

Select One Trade: ☐ Building ☐ Electrical ☐ Plumbing ☐ Mechanical ☒ Other Deck JUL 0 2020

Application Number: 20001714 Application Date: FOR OFFICE USE ONLY

1	Job Address: <u>3315 NW 67th ST</u>	Unit:	City: <u>Coconut Creek FL 33073</u>
	Tax Folio No.:	Flood Zn:	BFE:
	Building Use:	Construction Type: <u>Deck</u>	Job Value: <u>2000.00</u>
	Present Use:	Proposed Used:	Occupancy Group:
	Description of Work: <u>Build Deck over existing Patio Cement</u>		
	☐ New ☒ Addition ☐ Repair ☐ Alteration ☐ Demolition ☐ Revision ☐ Other:		
	Legal Description: <u>Build Deck over existing cement patio</u> ☐ Attachment		
2	Property Owner: <u>Norman Beaudoin</u>		Phone: _____ Email: _____
	Owner's Address: <u>3315 NW 67th ST</u>		City: <u>Coconut Creek</u> State: <u>FL</u> Zip: <u>33073</u>
3	Contracting Co.: <u>Norman Beaudoin</u>		Phone: <u>662-3195237</u> Email: <u>normbeaudoin123@yahoo.com</u>
	Company Address: <u>3315 NW 67th ST</u>		City: <u>Coconut Creek</u> State: <u>FL</u> Zip: <u>33073</u>
	Qualifier's Name:		Owner-Builder: ☒ License Number: _____
4	Architect/Engineer's Name:		Phone: _____ Email: _____
	Architect/Engineer's Address:		City: _____ State: _____ Zip: _____
	Bonding Company:		
	Bonding Company Address:		City: _____ State: _____ Zip: _____
	Fee Simple Titleholder's name (if other than owner):		
	Fee Simple Titleholder's Address (if other than owner):		City: _____ State: _____ Zip: _____
	Mortgage Lender's Name:		
	Mortgage Lender's Address:		City: _____ State: _____ Zip: _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

X Norman Beaudoin
Signature of Property Owner or Agent

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me this 21 day of May, 2020 by

Norman Beaudoin
(Type / Print Property Owner or Agent Name)



NOTARY'S SIGNATURE as to Owner or Agent's Signature
Notary Name Chad Pankratz
(Print, Type or Stamp Notary's Name)

Personally Known ☒ or Produced Identification ☒

Type of Identification Produced FLDL B350127533030

X Norman Beaudoin
Signature of Qualifier

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me this 21 day of May, 2020 by

Norman Beaudoin
(Type / Print Qualifier's Name)



NOTARY'S SIGNATURE as to Qualifier's Signature
Notary Name Chad Pankratz
(Print, Type or Stamp Notary's Name)

Personally Known ☒ or Produced Identification ☒

Type of Identification Produced FLDL B350127533030

APPROVED BY: FOR OFFICE USE ONLY Permit Officer Issue Date: FOR OFFICE USE ONLY Code in Effect: FOR OFFICE USE ONLY

A jurisdiction may use a supplemental page requesting additional information and citing other conditions, please inquire.
Note: If any development work as described in FS 380.04 Sec. 2 a-g is to be performed, a development permit must be obtained prior to the issuance of a building permit.



PERMIT STATUS

Permit #: 20001716

Property ID: 484205020013

Permit Desc: DECK

Property Address: 3315 NW 67 ST COCONUT CREEK, FL 33073

Amount Due: 30.00

Pending Payment: .00

Permit

Permit Information

Permit Number: 20001716

C.O. Number:

Status: Expired

C.O. Operator:

Type: B-DECK

C.O. Issued:

Applied Date: 7/7/2020

C-404 437
Type:

Operator: scoveney

Usage Class: 02

Issued
Date:

Applied 2000
Value:

Operator:

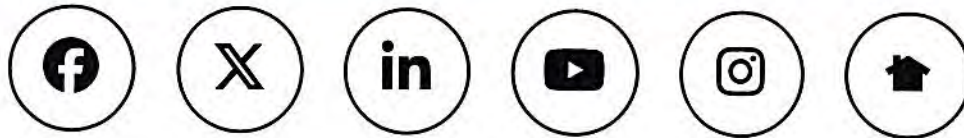
Units: 0

Master
Number:

Calc Value: 0

Project
Number:

Contractor: 55794



[Site Map](#) | [Privacy Policy](#) | [Accessibility Statement](#)

© 2026 City of Coconut Creek. All rights reserved. Butterfly and Coconut Creek emblem are registered trademark of the City of Coconut Creek. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
 - (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
 - (2) Permit applications are reviewed by the community development department.
 - (3) Applications are returned to the applicant for correction or approved as submitted.
 - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
 - (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
 - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
 - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
 - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.

If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.

- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
- (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
- (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

(Ord. No. 115-86, § 108.09, 7-10-86; Ord. No. 159-87, § 108.09, 6-11-87; Ord. No. 2001-042, § 3, 2-28-02)



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	3878 NW 67 STREET, COCONUT CREEK FL 33073	ID #	4842 05 02 0013
Property Owner	NHC-FL204 LLC	Millage	3212
Mailing Address	27777 FRANKLIIN RD #200 SOUTHFIELD MI 48034	Use	28-03
Abbr Legal Description	K.S. PARK 88-21 B TR A POR DESC AS BEG AT SE COR OF SAID TR,N 1691.13,W 276.17, N 141.30,W 717.97,S 241.10, E 3.06,S 105,E 300,S 80,W 191.23 SW ARC DIST OF 268.80,S 528.95, SE ARC DIST OF 234.86,SE 61.07, E ARC DIST OF 70.54,E 199.64, S 80.01,E 140,S 105,E 22.99, S 190,E 6.04,S 105,E 478.25 TO POB		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.,** and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8).**

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$15,725,130	\$436,620	\$16,161,750	\$12,333,440	
2025	\$15,725,130	\$436,620	\$16,161,750	\$11,212,220	\$311,518.03
2024	\$15,725,130	\$436,620	\$16,161,750	\$10,192,930	\$293,355.81

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$16,161,750	\$16,161,750	\$16,161,750	\$16,161,750
Portability	0	0	0	0
Assessed/SOH	\$12,333,440	\$16,161,750	\$12,333,440	\$12,333,440
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$12,333,440	\$16,161,750	\$12,333,440	\$12,333,440

Sales History

Date	Type	Price	Book/Page or CIN
11/30/2006	SW*	\$5,868,000	43299 / 1531
12/13/2000	SW*	\$8,030,000	31125 / 278
8/1/1989	QCD	\$100	12572 / 285
4/1/1987	WD	\$100	
12/1/1986	WD	\$2,200,000	

Land Calculations

Price	Factor	Type
\$12.00	1,308,253	SF
\$0.10	260,920	SF
Adj. Bldg. S.F. (Card, Sketch)		4960
Eff./Act. Year Built: 1989/1988		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
T			CM					
255								

Summons/Case #C26 03 0148
Etienne, Hens F & Claudette
4407 NW 63 Dr
Violation: 13-38-a
Failure to complete permit process

**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: **C26-03 -0148**

HENS F & CLAUDETTE ETIENNE
4407 NW 63rd DRIVE
COCONUT CREEK FL 33073-1970

Respondent

FINAL ORDER

***VIOLATION: FAILURE TO COMPLETE BUILDING PERMIT PROCESS FOR
CCTV CAMERA SYSTEM INSTALLED / CITY CODE SEC. 13-38 (A)***

An administrative hearing was held before the undersigned Special Magistrate on May 27, 2026. 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 4407 NW 63rd Drive and more particularly described as follows:

Property Id: 4842 05 15 1230

WINSTON PARK SECTION THREE 147-42 B LOT 14 BLK 6

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 expired permit for CCTV camera system installed, 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. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL JUNE 25, 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 2nd DAY OF JUNE, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

R. J. 22720021
SPECIAL MAGISTRATE

6/4/26
Date Received



TY OF COCONUT CREEK
slient Design & Dev. Dept.
de Compliance Division
00 W. Copans Road
conut Creek, FL 33063



TY OF COCONUT CREEK
slient Design & Dev. Dept.
de Compliance Division
00 W. Copans Road
conut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1607 5731 92

ETIENNE, HENS F & CLAUDETTE
4407 NW 63 DR
COCONUT CREEK FL 33073-1970

ETIENNE, HENS F & CLAUDETTE
4407 NW 63 DR
COCONUT CREEK FL 33073-1970

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Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| ☐ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postage

\$

Total Postage

\$

Sent To

Street and

City, State

ETIENNE, HENS F & CLAUDETTE
4407 NW 63 DR
COCONUT CREEK FL 33073-1970

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

26 TEL5 209T 0225 0T20 6856

C26030148
FO
DO
Postmark Here
6/9/26

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida

NO. C26030148

City of Coconut Creek

Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Friday Date March 20 2020

At 10:45 AM / PM

Owner Name Etienne, Hens F B Claudette

Last

First

MI

Last

First

MI

Owner Address 4407 NW 603 Dr

Coconut Creek, FL 33093

City

State

Zip

Legal/Folio 4842 05 15 1230

Violation Location 4407 NW 603 Dr.

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to Complete permit
Process - Low Voltage CCTV /
Camera System

In violation of Chapter(s) 13 Section(s) 38-a
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 27 DAY
OF May, 2020 AT 2:30 PM IN THE
City of Coconut Creek Government Center

Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$ A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Daniella Ordóñez 5/11/20 330

Officer Signature

Date

ID#

Daniella Ordóñez

Printed Name

Posted 11:11 a.m. 5/11/20

Signature Acknowledging Receipt of this Notice

Date

Printed Name

If you have any questions, call 954-956-1476 or 954-1576
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030148	4407 NW 63 DR	484205151230	ETIENNE, HENS F & CLAUDETTE

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 03/20/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ Certified Mail – Date Sent: 05/13/2026 - Receipt/Article #: 9589071052703748574854
Return Receipt Requested

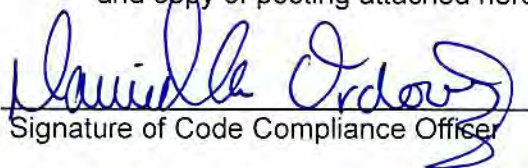
☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☒ Posting at Property – Date: 05/11/2026 - Time: 11:11 A.M. (See Photo of Posting)

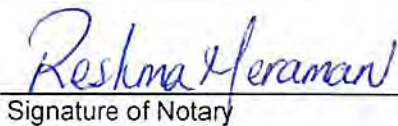
☒ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

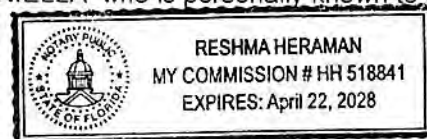

Signature of Code Compliance Officer


Printed Name 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 on this 13 day of May, 2026 by ORDONEZ, DANIELLA who is personally known to me.


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Resilient Design & Development– Code Compliance
4800 W Copans Road, Coconut Creek, FL 33063
954-956-1476 – www.coconutcreek.gov



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

CERTIFIED MAIL®



9589 0710 5270 3748 5748 54

ETIENNE, HENS F & CLAUDETTE
4407 NW 63 DR
COCONUT CREEK FL 33073-1970

45 8425 842E 0225 0720 6956

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	C26030148 Summons Postmark Here D.O 5/13/26
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage \$	
Sent To	ETIENNE, HENS F & CLAUDETTE
Street and Apt.	4407 NW 63 DR
City, State, ZIP	COCONUT CREEK FL 33073-1970
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NO. C26030146

The undersigned certifies that he/she has just and reasonable
grounds to believe and does believe that on:
Day Friday Date March 20 2026

At 11:45 AM / PM

Owner Name Esther Marie E. Chakraborty

Last First MI

Owner Address 4447 NW 163 Dr

Last First MI

City Coconut Creek FL State FL Zip 33093

Legal/Folio 44042 05 15 1230

Violation Location 4447 NW 163 Dr
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to complete permit
process - low voltage CCTV
camera system

In violation of Chapter(s) 13 Section(s) 30-9
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday THE 27 DAY
OF March 2026 AT 2:00 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$500 A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Officer Signature Daniella Ortiz Date 3/11/26 ID# 376

Printed Name Daniella Ortiz

Signature Acknowledging Receipt of this Notice Daniel Ortiz Date 3/11/26

Printed Name

If you have any questions, call 954-956-1476 or 1-800-1576
between 7AM-5PM Mon-Thurs.

PERMIT STATUS

Permit #: 21001060
 Property ID: 484205151230
 Permit Desc: LOW VOLTAGE/COMMUNICATION SYSTEMS
 Property Address: 4407 NW 63 DR COCONUT CREEK, FL 33073
 Amount Due: .00
 Pending Payment: .00

Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
PERMIT EXTENSION	1		5/27/2022	5/27/2022	P		EXTENSION ONLY

Required Inspections to be Completed

FINAL ELECTRIC	1
LOW VOLTAGE FINAL	1
LOW VOLTAGE ROUGH	1

Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
 - (2) Permit applications are reviewed by the community development department.
 - (3) Applications are returned to the applicant for correction or approved as submitted.
 - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
 - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
 - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
 - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
 - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
 - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

2026* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	1		CM					
1			.26					

Summons/Case #C26 04 0040
Petrafeza, Marcia H/E
4150 NW 62 Ct
Violation: 13-444-b-4-a
Prohibition of Tree Abuse

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. C26040040
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date April 7 2026

At 12:34 AM/PM

Owner Name PetraFeza Marcia HLE
Last First MI
PetraFeza Marcos A
Last First MI

Owner Address 4150 NW 602 Ct
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 OS 22 0620

Violation Location 4150 NW 602 Ct
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Prohibition of tree abuse:
Grumbo Limbo

In violation of Chapter(s) 13 Section(s) 444-b-4
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 27 DAY
OF May, 2026 AT 2:30 PM IN THE
City of Coconut Creek Government Center

Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$ A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Daniella Ordaz 5/11/26 356
Officer Signature Date ID#

Daniella Ordaz
Printed Name

[Signature] 5/11/26
Signature Acknowledging Receipt of this Notice Date

MARCIA PETRAFEZA
Printed Name

If you have any questions, call 954-956-1476 or 956-1576
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040040	4150 NW 62 CT	484205220620	PETRAFEZA, MARCIA H/E

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 04/07/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☐ Certified Mail – Date Sent: _____ - Receipt/Article #: _____
Return Receipt Requested

☒ Hand Delivery – Date: 05/11/2026 - Time: 11:30 A.M. - Name: Marcia Petrafeza

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☐ Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)

☒ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

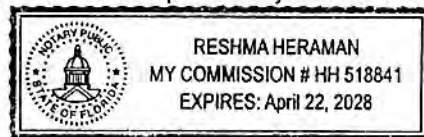
Daniella Ordonez
Signature of Code Compliance Officer

Daniella Ordonez
Printed Name of Code Compliance Officer

State of Florida
County of Broward

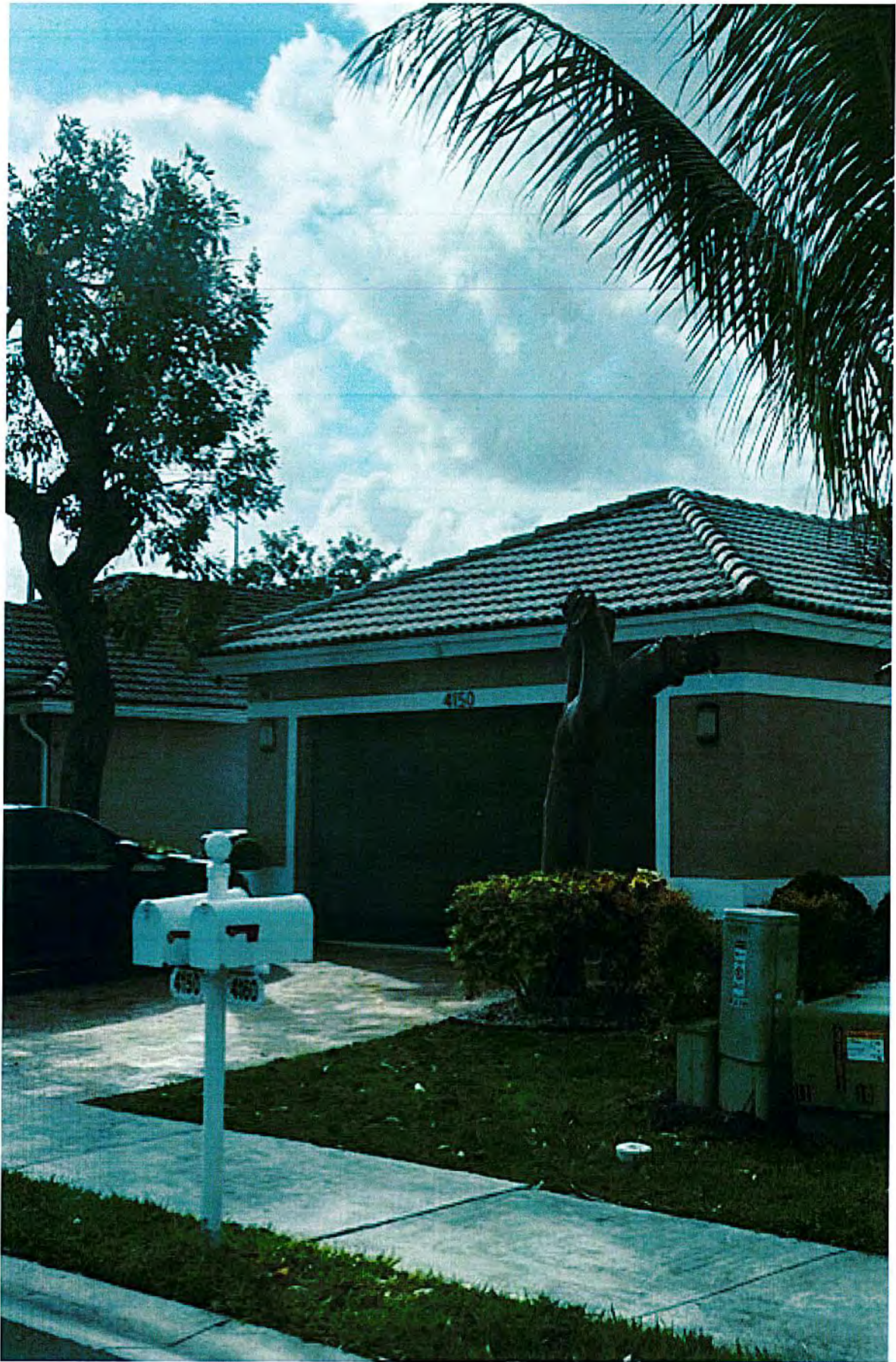
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this 13 day of May, 2026 by ORDONEZ, DANIELLA who is personally known to me.

Reshma Heraman
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



Sec. 13-444. Installation, maintenance and materials for all zoning districts.

(b) *Maintenance.* The owner of the property or his agent, shall be responsible for the maintenance and cost of maintenance of all landscaping located in areas where landscaping is required by this section (including abutting/adjacent portions of right-of-way, swales, canals, lakes, waterways to include all easements thereon) in accordance with the following standards:

(4) Tree and palm abuse and pruning.

a. Prohibition of tree abuse: No person shall abuse a tree located within Coconut Creek unless one (1) of the exemptions applies.

1. Tree abuse exemptions:

(a) The tree is one of the following species and the abuse does not result in a tree that threatens public safety or adjacent property;

*Acacia auriculiformis (Earleaf acacia)

*Araucaria heterophylla (Norfolk Island Pine)

*Bischofia javanica (Bischofia, Bishopwood)

*Brassaia actinophylla (Schefflera)

*Casuarina, equisetifolia (Australian Pine)

*Cupaniopsis anacardiopsis (Carrotwood)

*Dalbergia sissoo (Indian rosewood)

*Leucaena leucoccephala (Lead tree)

*Melaleuca quinquenervia (Punk Cajeput)

*Metopium toxiferum (Poison wood)

*Schinus terebinthifolius (Brazilian pepper, Florida holly)

*Syzygium cumini (Java plum)

(b) The abuse is necessary to alleviate a dangerous condition posing an immediate or imminent threat to the public or property provided that the threat cannot be remedied by pruning that is not defined as tree abuse; or a determination by the city must be made whether the condition is dangerous or not prior to the pruning of the tree. In the situation of immediate danger, a photograph shall be submitted to the city for documentation purposes within seventy-two (72) hours of said situation.

(c) County, municipal, school board or franchised utilities, water control districts, and their authorized agents, may obtain a permit from the city, renewable on an annual basis, authorizing the pruning of trees in a manner that may be defined herein as tree abuse provided such pruning is necessary to prevent interference with the utility or operation of water control structures. Stubbing and flush cutting are not permitted under any circumstance.

(d) Topiary pruning shall only be allowed for those trees that were not installed to meet minimum landscaping requirements and are identified on an approved

landscape plan as appropriate for topiary pruning, and are located outside of rights-of-way or roadway easements.

- (e) Shaping of trees to protect property, such as buildings and infrastructure, in which there is adequate evidence accepted by the city that shaping has occurred historically.
- 2. Tree abuse variances: Any person may apply to the enforcement agency for a variance from the terms of the section provided that:
 - (a) The application is made before any actions for which a variance is sought have been undertaken; and
 - (b) Any alleged hardship is not self created by any person having any interest in the property. A hardship shall not be considered self created if the subject tree was installed or abused prior to the effective date of this ordinance; and
 - (c) There are unique and special circumstances or conditions applying to the subject tree or the property upon which it is located that do not apply generally to other trees or properties; and
 - (d) The variance proposed is the minimum variance necessary to alleviate the hardship; and
 - (e) That the granting of the variance will be in harmony with the general intent and purposes of this section, and will not create a dangerous condition, whether imminent or future, that threatens the public or property; and
 - (f) The term of the variance shall last for a maximum period of two (2) years unless extenuating circumstances exist that require a longer period to be approved by the variance authority.
- b. Tree pruning is to be performed strictly adhering to the most current standards established by the ANSI A-300. Said standards as may be amended from time to time are incorporated herein by reference. Unless special approval is provided by the city, trees shall be allowed to attain their normal size and shape for the species and shall not be severely pruned or hatracked. Overlifting of branches/limbs on a tree that destroys the natural shape and/or integrity of the tree shall be a violation of this article and subject to fine and/or replacement of tree. Hatracking, topping, shaping, improper palm pruning, and/or tree abuse as defined in the code, is not permitted within the municipal limits of the City of Coconut Creek.
- c. Palm pruning. Proper palm pruning shall consist of the following: the removal of leaves (called fronds), the inflorescence (flower spikes), remains of inflorescence, young seed stalks, remains of seed stalks, and/or the fruits. Fronds that have dropped below the 9 o'clock and 3 o'clock position may be removed. The fronds should be cut close to the trunk with a sharp pruning saw or lopping shears. Removing palm fronds that initiate at or above the horizontal plane (other than dead or those interfering with the integrity of a structure) shall constitute tree abuse, as defined herein, and shall be considered a violation of this section.
- d. Pruning and tree abuse remedial actions required.
 - 1. In the event a person abuses a tree in violation of this subdivision, the violator shall be responsible to undertake pruning and other remedial actions that the city determines is reasonably necessary to protect public safety and property, and to help the tree survive the tree abuse damage if the tree is not a nuisance species.

2. If the city determines that a tree will not survive and grow in a safe manner, i.e. threatens public safety of property, due to the destruction of the natural habit of growth, the violator shall remove the abused tree and install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than the diameter inches of the abused tree. Replacement(s) shall be made within forty-five (45) days of the removal of the tree(s).
3. If the city determines that a tree will survive the tree abuse damage but greater than fifty (50) percent of the tree's canopy has been removed due to the tree abuse damage and remedial actions required under subsection (1), the violator shall install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than one-half ($\frac{1}{2}$) the diameter inches of the abused tree.
4. Replacement trees shall be installed on site or on public lands if such installation is approved by the city. If no suitable public lands are located or if all replacement trees cannot be accommodated on site, the violator shall pay a fee into the Coconut Creek Tree Preservation trust account. Each replacement tree shall be a species found on the list of approved trees adopted and found herein. Replacement trees shall be Florida No. 1 quality or better. More than one (1) tree may be utilized for replacement if the aggregate sum of the diameter inches of the replacement trees is equal to or greater than the required replacement tree diameter inches. For each abused tree, the fee shall be determined by multiplying the aggregate diameters of the replacement trees that cannot be replaced on site, by one hundred fifty dollars (\$150.00) per diameter inch. Replacement trees shall have a diameter of not less than three (3) inches as measured four and one-half ($4\frac{1}{2}$) feet above the ground.
5. In any instance, the minimum number of trees must be provided and maintained on each parcel or lot as required by the zoning district and/or the approved site plan.
6. Remedial actions, replacement or donation required under this section shall be completed within sixty (60) days of notice from the city that such actions are required. The city may require the violator to immediately undertake remedial actions in the event the abused tree is an immediate threat to the public or property.
7. A tree removal permit shall be required under the Coconut Creek Code of Ordinances to remove a tree as required by the city. This permit may be applied for in conjunction with a clearing and grubbing or burn permit.

(Ord. No. 115-86, § 307.0503, 7-10-86; Ord. No. 159-87, § 307.0503, 6-11-87; Ord. No. 128-94, § 1, 7-28-94; Ord. No. 148-99, § 2, 12-23-99; Ord. No. 2004-031, § 2, 8-26-04; Ord. No. 2005-018, § 1, 6-9-05; Ord. No. 2006-016, § 1, 4-27-06; Ord. No. 2010-025, § 4, 10-14-10; Ord. No. 2013-001, § 2, 1-24-13)



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	4150 NW 62 COURT, COCONUT CREEK FL 33073-2047	ID #	4842 05 22 0620
Property Owner	PETRAFEZA, MARCIA H/E PETRAFEZA, MARCOS A	Millage	3212
Mailing Address	4150 NW 62 CT COCONUT CREEK FL 33073-2047	Use	01-01
Abbr Legal Description	COCOBAY 160-6 B THAT PART OF PARCEL A DESC'D AS, COMM AT S 1/4 COR OF SEC 5-48-42 NWLY 695.70 TO POB,SWLY ALG S/L 50.10,NWLY 115,NELY 50.10,SELY 115 TO POB AKA: LOT 62 COCOBAY		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.,** and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8).**

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$46,100	\$410,220	\$456,320	\$387,900	
2025	\$46,100	\$422,530	\$468,630	\$389,850	\$7,992.91
2024	\$46,100	\$410,360	\$456,460	\$369,270	\$7,612.50

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$456,320	\$456,320	\$456,320	\$456,320
Portability	0	0	0	0
Assessed/SOH 16	\$387,900	\$387,900	\$387,900	\$387,900
Homestead 50%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$336,489	\$362,900	\$336,489	\$336,489

Sales History

Date	Type	Price	Book/Page or CIN
8/21/2025	QCD-T	\$100	120393120
3/26/2004	WD	\$231,000	37206 / 117
2/26/1999	WD	\$122,000	29309 / 1099
1/22/1998	WD*	\$3,016,000	27591 / 976

Land Calculations

Price	Factor	Type
\$8.00	5,762	SF
Adj. Bldg. S.F. (Card, Sketch)		1764
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 2000/1999		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	1		CM					
1			.13					

CODE COMPLIANCE OFFICER
COULTON YANULEVICH
SPECIAL MAGISTRATE CASES

Summons/Case #C26040155
Betancourt, Denisse
4391 NW 51 ST
Violation: 6-36-b-7
Source Of Infestation

127

June 11

~~Denisse~~

\$300

**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: **C25-08 -0022**

DENISSE BETANCOURT
4391 NW 51st STREET
COCONUT CREEK FL 33073

Respondent

FINAL ORDER

*VIOLATION: FAILURE TO MAINTAIN SWIMMING POOL, SWIMMING POOL
HAS STAGNANT WATER / CITY CODE SEC. 6-36 (B)(7)*

An administrative hearing was held before the undersigned Special Magistrate on August 27, 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 4391 NW 51st Street and more particularly described as follows:

Property Id: 4842 08 02 1390

WINSTON PARK SECTION TWO 136-1 B LOT 16 BLK 5

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 stagnant swimming pool, 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

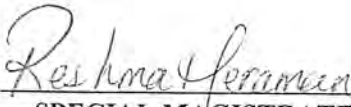
THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE 6-36 (B)(7) AND THE RESPONDENT IS GIVEN UNTIL SEPTEMBER 11, 2025 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR 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.

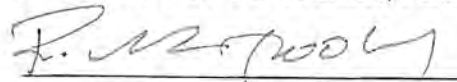
THE RESPONDENT IS HEREBY PUT ON NOTICE THAT IF THE RESPONDENT REPEATS THIS SAME VIOLATION WITHIN FIVE (5) YEARS OF THE DATE OF THIS ORDER, THE RESPONDENT SHALL BE TREATED AS A REPEAT VIOLATOR AND BE SUBJECT TO THE GREATER FINE AMOUNTS AUTHORIZED BY LAW IN INSTANCE OF A REPEAT VIOLATION.

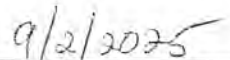
THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 28th DAY OF AUGUST, 2025

CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE


Date Received



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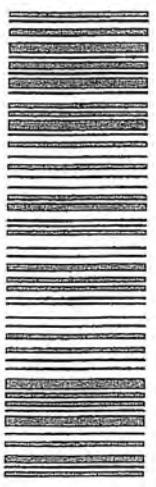
CITY OF COCONUT CREEK
Sustainable Development Dept.
City Administration Division
4391 NW 51st Street, Room 100
Coconut Creek, FL 33073



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CITY OF COCONUT CREEK
Sustainable Development Dept.
City Administration Division
4391 NW 51st Street, Room 100
Coconut Creek, FL 33073

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4391 NW 51 ST
COCONUT CREEK FL 33073

BETANCOURT, DENISSE
4391 NW 51 ST
COCONUT CREEK FL 33073

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Postage	
\$	
Total Postage \$	
\$	
Sent To	
Street and Apt.	
City, State, Zip+	

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Postmark
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EJ.B
9/4/05

BETANCOURT, DENISSE
4391 NW 51 ST
COCONUT CREEK FL 33073

PS Form 3800

T6 6050 9421 0225 0120 6956

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NO. C26040155

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Thursday Date April 23 20 26

At 3:30 AM/PM (PM)

Owner Name BetanCourt Denisse
Last First MI

Owner Address 4391 NW 51 ST
Last First MI

Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0802 1390

Violation Location 4391 NW 51 ST

located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Source of Infestation

STagnant Pool

Repeat violator #C25080022

in violation of Chapter(s) 6 Section(s) 36-b-7
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 27 DAY
OF May, 20 26, AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
TIME THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

CJ 4/23/26 366
Officer Signature Date ID#

Coulton Yanulevich
Printed Name

Posted at Property 4-23-26
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 956-1478
between 7AM-5PM Mon-Thurs.

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040155	4391 NW 51 ST	484208021390	BETANCOURT, DENISSE

I, YANULEVICH, COULTON, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 04/23/2026

No Initial Warning was given because the subject violation pertains to a:

- ☒ ☐ Repeat Violator
- ☒ ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ ☐ Certified Mail – Date Sent: 04/29/2026 - Receipt/Article #: 9589071052703748574366
Return Receipt Requested

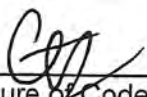
☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☒ ☐ Posting at Property – Date: 04/23/2026 - Time: 05:15 P.M. See Photo of Posting)

☐ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

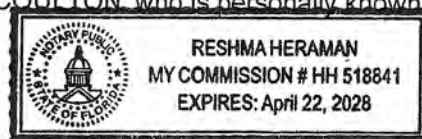

Signature of Code Compliance Officer

Coulton Yanulevich
Printed Name 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 on this 29 day of APRIL, 2026 by YANULEVICH, COULTON, who is personally known to me.


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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

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4391 NW 51 ST
COCONUT CREEK FL 33073

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Postage

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Total Postage \$

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Street and Apt.

City, State, ZIP+

PS Form 3800

C26C40155

Postmark
Here

Summons
C-4 424-26

BETANCOURT, DENISSE
4391 NW 51 ST
COCONUT CREEK FL 33073

99 E4L5 84LE 0225 07L0 6856

Apr 23, 2026 at 5:14:37 PM
4391 NW 51st St
Coconut Creek FL 33073
United States

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NO. CJ6040155

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Thursday Date APRIL 23 20 24

At 3:30 AM/PM

Owner Name Baton Court Den. SSO

Last First MI

Owner Address 4391 NW 51 ST

City State Zip

Legal/Folio 4842 0802 1390

Violation Location 4391 NW 51 ST

Located in the City of Coconut Creek, Broward County, FL

committed the following violation, contrary to law:

Source of Infestation

Stump of Palm

Report violation #CJ508022

In violation of Chapter(s) 6 Section(s) 36-b-7

Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 27 DAY OF May, 2026, AT 3:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$ 200. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Officer Signature [Signature] Date 4/23/26 ID# 3060

Printed Name Steph Summerson

Signature Acknowledging Receipt of this Notice _____ Date _____

Printed Name _____

If you have any questions, call 954-936-1476 or 604476

City of Coconut Creek Special Magistrate Code Compliance Title: Law Enforcement

Apr 23, 2026 at 5:14:41 PM
4391 NW 51st St
Coconut Creek FL 33073
United States





C. Yanulevich

Sec. 6-36. - Maintenance standards.

(b) *Exterior premises condition.* It shall be the duty of the owner, operator, or occupant to keep the exterior premises, including any auxiliary structures thereon, free of hazards, nuisances, and unsafe or unsightly conditions which constitute a blighting factor leading to the deterioration of the adjacent neighborhood and the city.

- (1) *Fences, signs, satellite dishes.* If twenty-five (25) percent or more of any single sight view of a sign, fence or satellite dish becomes deteriorated, discolored or is peeling, molding or mildewing, it shall be cleaned, repainted or recovered.
- (2) *Garbage, rubbish and trash.* No garbage, rubbish or trash shall be allowed to accumulate on the premises.
- (3) *Refuse brush.* Weeds, stumps, roots, obnoxious growths, litter and debris shall be removed from the premises.
- (4) *Natural growth.* Dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating conditions, or storm damage, constitute a hazard to persons in the vicinity thereof shall be removed. Trees shall be kept pruned and trimmed at all times to prevent hazard.
- (5) *Overhangings.* Loose and overhanging objects which by reason of location above ground level constitute a danger of falling on persons in the vicinity thereof shall not be permitted.
- (6) *Ground surface hazards.* Holes, excavations, breaks, projections, obstructions and excretion of pets on paths, driveways, parking facilities and other parts of the premises shall not be permitted. Holes and excavations shall be filled and repaired, walks replaced and other conditions removed where necessary to eliminate hazards or unsanitary conditions with reasonable dispatch upon their discovery.
- (7) *Sources of infestation.* All parts of the premises shall be maintained so as to prevent infestation.
- (8) *Mechanical equipment.* Filtration systems, air conditioning units and gas tanks at ground level on new installations shall be concealed by a fence or landscape border so that the equipment will not be seen from the street or adjacent properties.
- (9) *Landscaping.* 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.
- (10) *Vehicles.* All vehicles shall be parked and maintained in accordance with Coconut Creek Code of Ordinances, Chapter 19.

(Ord. No. 145-95, § 2, 11-9-95)



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 484208021390	Millage Code: 3212	
Property Owner(s): BETANCOURT, DENISSE	Adj. Bldg. S.F: 3039	Appraisers Number: 954-357-6831
Mailing Address: 4391 NW 51 ST COCONUT CREEK, FL 33073	Bldg Under Air S.F: 2681	Email: realprop@bcpa.net
Property Address: 4391 NW 51 STREET COCONUT CREEK, 33073-2914	Effective Year: 1991	Zoning : PUD - PLANNED UNIT DEVELOPMENT
	Year Built: 1990	Abbr. Legal Des.: WINSTON PARK SECTION TWO 136-1 B LOT 16 BLK 5
	Units/Beds/Baths: 1 / 4 / 3	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$126,860	\$656,850	0	\$783,710	\$783,710	
2025	\$126,860	\$650,480	0	\$777,340	\$777,340	\$16,181.19
2024	\$126,860	\$646,810	0	\$773,670	\$773,670	\$16,122.20

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$783,710	\$783,710	\$783,710	\$783,710
Portability	0	0	0	0
Assessed / SOH 23	\$783,710	\$783,710	\$783,710	\$783,710
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$732,299	\$758,710	\$732,299	\$732,299

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
05/05/2022	Warranty Deed Qualified Sale	\$800,000	118139377
11/15/2005	Warranty Deed	\$500,000	41065 / 1673
08/01/1993	Warranty Deed	\$130,000	20958 / 775
12/01/1992	Certificate of Title	\$100	
12/01/1990	Warranty Deed	\$174,300	

LAND CALCULATIONS

Unit Price	Units	Type
\$8.00	15,858 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Summons/Case #C26030016
Molamphy, Tamara
4955 NW 47 AVE
Violation: 13-448-c-1
Removal of tree without a permit

Permit

\$500

~~RECEIVED~~

~~may 22~~

June 25

\$50

\$25

**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: C26-03 -0016

TAMARA MOLAMPHY

4955 NW 47th AVENUE

COCONUT CREEK FL 33073

Respondent

FINAL ORDER

***VIOLATION: FRONT YARD TREE REMOVED WITHOUT REQUIRED TREE
REMOVAL PERMIT / CITY CODE SEC. 13-448 (C)(1)***

An administrative hearing was held before the undersigned Special Magistrate on March 25, 2026. 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 4955 NW 47th Avenue and more particularly described as follows:

Property Id: 4842 07 03 0620

WINSTON PARK SECTION ONE-A 131-24 B LOT 15 BLK 2

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 front yard tree removed without required tree removal permit, 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. 13-448 (C)(1) AND THE RESPONDENT IS FINED **FIVE HUNDRED DOLLARS (\$500.00)** FOR THIS VIOLATION. THE RESPONDENT SHALL HAVE UNTIL JUNE 25, 2026 TO PAY THIS FINE AMOUNT TO THE CITY.

THE RESPONDENT IS GIVEN UNTIL JUNE 25, 2026 TO OBTAIN AND COMPLETE THE REQUIRED TREE REMOVAL PERMIT PROCESS OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE 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

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 27th DAY OF MARCH, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

R. M. 2006
SPECIAL MAGISTRATE

4/1/2026
Date Received

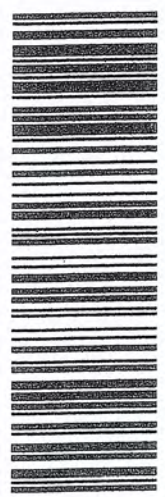


OF COCONUT CREEK
Client Design & Dev. Dept.
Compliance Division
W. Copans Road
onut Creek, FL 33063



OF COCONUT CREEK
Client Design & Dev. Dept.
Compliance Division
W. Copans Road
nut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1776 0343 57

MOLAMPHY, TAMARA
4955 NW 47 AVE
COCONUT CREEK FL 33073

MOLAMPHY, TAMARA
4955 NW 47 AVE
COCONUT CREEK FL 33073

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

C26030016
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C.Y 4/2/26

Postage	\$
Total Postage	\$
Sent To	
Street and Apt	
City, State, Zip	

MOLAMPHY, TAMARA
4955 NW 47 AVE
COCONUT CREEK FL 33073

25 E4ED 922T 0225 0T20 6856

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$00.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she will be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable and irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. C26030016
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date March 3 2026

At 8:50 AM PM

Owner Name Molamphy Tamarq
Last First MI

Owner Address 4955 NW 47 Ave
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0703 0620

Violation Location 4955 NW 47 Ave
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Removal of Tree without a Permit

In violation of Chapter(s) 13 Section(s) 448-C-1
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 25 DAY
OF March, 2026, AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Cy 3/3/26 366
Officer Signature Date ID#
Coulton Yanulevich
Printed Name

Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 956-1478
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030016	4955 NW 47 AVE	484207030620	MOLAMPHY, TAMARA

I, YANULEVICH, COULTON, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 03/03/2026

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☒ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ Certified Mail – Date Sent: 03/04/2026 - Receipt/Article #: 9589071052701529343668
Return Receipt Requested

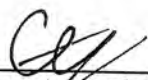
☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☒ Posting at Property – Date: 3/3/2026 - Time: 9:48 A.M. (See Photo of Posting)

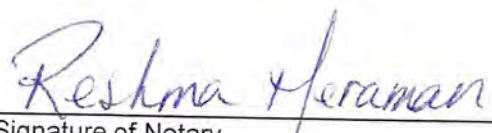
☐ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)


Signature of Code Compliance Officer

Coulton Yanulevich
Printed Name 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 on this 4 day of march, 2026 by YANULEVICH, COULTON who is personally known to me.


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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

CERTIFIED MAIL



9589 0710 5270 1529 3436 68

MOLAMPHY, TAMARA
4955 NW 47 AVE
COCONUT CREEK FL 33073

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

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$
Total Postage
\$

Sent To
Street and Apt
City, State, ZIP

MOLAMPHY, TAMARA
4955 NW 47 AVE
COCONUT CREEK FL 33073

C260 300 16
Summons
Postmark
Here
CY 3/4/26

89 9E4E 625T 0225 0720 6856

Mar 3, 2026 at 9:48:20 AM
4972 NW 47th Ave
Coconut Creek FL 33073
United States

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. 16030016
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable
grounds to believe and does believe that on:
Day Tuesday Date March 3 2026
At 8:50 AM / PM

Owner Name Molamphy, Tamaro
Last First MI

Owner Address 4955 NW 47 Ave
Coconut Creek FL 33073
City State Zip

Legal/Folio 4840 0703 0620
Violation Location 4955 NW 47 Ave
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:
Removal of tree without
a permit

In violation of Chapter(s) 13 Section(s) 448-C-1
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 3rd DAY
OF March, 2026, AT 9:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$ 500. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

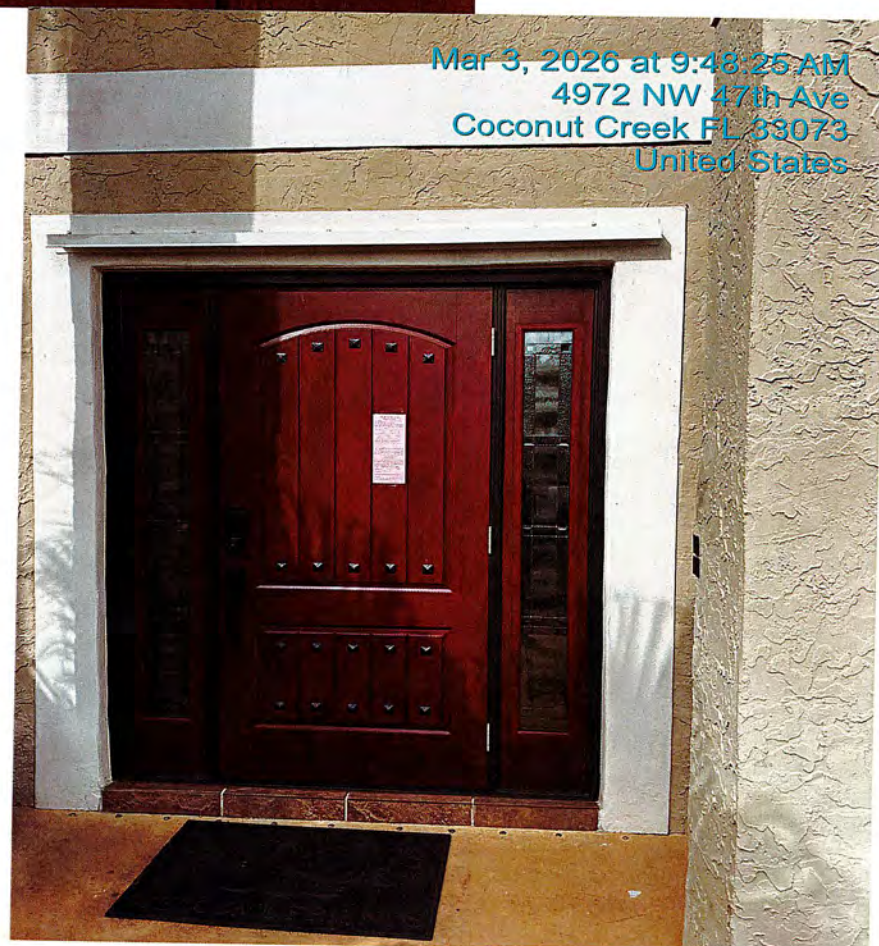
Officer Signature CY Date 3/3/26 ID# 366
Printed Name Coulton Yanulevich

Signature Acknowledging Receipt of this Notice _____ Date _____

Printed Name _____

If you have any questions, call 954-956-1476 or 954-1473
between 7AM-5PM Mon-Thurs.

CMC-1, Special Magistrate P-100, Rev. 1/15 YTS & DTP 03/15



C. Yanulevich



Sec. 13-448. - Preservation and protection of trees and tree preservation trust account.

- (a) *Declaration of legislative intent.* The city commission of the City of Coconut Creek (the "commission") finds and declares that the preservation of trees is integral to the prevention of air and water pollution in that trees use their leaf surface to trap and filter out ash, dust and pollen in the air, thereby helping to alleviate air pollution; that the root systems of trees hold and consolidate soil and other loose earthen materials, thereby helping to prevent erosion, reducing nonpoint source water pollution and maintaining the continued vitality of natural habitats for the propagation and protection of wildlife, birds, game, fish and other aquatic life; that protection of trees increases property values and protects all of the resources of the city; and that removal of trees causes increased surface run-off which contributes to water pollution. Owing to the many benefits provided to the community by trees, it is the intent of the commission, in order to protect the land, air and water of Coconut Creek, to preserve this valuable natural resource of Coconut Creek for the health, safety and welfare of the general public. While the destruction of a single tree may not have a significant environmental impact, the commission recognizes that tree destruction has a cumulative impact that causes severe environmental degradation and causes severe deterioration of the quality of life in Coconut Creek and, because of this impact, the commission finds that tree destruction is a public nuisance that must be controlled. In the evaluation of a tree removal permit, priority shall be given to preservation, relocation, replacement and payment into the tree preservation trust fund. Based on these factual considerations, this section shall be the minimum standards of the city for tree preservation.
- (b) *Permit required; exemptions.* No person shall cut down, destroy, effectively destroy, remove, relocate or damage any tree or cause any tree to be cut down, destroyed, effectively destroyed, removed, relocated or damaged, without first obtaining a permit from the city as provided in this section.

For the purpose of the permitting requirements of this section, the following are exempt:

- (1) Removal of tree species occurring in regulated waters as defined by sections 27-331 to 27-339 of the Broward County Code of Ordinances when the mitigation required by that license for the removal of the trees is equal to or greater than the replacement requirements of this section; or
- (2) Removal of any tree that is diseased, injured or in danger of falling, to the extent that its continued existence threatens the health and/or safety of contiguous persons or property provided that the owner of the property can document (photographs, etc. that such condition(s) existed prior to the removal of the tree. In the case of natural forest communities, specimen trees or historic trees, documentation of the condition must be presented to the city within forty-eight (48) hours after removal; or
- (3) Removal of any tree on owner-occupied residential properties of one (1) acre or less developed for detached single-family and duplex usage, except the following:
 - a. Previously preserved, relocated or replaced trees that were preserved, relocated or replaced as a condition of granting a tree removal permit; or
 - b. Historical or Special Status Category Trees; or
 - c. Site plan required landscape buffers located on private property; or
 - d. Site plan required landscape easements located on private property; or
 - e. Trees planted on private property with the intent of providing a consistent street tree theme or image; or
 - f. Trees planted on private ingress/egress rights-of-way and/or easements with the intent of providing a consistent street tree theme or image; or
- (4) Under emergency conditions such as hurricanes, war, or any natural disasters of similar scope, county utilities, water management district, improvement districts, Florida Department of Transportation, municipal utilities and franchised utilities, except as provided below, may remove a tree in order to prevent an imminent interruption of service or to restore interrupted

service. Franchised utilities shall cooperate with the city to preserve such trees by relocation or replacement in the same vicinity or as determined by the city for the best public benefit. Each tree removed shall be replaced by a tree as designated in subsection (g)(2), Appendix 1 or Appendix 2 as approved by the city; or

- (5) Removal of trees by all city-licensed nurseries, botanical gardens and commercial grove operations but only in relation to those trees which are planted and growing for the sale or intended sale to the general public in the ordinary course of said licensed business; or
- (6) Removal of trees by all governmental and private nurseries with respect to trees which have been planted and are growing for future relocation; or
- (7) During emergency conditions caused by a hurricane or other disaster, the provisions of this section may be suspended by direction of the city manager until the conclusion of the emergency; or
- (8) Removal or relocation of planted landscape trees prior to the issuance of a certificate of occupancy; or
- (9) Removal of trees, except historical or special status trees, by franchised utilities after the city and the record owner of the property on which the trees proposed to be removed are located, receive notification, delivered fifteen (15) calendar days prior to tree removal. The record owners may appeal the tree removal by submitting a letter of appeal to the city prior to the expiration of the fifteen-day period. The appeals process shall be pursuant to 13-549 of the Coconut Creek Code of Ordinances for administrative approval. Tree removal may proceed after the expiration of the fifteen-day period, providing no letters of appeal have been received by the city, if the utility can:
 - a. Prove prior to tree removal that:
 1. The tree will cause a continual disruption of service (specimen palm trees may be removed under this exemption).
 2. The easement or property was in actual use conveying utilities prior to the effective date of this section, and
 3. The threat of service interruption cannot be remedied by tree pruning in accordance with ANSI A-300 or palm pruning in accordance with city standards; or
 - b. Prove prior to tree removal that the removal is for the purpose of providing new/additional on-site service to existing development. Under this provision, the notification shall be in writing prior to the tree removal. The franchised utility shall not be required to obtain a permit, but shall comply with all the standards, requirements, and conditions of this section; and
 - c. Provide a report to the city to prove compliance with 13-448; or
- (10) Removal of trees, except historical or special status category trees, by a water management district or improvement district in or immediately adjacent to canals and lakes operated by the district provided that the district delivers to the city and to the record owner of the property on which the trees proposed to be removed are located, written notification, at least fifteen (15) calendar days prior to the removal of the tree(s). The record owners may appeal the tree removal by submitting a letter of appeal to the city prior to the expiration of the fifteen-day period. The appeals process shall be pursuant to 13-549 of the Coconut Creek Code of Ordinances for administrative approval. After the expiration of the fifteen-day period, providing that no letters of appeal have been received by the city, the district may remove tree(s) provided that:
 - a. The removal complies with all the standards, requirements, and conditions, other than Permitting (13-448(d) and (e)) and Bonding (13-448(l)) of this section, and

- b. The canal was excavated in compliance with all appropriate county and/or city code sections or the canal was excavated prior to the effective date of the current county and/or city code sections, and
 - c. The canal is not an agricultural canal or ditch,
 - d. And proves that:
 - 1. The tree is causing an immediate disruption of water flow so that the canal cannot function at its designed capacity, or;
 - 2. The canal was in existence, in actual use conveying water, and under a vegetation management program prior to the effective date of this section as shown by a map of district water management canals which shall be submitted to the city within one (1) month after the adoption of this section.
 - e. And provides a report to the city to prove compliance with 13-448.
- (11) Removal of trees, except historical or special status category trees, by the Florida Department of Transportation or by Broward County or municipal transportation departments, on roads or immediately adjacent to actual existing roads (not rights-of-way) maintained by the department provided that the department delivers to the city and to the record owner of the property on which the tree(s) proposed to be removed is located written notification, at least fifteen (15) days prior to the removal of the tree(s). The record owners may appeal the tree removal by submitting a letter of appeal to the city prior to the expiration of the fifteen-day period. The appeals process shall be pursuant to 13-549 of the Coconut Creek Code of Ordinances for administrative approval. After the expiration of the fifteen-day period, providing that no letters of appeal have been received by the city, the department may remove tree(s) provided that:
- a. The removal is necessary because the tree(s) is an actual and immediate traffic safety hazard to individuals using the road(s).
 - b. The removal complies with all standards, requirements, and conditions, other than Permitting (13-448(d) and (e)) and Bonding (13-448(l)) of this section.
 - c. The traffic safety hazard caused by the tree(s) cannot be remedied by pruning in accordance with ANSI A-300 standards or palm pruning in accordance with city standards and/or the standards listed in "Arboriculture Second Edition" by Richard W. Harris, as amended.
 - d. And provides a report to the city showing compliance with 13-448.
- (12) Removal of nuisance trees, as defined by 13-442.

(c) Prohibitions.

- (1) *General.* A person shall not cause, suffer, permit or allow the removal of any tree without first obtaining a permit from the city as herein provided. The property owner, holder of an easement and/or person removing a tree without a permit shall be responsible for the violation. The removal of trees in violation of this section is a public nuisance.
- (2) *Historical trees.* A person shall not cause, suffer, permit or allow the removal of any historical tree without first obtaining a variance from the commission to conduct the removal.
- (3) *Land clearing.* Land clearing an area designated as a natural forest community without first

(Ord. No. 115-86, § 307.0507, 7-10-86; Ord. No. 159-87, § 307.0507, 6-11-87; Ord. No. 129-95, § 1, 7-28-94; Ord. No. 148-99, § 3, 12-23-99; Ord. No. 2004-031, § 3, 8-26-04; Ord. No. 2006-016, § 3, 4-27-06; Ord. No. 2010-025, § 8, 10-14-10)



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 01-01 Single Family	Deputy Appraiser: Residential
Property ID: 484207030620	Millage Code: 3212	Department
Property Owner(s): MOLAMPHY,TAMARA	Adj. Bldg. S.F: 2489	Appraisers Number: 954-357-6831
Mailing Address: 4955 NW 47 AVE COCONUT CREEK, FL 33073	Bldg Under Air S.F: 2489	Email: realprop@bcpa.net
Property Address: 4955 NW 47 AVENUE COCONUT CREEK, 33073	Effective Year: 1993	Zoning : PUD - PLANNED UNIT DEVELOPMENT
	Year Built: 1988	Abbr. Legal Des.: WINSTON PARK SECTION ONE-A 131-24 B LOT 15 BLK 2
	Units/Beds/Baths: 1 / 4 / 2	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$64,000	\$554,020	0	\$618,020	\$255,870	
2025	\$64,000	\$554,020	0	\$618,020	\$249,150	\$5,019.70
2024	\$64,000	\$542,820	0	\$606,820	\$242,130	\$4,851.11

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$618,020	\$618,020	\$618,020	\$618,020
Portability	0	0	0	0
Assessed / SOH 01	\$255,870	\$255,870	\$255,870	\$255,870
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$204,459	\$230,870	\$204,459	\$204,459

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
02/14/2012	Quit Claim Deed	\$100	48515 / 1229
	Non-Sale Title Change		
04/05/2000	Warranty Deed	\$178,000	30432 / 1572
06/28/1995	Warranty Deed	\$153,000	23681 / 649
03/10/1995	Certificate of Title	\$100	23237 / 535
05/01/1991	Quit Claim Deed	\$100	18641 / 569

LAND CALCULATIONS

Unit Price	Units	Type
\$8.00	8,000	Square
	SqFt	Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
484207030950	01/23/2026	Warranty Deed	Qualified Sale	\$720,000	120672705	5133 NW 47 AVE COCONUT CREEK, FL 33073
484207032570	01/13/2026	Warranty Deed	Qualified Sale	\$620,000	120644836	5164 NW 53 AVE COCONUT CREEK, FL 33073
484207031410	09/19/2025	Warranty Deed	Qualified Sale	\$690,000	120481441	4855 NW 50 ST COCONUT CREEK, FL 33073
484207030200	08/28/2025	Warranty Deed	Qualified Sale	\$644,900	120417256	4853 NW 50 CT COCONUT CREEK, FL 33073
484207031110	05/29/2025	Warranty Deed	Qualified Sale	\$605,000	120247756	5183 NW 48 AVE COCONUT CREEK, FL 33073

SPECIAL ASSESSMENTS									SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	Winston Park Elementary School: B
Coconut Creek Fire Rescue (32)	Coconut Creek Solid Waste (Z)		Cocomar (CM)						Lyons Creek Middle School: A
Residential (R)			Cocomar (CM)						Monarch High School: C
1	1.00		0.18						

ELECTED OFFICIALS				
Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	2	Mark David Bogen	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
95	Christine Hunschofsky	30	Tina Scott Polsky	Nora Rupert

Summons/Case #C25100045
Gomez, Rubelio & Gomez, Sandra
5476 NW 49 CT
Violation 6-36-a-2
Signs of Disrepair

Puent

July 23.2
~~22.2~~

\$50

\$25

July 22.2

**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: **C25-10 -0045**

RUBELIO GOMEZ
SANDRA X GOMEZ
5476 NW 49th COURT
COCONUT CREEK FL 33073-3307

Respondent

FINAL ORDER

*VIOLATION: FAILURE TO MAINTAIN ROOF, ROOF IN DISREPAIR WITH
TARP / CITY CODE SEC. 6-36 (A)(2)*

An administrative hearing was held before the undersigned Special Magistrate on May 27, 2026. 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 5476 NW 49th Court and more particularly described as follows:

Property Id: 4842 07 11 2020

WILES/BUTLER PLAT ONE 160-18 B POR TR C DESC AS COMM NW COR OF SAID
PLAT,E 864.80,S 704.04 TO POB,E 45.20,S 95.17,W 45.20,N 95.17 TO POB AKA: LOT 202
INDIGO LAKES

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 roof in disrepair with tarp, 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. 6-36 (A)(2) AND THE RESPONDENT IS GIVEN UNTIL JULY 23, 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.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

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 2nd DAY OF JUNE, 2026

CITY OF COCONUT CREEK, FLORIDA

Reekha Heraman
SPECIAL MAGISTRATE CLERK

P. J. Z. [Signature]
SPECIAL MAGISTRATE

6/4/26
Date Received



ITY OF COCONUT CREEK
esilient Design & Dev. Dept.
ode Compliance Division
300 W. Copans Road
occonut Creek, FL 33063



ITY OF COCONUT CREEK
esilient Design & Dev. Dept.
ode Compliance Division
300 W. Copans Road
occonut Creek, FL 33063



9589 0710 5270 1607 5732 60

GOMEZ, RUBELIO H/E
GOMEZ, SANDRA X
5476 NW 49 CT
COCONUT CREEK FL 33073-3307

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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

C25100045
FO
CY
Postmark Here
6/9/26

Postage	\$
Total Postage and	\$
Sent To	
Street and Apt. No.	
City, State, ZIP+4	

GOMEZ, RUBELIO H/E
GOMEZ, SANDRA X
5476 NW 49 CT
COCONUT CREEK FL 33073-3307

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GOMEZ, RUBELIO H/E
GOMEZ, SANDRA X
5476 NW 49 CT
COCONUT CREEK FL 33073-3307

COCONUT
54



9590 9402 9875 5335 0948 68

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5732 60

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature	☐ Agent
B. Received by (Printed Name)	☐ Addressee
C. Date of Delivery	
D. Is delivery address different from item 1? If YES, enter delivery address below:	☐ Yes ☐ No

3. Service Type	☐ Priority Mail Express®
☐ Adult Signature	☐ Registered Mail™
☐ Adult Signature Restricted Delivery	☐ Registered Mail Restricted Delivery
☐ Certified Mail®	☐ Signature Confirmation™
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery	
☐ Collect on Delivery Restricted Delivery	
☐ Insured Mail	
☐ Restricted Delivery	

Domestic Return Receipt

SUMMONS TO APPEAR

State of Florida NO. C25106045
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable
grounds to believe and does believe that on:

Day Monday Date January 19 2026

At 1:15 AM/PM

Owner Name Gomez Rubelio
Last First MI
Gomez Sandra X
Last First MI

Owner Address 5476 NW 49 CT
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0711 2020

Violation Location 5476 NW 49 CT

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

(6-36-a-2) Signs of disrepair
TARP ON ROOF

In violation of Chapter(s) 6 Section(s) 36-a-2
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 27 DAY
OF May, 2026, AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Cty 4/20/26 366
Officer's Signature Date ID#

Coulton Yanulevich
Printed Name

Posted at property
Signature Acknowledging Receipt of this Notice Date

04/20/26 1:13 P.M
Printed Name

If you have any questions, call 954-956-1476 or 956-1478
between 7AM-5PM Mon-Thurs.

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you
comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in
person. Payment must be received 24 hours prior to the scheduled
hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a
plea of guilty. Any additional violation of the same offense may be
considered a repeat violation. The violation must be in compliance or
further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must
appear before the Special Magistrate on the date and time specified on
the reverse side of this summons.

If you elect to have a hearing and are found to have committed the
infraction, the Special Magistrate may impose a penalty not to exceed
\$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled
hearing date, or fails to appear before the Special Magistrate he/she
shall be deemed to have waived his/her rights to contest the summons
and that in such case, judgment may be entered against the person for
an amount up to the maximum penalty of \$500.00 per day and
reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable
or irreversible in nature by order of the special master shall be subject
to a fine not to exceed five thousand dollars (\$5,000.00) per violation.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25100045	5476 NW 49 CT	484207112020	GOMEZ, RUBELIO H/E

I, YANULEVICH, COULTON, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 10/15/2025

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ Certified Mail – Date Sent: 04/27/2026 - Receipt/Article #: 9589071052703748574335
Return Receipt Requested

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☒ Posting at Property – Date: 04/20/2026 - Time: 01:13 P.M. (See Photo of Posting)

☐ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Signature of Code Compliance Officer

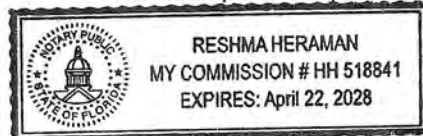
Coulton Yanulevich

Printed Name 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 on this 27 day of April, 2026 by YANULEVICH, COULTON who is personally known to me.

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



TY OF COCONUT CREEK
sistent Design & Dev. Dept.
ide Compliance Division
00 W. Copans Road
conut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 3748 5743 35

GOMEZ, RUBELIO H/E
GOMEZ, SANDRA X
5476 NW 49 CT
COCONUT CREEK FL 33073-3307

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

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage	\$
Total Postage	\$

Sent To	
Street and Ap	
City, State, Zi	

GOMEZ, RUBELIO H/E
GOMEZ, SANDRA X
5476 NW 49 CT
COCONUT CREEK FL 33073-3307

C251 00045
Summons
Postmark
Here
C.Y. 4/27/06

SE E425 842E 0225 0720 6956

Apr 20, 2026 at 1:12:59 PM
5485 NW 49th Ct
Coconut Creek FL 33073
United States

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable
grounds to believe and does believe that on:

Day 19 Date April 19 2026
At 1:15 AM / PM

Owner Name Last Samcz First Babala MI
City Coconut Creek State FL Zip 33073

Legal/Folio 4442-0711-2072

Violation Location 5485 NW 49th Ct
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:
TOILET OVERFLOW

In violation of Chapter(s) 216 Section(s) 216.22
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON April 20 2026 AT 1:15 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.
IF YOU OR A REPRESENTATIVE MUST APPEAR.

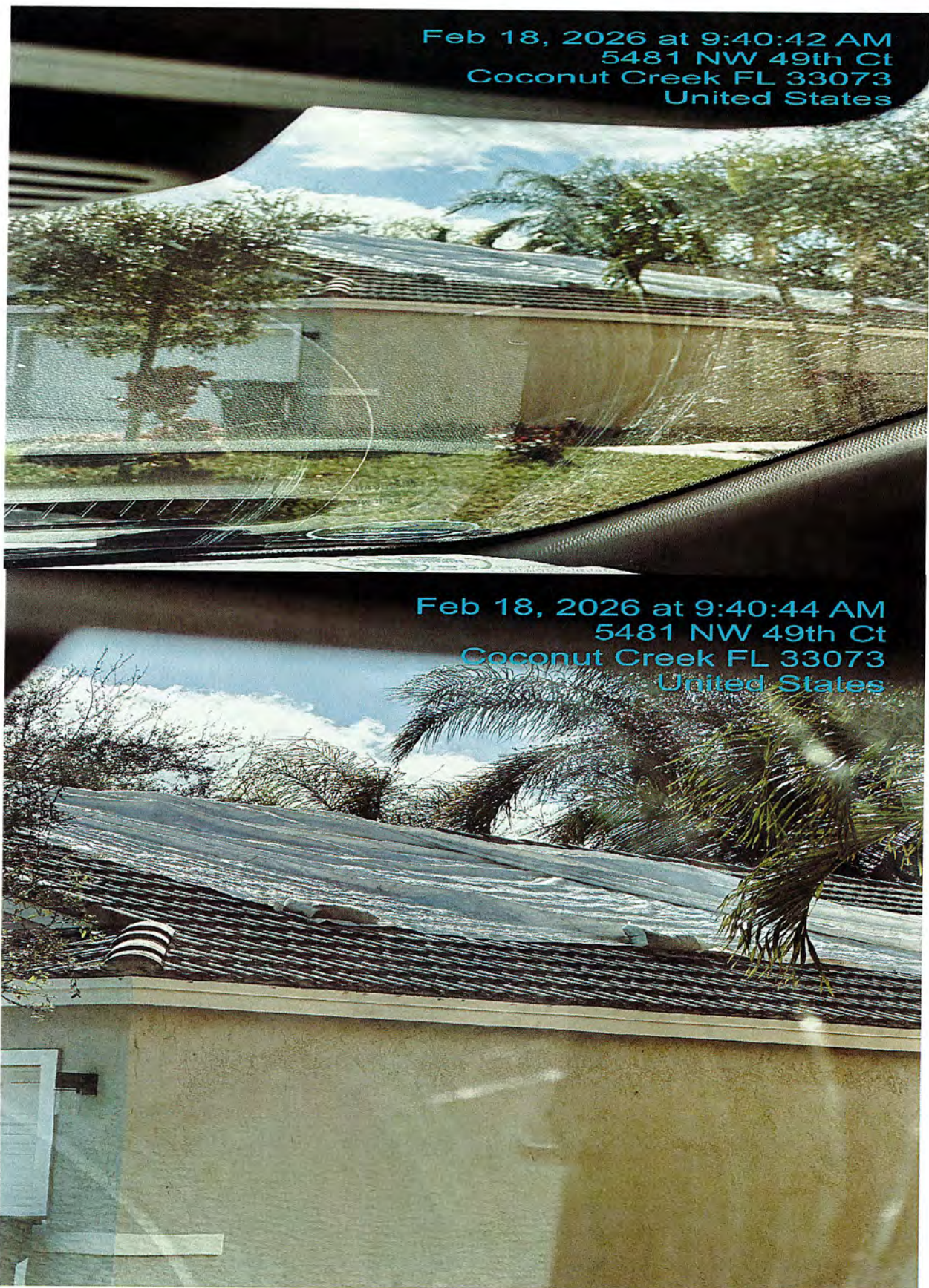
Office Signature C. Yanulevich Date 4/20/26 ID# 306
Printed Name C. Yanulevich

Signature Acknowledging Receipt of this Notice _____ Date _____
Printed Name _____

If you have any questions, call 954-956-1476 or 954-1175
between 7 AM - 5 PM Mon-Fri.

Officer	Special Magistrate	Witness	Printed Name	Signature





Sec. 6-36. - Maintenance standards.

- (a) **Exterior building condition.** The exterior of buildings and structures shall be maintained by the owner, operator, or occupant in a state of good repair and shall be structurally sound, in order to facilitate public safety and so the appearance will not constitute a blighting factor leading to the deterioration of the adjacent neighborhood and the city.
- (1) *Wall surfaces.* Exterior wall surfaces shall be maintained in a state of good repair to prevent deterioration and shall be cleaned, repainted or recovered when twenty-five (25) percent or more of any single sight view becomes discolored or is peeling, molding, or mildewing. All parts of the structure that show dry rot or other deterioration shall be repaired, replaced or refinished. The exterior faces shall be kept free from materials, objects, graffiti, dirt, grime, stains, wall murals and all other adverse conditions.
 - (2) *Roofs, gutters and fascia.* All roofs, gutters and fascia shall be free of signs of deterioration and be maintained in good condition to prevent water from leaking into the building structure; and shall be cleaned or repainted and restored when twenty-five (25) percent or more of any single sight view shows dirt, grime, stains, mildew, peeling or any sign of deterioration.
 - (3) *Screens, shutters, awnings and skirting.* All screens, shutters, awnings and skirting shall be maintained without damage or deterioration and shall be replaced when the item can no longer be returned to a state of good repair.
 - (4) *Stairs, porches and railings.* The stairs, porches and railings affixed to the exterior of every structure shall be kept in a state of good repair and be structurally sound. Protective railings shall be required on any unenclosed structure over thirty (30) inches above the ground level or any steps containing four (4) risers or more.
 - (5) *Windows or doors.* All exterior doors, garage doors and frames thereof and windows, shall be kept in a state of good repair and be substantially weathertight and infestation proof.

(Ord. No. 145-95, § 2, 11-9-95)



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 484207112020

Property Owner(s): GOMEZ, RUBELIO H/E
GOMEZ, SANDRA X

Mailing Address: 5476 NW 49 CT COCONUT CREEK, FL
33073-3307

Property Address: 5476 NW 49 COURT COCONUT
CREEK, 33073-3307

Property Use: 01-01 Single Family

Millage Code: 3212

Adj. Bldg. S.F: 1695

Bldg Under Air S.F: 1404

Effective Year: 1999

Year Built: 1998

Units/Beds/Baths: 1 / 3 / 2

Deputy Appraiser: Residential
Department

Appraisers Number: 954-357-6831

Email: realprop@bcpa.net

Zoning : PUD - PLANNED UNIT
DEVELOPMENT

Abbr. Legal Des.: WILES/BUTLER
PLAT ONE 160-18 B POR TR C DESC
AS COMM NW COR OF SAID PLAT,E
864.80,S 704.04 TOPOB,E 45.20,S
95.17,W 45.20,N 95.17 TO POB AKA:
LOT 202 INDIGO LAKES

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$34,420	\$384,160	0	\$418,580	\$255,350	
2025	\$34,420	\$373,970	0	\$408,390	\$248,640	\$5,008.91
2024	\$34,420	\$385,660	0	\$420,080	\$241,640	\$4,840.74

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$418,580	\$418,580	\$418,580	\$418,580
Portability	0	0	0	0
Assessed / SOH 18	\$255,350	\$255,350	\$255,350	\$255,350
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$203,939	\$230,350	\$203,939	\$203,939

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
11/30/2023	Quit Claim Deed Non-Sale Title Change	\$100	119268533
08/11/2016	Warranty Deed Qualified Sale	\$277,000	113878379
08/31/2009	Special Warranty Deed	\$100	46489 / 934

LAND CALCULATIONS

Unit	Price	Units	Type
	\$8.00	4,302 SqFt	Square Foot

Summons/Case #C25040062
Santos, Iran & Santos, Nanci
5438 NW 48 ST
Violation: 6-36-a-2
Signs Of Disrepair

Prvent

July 23

48 52

#25

July 22

**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: **C25-04 -0062**

IRAN & Nanci SANTOS
5438 NW 48th STREET
COCONUT CREEK FL 33073-3314
Respondent

FINAL ORDER

***VIOLATION: FAILURE TO MAINTAIN ROOF, ROOF IN DISREPAIR WITH
TARP / CITY CODE SEC. 6-36 (A)(2)***

An administrative hearing was held before the undersigned Special Magistrate on May 27, 2026. 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 5438 NW 48th Street and more particularly described as follows:

Property Id: 4842 07 11 1350

WILES/BUTLER PLAT ONE 160-18 B POR TR B-1 DESC AS COMM SW COR OF SAID PLAT,E 1203.84,N 20 TO POB,CONT N 74.99 TO P/C,NELY AN ARC DIST 39.28 TO P/T,E 47.55,S 100,W 72.51 TO POB AKA: LOT 135 INDIGO LAKES

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 roof in disrepair with tarp, 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. 6-36 (A)(2) AND THE RESPONDENT IS GIVEN UNTIL JULY 23, 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.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JULY 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 22, 2026 SPECIAL MAGISTRATE HEARING.

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 2nd DAY OF JUNE, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

F. M. Poon
SPECIAL MAGISTRATE

6/4/26
Date Received



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



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

CEMENTED MAIL



9589 0710 5270 1607 5732 53

SANTOS, IRAN & Nanci
5438 NW 48 ST
COCONUT CREEK FL 33073-3314

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

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

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and

Sent To

Street and Apt. No.

City, State, ZIP+4®

SANTOS, IRAN & Nanci
5438 NW 48 ST
COCONUT CREEK FL 33073-3314

C25040062
FD
Postmark Here
6/16/26
CV

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SANTOS, IRAN & Nanci
5438 NW 48 ST
COCONUT CREEK FL 33073-3314

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type

- | | |
|--|--|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation™ Delivery |

9590 9402 9875 5335 0948 44

PS Form 3800

Domestic Return Receipt

SUMMONS TO APPEAR

State of Florida NO. C25040062
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable
grounds to believe and does believe that on:

Day Wednesday Date May 28 20 26

At 11:05 AM/PM

Owner Name Santos Iran
Last First MI
Santos Nanci
Last First MI

Owner Address 5438 NW 48 ST
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0711 1350

Violation Location 5438 NW 48 ST

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Signs of disrepair
Tarp on Roof

In violation of Chapter(s) 6 Section(s) 36-a-2
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 27 DAY
OF May, 2026, AT 2:30 PM IN THE

City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Cy 4/20/26 366
Officer Signature Date ID#

Coulton Yanulevich
Printed Name

Posted at Property
Signature Acknowledging Receipt of this Notice Date

4/20/26 1:06 P.M.
Printed Name

If you have any questions, call 954-956-1476 or 956-1478
between 7AM-5PM Mon-Thurs.

IMPORTANT INSTRUCTIONS

... charged with a civil infraction which requires that you
comply with one of the following options:

Option 1:

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person. Payment must be received 24 hours prior to the scheduled
hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

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plea of guilty. Any additional violation of the same offense may be
considered a repeat violation. The violation must be in compliance or
further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must
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the reverse side of this summons.

If you elect to have a hearing and are found to have committed the
infraction, the Special Magistrate may impose a penalty not to exceed
\$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled
hearing date, or fails to appear before the Special Magistrate he/she
shall be deemed to have waived his/her rights to contest the summons
and that in such case, judgment may be entered against the person for
an amount up to the maximum penalty of \$500.00 per day and
reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
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Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable
or irreversible in nature by order of the special master shall be subject
to a fine not to exceed five thousand dollars (\$5,000.00) per violation.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25040062	5438 NW 48 ST	484207111350	SANTOS, IRAN & Nanci

I, YANULEVICH, COULTON, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 04/28/2025

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ ☐ Certified Mail – Date Sent: 04/27/2026 - Receipt/Article #9589071052703748574342
Return Receipt Requested

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☒ ☐ Posting at Property – Date: 04/20/2026 - Time: 01:06 P.M. (See Photo of Posting)

☐ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

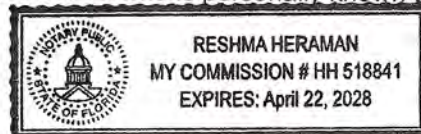

Signature of Code Compliance Officer

Coulton Yanulevich
Printed Name 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 on this 27 day of April, 2026 by YANULEVICH, COULTON who is personally known to me.


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



TY OF COCONUT CREEK
esilient Design & Dev. Dept.
ode Compliance Division
100 W. Copans Road
occonut Creek, FL 33063

CERTIFIED MAIL®



9589 0710 5270 3748 5743 42

SANTOS, IRAN & Nanci
5438 NW 48 ST
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Sec. 6-36. - Maintenance standards.

- (a) *Exterior building condition.* The exterior of buildings and structures shall be maintained by the owner, operator, or occupant in a state of good repair and shall be structurally sound, in order to facilitate public safety and so the appearance will not constitute a blighting factor leading to the deterioration of the adjacent neighborhood and the city.
- (1) *Wall surfaces.* Exterior wall surfaces shall be maintained in a state of good repair to prevent deterioration and shall be cleaned, repainted or recovered when twenty-five (25) percent or more of any single sight view becomes discolored or is peeling, molding, or mildewing. All parts of the structure that show dry rot or other deterioration shall be repaired, replaced or refinished. The exterior faces shall be kept free from materials, objects, graffiti, dirt, grime, stains, wall murals and all other adverse conditions.
 - (2) *Roofs, gutters and facia.* All roofs, gutters and facia shall be free of signs of deterioration and be maintained in good condition to prevent water from leaking into the building structure; and shall be cleaned or repainted and restored when twenty-five (25) percent or more of any single sight view shows dirt, grime, stains, mildew, peeling or any sign of deterioration.
 - (3) *Screens, shutters, awnings and skirting.* All screens, shutters, awnings and skirting shall be maintained without damage or deterioration and shall be replaced when the item can no longer be returned to a state of good repair.
 - (4) *Stairs, porches and railings.* The stairs, porches and railings affixed to the exterior of every structure shall be kept in a state of good repair and be structurally sound. Protective railings shall be required on any unenclosed structure over thirty (30) inches above the ground level or any steps containing four (4) risers or more.
 - (5) *Windows or doors.* All exterior doors, garage doors and frames thereof and windows, shall be kept in a state of good repair and be substantially weathertight and infestation proof.

(Ord. No. 145-95, § 2, 11-9-95)



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 484207111350	Millage Code: 3212	Appraisers Number: 954-357-6831
Property Owner(s): SANTOS,IRAN & Nanci	Adj. Bldg. S.F: 2377	Email: realprop@bcpa.net
Mailing Address: 5438 NW 48 ST COCONUT CREEK, FL 33073-3314	Bldg Under Air S.F: 2152	Zoning : PUD - PLANNED UNIT DEVELOPMENT
Property Address: 5438 NW 48 STREET COCONUT CREEK, 33073-3314	Effective Year: 1998	Abbr. Legal Des.: WILES/BUTLER PLAT ONE 160-18 B POR TR B-1 DESC AS COMM SW COR OF SAID PLAT,E 1203.84,N 20 TOPOB,CONT N 74.99 TO P/C,NELY AN ARC DIST 39.28 TO P/T,E 47.55,S 100,W 72.51 TO POB AKA: LOT 135 INDIGO LAKES
	Year Built: 1997	
	Units/Beds/Baths: 1 / 3 / 2	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$45,050	\$570,030	0	\$615,080	\$257,970	
2025	\$45,050	\$551,940	0	\$596,990	\$251,190	\$5,062.81
2024	\$45,050	\$569,060	0	\$614,110	\$244,120	\$4,893.30

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$615,080	\$615,080	\$615,080	\$615,080
Portability	0	0	0	0
Assessed / SOH 19	\$257,970	\$257,970	\$257,970	\$257,970
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$206,559	\$232,970	\$206,559	\$206,559

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
05/03/2018	Warranty Deed Qualified Sale	\$280,000	115142874
06/16/2006	Quit Claim Deed	\$318,500	42363 / 1606
05/21/1997	Special Warranty Deed	\$161,400	26532 / 467

LAND CALCULATIONS

Unit		
Price	Units	Type
\$8.00	5,416	Square
	SqFt	Foot
\$1.01	1,704	Square
	SqFt	Foot



CITY OF COCONUT CREEK SPECIAL MAGISTRATE HEARING MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: June 24, 2026
Time: 2:30 p.m.
Hearing No. 2026-0624

1. The Special Magistrate Richard Doody called the meeting to order at 2:36 p.m.
2. Explanation of Proceedings by Special Magistrate

Mr. Doody explained that he was an attorney appointed by the City to hear alleged Code violations and that this was a quasi-judicial proceeding, which is more formal than an appearance before the City Commission but less formal than courtroom proceedings. Persons intending to speak would be sworn in. Both sides would have the right to cross-examine anyone who speaks, and both sides would have the right to submit evidence into the record. Although the burden to prove the case is upon the City, State Statute and local ordinances provide that those parties who are found guilty of a Municipal code violation can be subject to a fine amount or a fine amount that runs on a daily basis. Mr. Doody emphasized that his role is not that of a judge but that of a fact-finder and hearing officer to determine the facts and make a ruling on the facts that are submitted into the record. He also clarified that unlike a judge, a Special Magistrate does not have equitable powers, and he cautioned that although he would answer questions about the process at any time during the proceedings, he could not give legal advice. He requested that if a person agreed with the violation but was seeking additional time to remedy the violation, the formality of the hearing would be dispensed so that it could be addressed. In contested violations, the City would speak first with the individual's response following. Currently being reviewed by City Clerk 7-6-2026

3. Swearing in of Witnesses

4. Cases

Citation No.	Property Owner/Violator Address Violation	Violation Date
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Officer Anthony Bell

C26040141	Lozano, Christian G 4320 NW 10 Street Coconut Creek FL 33066-1530 Violation Address: 4320 NW 10 Street Chapter 19, Section 37-2 Parking: Two enclosed trailers parked at the property	05/20/26
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Disposition: The Special Magistrate found for the city and imposed a one-time fine of \$100.

C26050077	Seni, Cristiano De Siqueira 3900 NW 4 Court Coconut Creek FL 33066-1806 Violation Address: 3900 NW 4 Court Chapter 13, Section 448-b Preservation and protection of trees: Tree damage: Permit required for removal of tree in swale	05/16/26
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Minutes
Special Magistrate Hearing No. 2026-0624
June 24, 2026
Page 2

Disposition: The Special Magistrate found for the city and imposed a one-time fine of \$500, obtain and complete tree permit by September 24, 2026 or a \$50 fine per day with a one-time administrative fee of \$25.

Officer Briana Capone

C26040064	Cody, Andrew & Patton, Michelle	04/09/26
	2340 NE 35 Street Lighthouse Point FL 33064	
	Violation Address: 3910 NW 43 Street	
	Chapter 13, Section 38-a	
	Failure to obtain and complete permit: Occupancy change of use required	
	Educational. *Repeat Violation*	

Disposition: This case has been continued to July 22, 2026.

C26040065	Cody, Andrew & Patton, Michelle	04/09/26
	2340 NE 35 Street Lighthouse Point FL 33064	
	Violation Address: 3910 NW 43 Street	
	Chapter 9, Section 2	
	Fire prevention and protection: Failed fire inspections	

Disposition: This case has been continued to July 22, 2026.

C26040067	Cody, Andrew & Patton, Michelle	04/09/26
	2340 NE 35 Street Lighthouse Point FL 33064	
	Violation Address: 3910 NW 43 Street	
	Chapter 13, Section 331 (n)	
	Zoning district regulations community facilities. Special land use required:	
	Farm school LLC	

Disposition: This case has been continued to July 22, 2026.

C26040068	Cody, Andrew & Patton, Michelle	04/09/26
	2340 NE 35 Street Lighthouse Point FL 33064	
	Violation Address: 3910 NW 43 Street	
	Chapter 18, Section 29	
	Business tax receipt required: Farm school LLC	

Disposition: This case has been continued to July 22, 2026.

C26040070	Cody, Andrew & Patton, Michelle	04/09/26
	2340 NE 35 Street Lighthouse Point FL 33064	
	Violation Address: 3920 NW 43 Street	
	Chapter 13, Section 38-a	
	Failure to obtain and complete permit: Occupancy change of use for business,	
	residential and assembly *Repeat Violation*	

Disposition: This case has been continued to July 22, 2026.

Minutes
Special Magistrate Hearing No. 2026-0624
June 24, 2026
Page 3

C26040071	Cody, Andrew & Patton, Michelle	04/09/26
2340 NE 35 Street Lighthouse Point FL 33064		
Violation Address: 3920 NW 43 Street		
Chapter 9, Section 2		
Fire prevention and protection: Failed fire inspections		

Disposition: This case has been continued to July 22, 2026.

C26040073	Cody, Andrew & Patton, Michelle	04/09/26
2340 NE 35 Street Lighthouse Point FL 33064		
Violation Address: 3920 NW 43 Street		
Chapter 18, Section 29		
Business tax receipt required: Redstone Ranch LLC		

Disposition: This case has been continued to July 22, 2026.

C26040076	Cody, Andrew & Patton, Michelle	04/09/26
2340 NE 35 Street Lighthouse Point FL 33064		
Violation Address: 4551 NW 39 Avenue		
Chapter 13, Section 373		
Accessory use – Structure: Chickee hut: setback requirements not met, location prohibited		

Disposition: This case has been continued to July 22, 2026.

C26040079	Cody, Andrew & Patton, Michelle	04/09/26
2340 NE 35 Street Lighthouse Point FL 33064		
Violation Address: 4361 NW 39 Avenue		
Chapter 13, Section 373		
Accessory use – Structure: Chickee hut: setback requirements not met, location prohibited		

Disposition: This case has been continued to July 22, 2026.

Officer Briana Capone

- Status Conference

C25020054	Cody, Andrew & Patton, Michelle	02/12/25
2340 NE 35 Street Lighthouse Point, FL 33064		
Violation Address: 4551 NW 39 Avenue		
Chapter 13, Section 40-a-1		
Failure to obtain & complete engineering permit: Asphalt installation		

Disposition: The Special Magistrate found for the city and extended the time for compliance to July 23, 2026. This case is set for Status Conference on July 22, 2026.

Minutes
Special Magistrate Hearing No. 2026-0624
June 24, 2026
Page 4

Officer Luis Montano-Garcia

<u>C26010051</u>	<u>Orsi Springs Partners LLC Township Plaza Partners LLC</u>	<u>01/12/26</u>
	1449 37 Street Suite 408 Brooklyn NY 11218	
	Violation Address: 4400 W Sample Road #120	
	Chapter 18, Section 29	
	Business tax receipt: Renewal required for Scott Allyson	

Disposition: This case has complied.

<u>C26010055</u>	<u>MCA Promenade Owner LLC</u>	<u>01/12/26</u>
	2 Seaport Lane Boston MA 02210-2021	
	Violation Address: 4419 Lyons Road #104	
	Chapter 18, Section 29	
	Business tax receipt: Renewal required for Happy Monkey Shop	

Disposition: This case has complied.

<u>C26010056</u>	<u>MCA Promenade Owner LLC</u>	<u>01/12/26</u>
	2 Seaport Lane Boston MA 02210-2021	
	Violation Address: 4425 Lyons Road Suite #110	
	Chapter 18, Section 29	
	Business tax receipt: Renewal required for Lelior Group LLC	

Disposition: The Special Magistrate found for the city and imposed a compliance date of July 23, 2026, with a one-time fine of \$250 fine per day and a one-time administrative fee of \$25.

<u>C26010067</u>	<u>Happiness Inc % Regions Bank - Jennifer Bradford</u>	<u>01/12/26</u>
	2050 Parkway Office Circle #500 Birmingham AL 35244	
	Violation Address: 4808 Coconut Creek Parkway	
	Chapter 18, Section 29	
	Business Tax Receipt: Renewal required for Regions Bank	

Disposition: This case has complied.

<u>C26010101</u>	<u>Espinosa Medical Real Estate #2 LLC</u>	<u>01/14/26</u>
	501 NE Waterway Lane Boca Raton FL 33432	
	Violation Address: 5350 W Hillsboro Boulevard #108	
	Chapter 18, Section 29	
	Business tax receipt: Renewal required for Kettia Alusma - Hibbert ARNP	

Disposition: This case has complied.

<u>C26010113</u>	<u>Wal-Mart Stores East LP</u>	<u>01/14/26</u>
	Po Box 8050 Bentonville AR 72712	
	Violation Address: 5571 W Hillsboro Boulevard	
	Chapter 18, Section 29	
	Business Tax Receipt: Failure to renew for Subway #35011	

Disposition: This case has complied.

Minutes
Special Magistrate Hearing No. 2026-0624
June 24, 2026
Page 5

C26010192	Chery, Robert & Marie Michelle	01/28/26
5444 NW 43 Way Coconut Creek FL 33073-5026		
Violation Address: 5444 NW 43 Way		
Chapter 13, Section 40-a-1		
Failure to obtain / complete Engineering permit process for driveway extension		

Disposition: The Special Magistrate found for the city and imposed a compliance date of August 27, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

C26010193	Chery, Robert & Marie Michelle	01/28/26
5444 NW 43 Way Coconut Creek FL 33073-5026		
Violation Address: 5444 NW 43 Way		
Chapter 13, Section 40-a-1		
Failure to obtain / complete Engineering permit process for paver installation		

Disposition: The Special Magistrate found for the city and imposed a compliance date of August 27, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

C26040080	Coconut Creek Automotive Management LLC	04/09/26
3031 N Rocky Point Drive W Suite 770 Tampa FL 33607		
Violation Address: 5201 W Sample Road		
Chapter 16, Section 20-a		
Promotional activity without a permit: Two food trucks in parking lot		

Disposition: The Special Magistrate found for the city and imposed a compliance date of July 16, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

C26050022	Dolphin Stations LLC	05/07/26
1201 Oakfield Drive Suite #109 Brandon FL 33511-4932		
Violation Address: 5425 Lyons Road		
Chapter 13, Section 38-a		
Failure to obtain / complete permit process for: Carwash: *Repeat Violator*		

Disposition: The Special Magistrate found for the city and imposed a compliance date of August 27, 2026 with a \$75 fine per day and a one-time administrative fee of \$25.

Status Conference

- **Officer Luis Montano-Garcia**

C25100025	Hillsboro Marketplace Investments LLC	10/14/25
215 N Federal Highway Boca Raton FL 33432		
Violation Address: 4425 W Hillsboro Boulevard		
Chapter 18, Section 29		
Business Tax Receipt: Failed OU (Fire) for Sleep Citi		

Disposition: The Special Magistrate found for the city and extended the time for compliance to July 23, 2026. This case is set for Status Conference on July 22, 2026.

Minutes
Special Magistrate Hearing No. 2026-0624
June 24, 2026
Page 6

C24040078	MCA Promenade Owner LLC	12/10/25
2 Seaport Lane Boston MA 02210-2021		
Violation Address: 4441 Lyons Road		
Chapter 13, Section 40-a-1		
Failure to obtain / complete engineering permit process: Site work performed in parking spaces by movie theater		

Disposition: The Special Magistrate found for the city and extended the time for compliance to August 27, 2026. This case is set for Status Conference on August 26, 2026.

C25120021	MCA Promenade Owner LLC	12/10/25
2 Seaport Lane Boston MA 02210-2021		
Violation Address: 4441 Lyons Road		
Chapter 13, Section 40-a-1		
Failure to obtain / complete engineering permit process for parking lot resurfacing / repairs		

Disposition: The Special Magistrate found for the city and extended the time for compliance to August 27, 2026. This case is set for Status Conference on August 26, 2026.

C25100026	Hillsboro Marketplace Investments LLC	10/14/25
215 N Federal Highway Boca Raton FL 33432		
Violation Address: 4425 W Hillsboro Boulevard		
Chapter 13, Section 38-a		
Failure to complete process for sprinkler system, due to the change of occupational use: *Repeat Violator*		

Disposition: The Special Magistrate found for the city and extended the time for compliance to July 23, 2026. This case is set for Status Conference on July 22, 2026.

C26010010	Hillsboro Marketplace Investments LLC	01/07/26
215 N Federal Highway Boca Raton FL 33432		
Violation Address: 4425 W Hillsboro Boulevard		
Chapter 13, Section 38-a		
Failure to obtain / complete permit process for wall sign: *Repeat Violator*		

Disposition: The Special Magistrate found for the city and extended the time for compliance to July 23, 2026. This case is set for Status Conference on July 22, 2026.

C26020011	4161 Hillsboro LLC	02/05/20
1199 S Federal Hwy #395 Boca Raton FL 33432		
Violation Address: 4161 W Hillsboro Boulevard		
Chapter 13, Section 26(q)		
Application review procedures: Violation of conditions		

Disposition: No Extension was granted.

Minutes
Special Magistrate Hearing No. 2026-0624
June 24, 2026
Page 7

Officer Jan Moppert

<u>C26010011</u>	<u>Santana, Samuel Henrique</u>	<u>01/07/26</u>
	3676 Coco Lake Drive Coconut Creek FL 33073	
	Violation Address: 3676 Coco Lake Drive	
	Chapter 13, Section 38-a	
	Failure to complete permit process: Screen enclosure behind the house	

Disposition: The Special Magistrate found for the city and imposed a compliance date of August 27, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

<u>C26030188</u>	<u>Pasquale & Maria Poerio Rev Tr & Pasquale Poerio, Trstee Etal</u>	<u>03/26/26</u>
Cont. from 05/27	6712 Peruzzi Way Lake Worth FL 33467	
	Violation Address: 3219 Carambola Circle S #23110	
	Chapter 13, Section 38-a	
	Failure to complete permit process: Expired Permit: Shutters	

Disposition: The Special Magistrate found for the city and imposed a compliance date of July 23, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

Officer Stephanie O'Neil

<u>C26050160</u>	<u>FKH SFR R LP % First Key Homes LLC (Perez Jonathan:Violator)</u>	<u>05/24/26</u>
	600 Galleria Parkway Suite 300 Atlanta GA 30339	
	Violation Address: 540 NW 43 Avenue	
	Chapter 5, Section 6-b	
	Prohibition on running at large: Dog	

Disposition: This case has complied.

Officer Daniella Ordonez

<u>C26030147</u>	<u>Ramos Da Silva, Miriana Mascarenhas, Gustavo C</u>	<u>03/20/26</u>
Cont. from 05/27	6303 NW 42 Terrace Coconut Creek FL 33073	
	Violation Address: 6303 NW 42 Terrace	
	Chapter 13, Section 38-a	
	Failure to complete permit process: Expired permit: Fence	

Disposition: The Special Magistrate found for the city and imposed a compliance date of July 23, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

<u>C26050110</u>	<u>Quinones, Reinaldo & Melissa</u>	<u>05/19/26</u>
	4725 NW 76 Street Coconut Creek FL 33073-2706	
	Violation Address: 4725 NW 76 Street	
	Chapter 13, Section 444-b-4-b	
	Two shaped trees'	

Disposition: The Special Magistrate found for the city and imposed a reduced one-time fine of \$150. The fine has been paid to the city.

Minutes
Special Magistrate Hearing No. 2026-0624
June 24, 2026
Page 8

<u>C26050112</u>	<u>Cioffi, Robert & Christina Marie</u>	<u>05/19/26</u>
	7621 NW 47 Avenue Coconut Creek FL 33073	
	Violation Address: 7621 NW 47 Avenue	
	Chapter 13, Section 444-b-4-b	
	Two improperly pruned Gumbo Limbo trees	

Disposition: The Special Magistrate found for the city and imposed a reduced one-time fine of \$150 and a one-time administrative fee of \$25.

<u>C26050113</u>	<u>Wexler, Lucas Ian</u>	<u>05/19/26</u>
	7610 NW 47 Avenue Coconut Creek FL 33073-2721	
	Violation Address: 7610 NW 47 Avenue	
	Chapter 13, Section 444-b-4-b	
	Improper pruned Gumbo Limbo tree	

Disposition: The Special Magistrate found for the city and imposed a reduced one-time fine of \$75 and a one-time administrative fee of \$25.

Status Conference

- **Officer Daniella Ordonez**

<u>C25070045</u>	<u>Mckenzie, Hyson H/E Franklin, Elette</u>	<u>06/21/25</u>
	7138 Crescent Creek Lane Coconut Creek FL 33073-3129	
	Violation Address: 7138 Crescent Creek Lane	
	Chapter 13, Section 448-c-1	
	Tree Removal Permit Required: Front yard tree removal without permit	

Disposition: The Special Magistrate found for the city and extended the time for compliance to August 27, 2026.

<u>C26010178</u>	<u>Beaudoin Norman</u>	<u>01/26/26</u>
	3315 NW 67 Street Coconut Creek FL 33073	
	Violation Address: 3315 NW 67 Street	
	Chapter 13, Section 38-a	
	Failure to complete permit process: Expired permit: Deck	

Disposition: The Special Magistrate found for the city and extended the time for compliance to July 23, 2026. This case is set for Status Conference on July 22, 2026.

<u>C26030148</u>	<u>Etienne, Hens F & Claudette</u>	<u>03/20/26</u>
	4407 NW 63 Drive Coconut Creek FL 33073-1970	
	Violation Address: 4407 NW 63 Drive	
	Chapter 13, Section 38-a	
	Failure to complete permit process: Expired Permit: Low voltage CCTV / camera system	

Disposition: The Special Magistrate found for the city and extended the time for compliance to July 23, 2026. This case is set for Status Conference on July 22, 2026.

Minutes
Special Magistrate Hearing No. 2026-0624
June 24, 2026
Page 9

<u>C26030150</u>	<u>Louis, Marc Fenson Jacques</u>	<u>03/20/26</u>
	5012 Mallards Place Coconut Creek FL 33073-4511	
	Violation Address: 5012 Mallards Place	
	Chapter 13, Section 38-a	
	Failure to complete permit process: Expired permit: Screen enclosure	

Disposition: The Special Magistrate found for the city and extended the time for compliance to August 27, 2026.

Officer Coulton Yanulevich

<u>C26030131</u>	<u>Ortiz, Melissa</u>	<u>03/18/26</u>
Cont. from 05/27	5532 NW 53 Circle Coconut Creek FL 33073	
	Violation Address: 5532 NW 53 Circle	
	Chapter 13, Section 38-a	
	Failure to complete permit process: Pool and Deck	

Disposition: The Special Magistrate found for the city and imposed a compliance date of August 27, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

<u>C26030144</u>	<u>Dernier, Rachel & Etienne, Lindsley</u>	<u>03/23/26</u>
	3718 Pebblebrook Manor Coconut Creek FL 33073	
	Violation Address: 3718 Pebblebrook Manor	
	Chapter 13, Section 38-a	
	Failure to obtain permit and complete building process (Construction on back patio)	

Disposition: The Special Magistrate found for the city and imposed a compliance date of August 27, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

<u>C26030166</u>	<u>3597 Wiles Road FL Owner LLC % April Housing Property Tax</u>	<u>03/24/26</u>
Cont. from 05/27	P.O. Box A3951 Chicago IL 60609	
	Violation Address: 3597 Wiles Road	
	Chapter 13, Section 444-b-4-b	
	Improper Palm Pruning Stipulated Agreement: Tree care class with Mark	

Disposition: This case has been continued to August 26, 2026.

<u>C26040022</u>	<u>Rodriguez, Allan & Laura Rodriguez</u>	<u>04/06/26</u>
	3732 Woodfield Court Coconut Creek FL 33073	
	Violation Address: 3732 Woodfield Court	
	Chapter 13, Section 38-a	
	Failure to obtain and complete building permit: Fence installation	

Disposition: The Special Magistrate found for the city and imposed a compliance date of August 27, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

<u>C26040023</u>	<u>Rodriguez, Allan & Laura Rodriguez</u>	<u>04/06/26</u>
	3732 Woodfield Court Coconut Creek FL 33073	
	Violation Address: 3732 Woodfield Court	
	Chapter 13, Section 40-a-1	
	Failure to obtain and complete Engineering permit for: Pavers in backyard	

Minutes
Special Magistrate Hearing No. 2026-0624
June 24, 2026
Page 10

Disposition: The Special Magistrate found for the city and imposed a compliance date of August 27, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

<u>C26050065</u>	<u>Pitts, Scott Edmond & Reyes, Isamara Judith</u>	<u>05/13/26</u>
	5314 NW 54 Street Coconut Creek FL 33073	
	Violation Address: 5314 NW 54 Street	
	Chapter 13, Section 444-b-4-b	
	Improper tree pruning	

Disposition: The Special Magistrate found for the city and imposed a one-time fine of \$150, obtain and complete tree permit by September 24, 2026 or a \$50 fine per day with a one-time administrative fee of \$25.

<u>C26050068</u>	<u>Greenleaf, Kelvin E & Susan E</u>	<u>05/13/26</u>
	4942 NW 55 Boulevard Coconut Creek FL 33073-3309	
	Violation Address: 4942 NW 55 B Boulevard	
	Chapter 13, Section 444-b-4-b	
	Improper tree pruning	

Disposition: The Special Magistrate found for the city and imposed a one-time fine of \$150.

<u>C26050069</u>	<u>Lipford, Daniel Wayne & Conte, Barbara Throckmorton ETAL</u>	<u>05/13/26</u>
	4936 NW 55 Boulevard Coconut Creek FL 33073	
	Violation Address: 4936 NW 55 Boulevard	
	Chapter 13, Section 444-b-4-b	
	Improper tree pruning	

Disposition: The Special Magistrate found for the city and imposed a one-time fine of \$150.

<u>C26050162</u>	<u>Zarate, Fabian & Angelica Zarate</u>	<u>05/28/26</u>
	7234 NW 65 Terrace Parkland FL 33067-1436	
	Violation Address: 4300 NW 51 Street	
	Chapter 19, Section 37-2	
	Parking: Commercial / trailer food truck, \$50 fine each time vehicle is observed	

Disposition: The Special Magistrate found for the city and imposed a one-time fine of \$50 and a one-time administrative fee of \$25.

<u>C26050167</u>	<u>Batista Correa, Antonio H/E & Correa, Fernando H B ETAL</u>	<u>05/26/26</u>
	4667 ST. Simon Drive Coconut Creek FL 33073	
	Violation Address: 4667 ST. Simon Drive	
	Chapter 13, Section 444-b-4-b	
	Improper tree pruning	

Disposition: The Special Magistrate waived the one-time fine and imposed a compliance date of September 24, 2026 or a \$50 fine per day with a one-time administrative fee of \$25.

Minutes
Special Magistrate Hearing No. 2026-0624
June 24, 2026
Page 11

C26060010	Letterese, James & Lisbet Letterese	06/01/26
	4102 Oxbow Drive Coconut Creek FL 33073	
	Violation Address: 4102 Oxbow Drive	
	Chapter 13, Section 444-b-4-b	
	Improper tree pruning	

Disposition: The Special Magistrate found for the city and imposed a one-time fine of \$150.

C26060069	Loeffler, Lori	06/10/26
	5270 NW 53 Avenue Coconut Creek FL 33073-3751	
	Violation Address: 5270 NW 53 Avenue	
	Chapter 13, Section 448-c-1	
	Tree removal permit required	

Disposition: The Special Magistrate found for the city and imposed a one-time fine of \$500, obtain and complete tree permit by September 24, 2026 or a \$50 fine per day with a one-time administrative fee of \$25.

Status Conference

- **Officer Coulton Yanulevich**

C26030204	Gaviola, Jaime E	03/30/26
	4561 Little Palm Lane Coconut Creek FL 33073	
	Violation Address: 4561 Little Palm Lane	
	Chapter 13, Section 444-b-4-b	
	Improper Tree Pruning	

Disposition: The Special Magistrate found for the city and extended the time for compliance to August 27, 2026.

5. **Acceptance of Minutes:** Hearing No. 2026-0527 for May 27, 2026

6. **ADJOURNMENT**

NOTE: If a person, firm, or corporation decides to appeal any decisions made by the above Special Magistrate with respect to any matter considered at such hearing, they will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence, if any, upon which the appeal is to be based. (F.S. 286.0105)

In accordance with the Americans with Disabilities Act, 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 or more City Commissioners may be in attendance.**