CITY OF COCONUT CREEK
AMENDED DOCKET FOR SPECIAL MAGISTRATE HEARING

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: May 27, 2026
Time: 2:30 p.m.
Hearing No. 2026-0527

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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
Officer Anthony Bell		
C26030065	Xlevel Investment LLC 611 NW 45 Avenue Coconut Creek FL 33066 Violation Address: 801 NW 45 Avenue Chapter 13, Section 38-a Failure to obtain / complete permit process: Residential alterations	03/10/26
C26030176	Chadee, Dave 4790 NW 5 Court Coconut Creek FL 33063-6739 Violation Address: 4790 NW 5 Court Chapter 13, Section 38-a Failure to complete permit process: Expired Permit: Roof	03/26/26
C26030178	Chen, Chrestine Ming Chu H/E Holub, David M 1805 Eleuthera Pt #E4 Coconut Creek FL 33066-2831 Violation Address: 1805 Eleuthera Pt #E4 Chapter 13, Section 38-A Failure to complete permit process: Expired Permit: Bathroom Renovation	03/26/26
C26030179	Mitchell, Stephen F Mitchell, Victoria L 7 E Forest Drive Enfield Court 06082 Violation Address: 3301 Aruba Way #G4 Chapter 13, Section 38-A Failure to complete permit process: Expired Permit: Bathroom Renovation	03/26/26

C26030181 Sotelo, Sayam 03/26/26
9480 Spiderlilly Court Parkland FL 33076
Violation Address: 1101 Bahama Bend #F2
Chapter 13, Section 38-A
Failure to complete permit process: Expired Permit: House Renovation

C26030182 Findel, Jared 03/26/26
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

C26030184 Harrison, Jeffrey 03/26/26
2500 Johnson Avenue #14g Bronx New York 10463-4933
Violation Address: 2707 Nassau Bend #H1
Chapter 13, Section 38-a
Failure to complete permit process: Expired Permit: Shutters

Status Conference

- **Officer Anthony Bell**

C25080136 Martinique Village III 08/25/25
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

C26010172 Pittelli, Joseph 01/22/26
2706 Nassau Bend #A1 Coconut Creek FL 33066-2745
Violation Address: 2706 Nassau Bend #A1
Chapter 13, Section 38-a
Failure to complete permit process: Expired AC replacement

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

Officer Luis Montano-Garcia

C25100025	Hillsboro Marketplace Investments LLC 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	10/14/25
C25100026	Hillsboro Marketplace Investments LLC 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	10/14/25
C26010010	Hillsboro Marketplace Investments LLC 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	01/07/26
C26030027	Hillsboro Marketplace Investments LLC 215 N Federal Highway Boca Raton FL 33432 Violation Address: 4425 Hillsboro Boulevard Chapter 13, Section 458 Prohibited permanent and temporary signs	03/04/26
C25110056 Cont. from 04/22	D'arcy, William N & Catherine P 4065 NW 43 Street Coconut Creek FL 33073 Violation Address: 4065 NW 43 Street Chapter 18, Section 36 Home base business: Regulatory criteria for Ballywater Nursery LLC	11/22/25
C25110060 Cont. from 04/22	D'arcy, William N & Catherine P 4065 NW 43 Street Coconut Creek FL 33073 Violation Address: 4065 NW 43 Street Chapter 19, Section 37-3-d Parking: Heavy commercial and commercial vehicles stored / parked on Property: Not meeting requirements	11/22/25
C25110062 Cont. from 04/22	Flower Farm LLC % Linda Harper Vinkemulder 14 Sylvia Street #1 Lexington MA 02421- 6325 Violation Address: 4061 NW 43 Street Chapter 19, Section 37-3-d Home base business – Regulatory Criteria for Wooden Shoe Gardens: BTR Required	11/22/25

C25110063	Flower Farm LLC % Linda Harper Vinkemulder	11/22/25
Cont. from 04/22	14 Sylvia Street #1 Lexington MA 02421-6325 Violation Address: 4061 NW 43 Street Chapter 19, Section 37-3-d Parking: Heavy commercial and commercial vehicles stored / parked on property: Not meeting requirements	
C26010027	Winston Park TML LLC	01/08/26
	5463 Lyons Rd Coconut Creek FL 33073 Violation Address: 5463 Lyons Road, Suite H Chapter 13, Section 38-a Failure to complete building permit process for Well Labs & Med Spa façade sign	
C26010167	Montbleau, Steven P & Kimberly A	01/21/26
	3743 NW 59 Street Coconut Creek FL 33073-4112 Violation Address: 3743 NW 59 Street Chapter 13, Section 40-a-1 Failure to obtain / complete permit process: Engineering permit for pavers installation	
C26020081	Centro Np Coconut Creek Own LLC	02/10/26
	200 Ridge Pike #100 Conshohocken PA 19428 Violation Address: 4825 Coconut Creek Parkway Chapter 13, Section 38-a Failure to obtain / complete building permit process for multiple sinks installed	
C26030126	MCA Promenade Owner LLC	03/18/26
	2 Seaport Lane Boston MA 02210-2021 Violation Address: 4449 Lyons Road #102 Chapter 13, Section 38-a Failure to complete permit process: Expired Permit	
C26030127	Westcreek Plaza Station LLC % Phillips Edison & Company	03/18/26
	11501 Northlake Drive Cincinnati OH 45249 Violation Address: 4800W Hillsboro Boulevard Chapter 13, Section 38-a Failure to complete permit process: Expired Permit	
C26030128	Lyons Commerce Park LLC	05/18/26
	4701 SW 72 Avenue Miami FL 33155 Violation Address: 6820 Lyons Technology Circle #225 Chapter 13, Section 38-a Failure to complete permit process: Expired Permit	

Officer Jan Moppert

C24100120	Young, Charles	04/08/25
Cont. from 04/22	3411 NW 21 St Coconut Creek FL 33066-3016 Violation Address: 3411 NW 21 Street Chapter 6, Section 36-b-1 Fence in disrepair: West side of back patio	
C24100124	Young, Charles	04/08/25
Cont. from 04/22	3411 NW 21 St Coconut Creek FL 33066-3016 Violation Address: 3411 NW 21 Street Chapter 6, Section 36-b-1 Back patio deck in disrepair	
C25060054	Yamashiro, Jeffrey Yoshio	04/06/26
Cont. from 04/22	3461 NW 47 Avenue #31105 Coconut Creek FL 33063 Violation Address: 3461 NW 47 Avenue #31105 Chapter 13, Section 38-a Failure to obtain permit and complete permit process: Gazebo	
C25090078	White, Joesian A & White Brian C	09/17/25
Cont. from 04/22	1920 NW 35 Terrace Coconut Creek FL 33066-3032 Violation Address: 1920 NW 35 Terrace Chapter 13, Section 38-a Failure to obtain permit and complete permit process: Bathroom renovation	
C26030186	Morris, Carl	03/26/26
	8797 SW 1 Place Coconut Creek FL 33071-7522 Violation Address: 3790 NW 23 Place Chapter 13, Section 38-a Failure to complete permit process: Expired Permit: Patio	
C26030187	Barbosa, Tatyane	03/26/26
	3370 NW 22 Court Coconut Creek FL 33066-2231 Violation Address: 3370 NW 22 Court Chapter 13, Section 38-a Failure to complete permit process: Expired Permit: Fence	
C26030188	Pasquale & Maria Poerio Rev Tr Poerio, Pasquale Trstee Etal	03/26/26
	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	
C26030189	Gove, Gregory	03/26/26
	3159 Carambola Circle S #2380 Coconut Creek FL 33066 Violation Address: 3159 Carambola Circle S #2380 Chapter 13, Section 38-a Failure to complete permit process: Expired Permit: A/C Replacement	

C26030194 Bailey, Clifton 03/26/26
8203 W Sample Road Apartment 30 Coral Springs FL 33065-4646
Violation Address: 1901 NW 35 Avenue
Chapter 13, Section 38-a
Failure to complete permit process: Expired Permit: Re-roof

Status Conference

- **Officer Jan Moppert**

C25120008 Powell, Ena 12/02/25
4806 NW 14 Street Coconut Creek FL 33063
Violation Address: 4806 NW 14 Street
Chapter 6, Section 16
Minimum housing code for Broward County: House deemed unsafe due to house fire

C26020012 Powell, Ena 02/04/26
4806 NW 14 Street Coconut Creek FL 33063
Violation Address: 4806 NW 14 Street
Chapter 13, Section 38-a
Failure to obtain permit and complete permit process: Rear addition

C26010154 Searles, Lari Ann 01/15/26
3966 Cocoplum Cir #3697 Coconut Creek FL 33063-5957
Violation Address: 3966-B Cocoplum Circle #3696
Chapter 13, Section 38-a
Failure to complete permit process: Expired Permit: Windows

Officer Daniella Ordonez

C25070187 Mio, James D & Susan Beth 07/28/25
6360 Osprey Terrace Coconut Creek FL 33073-2621
Violation Address: 6360 Osprey Terrace
Chapter 6, Section 36-a-2
Roof (non-maintenance): Discoloration from dirt, grime, mold and/or mildew

C25070188 Mio, James D & Susan Beth 07/28/25
6360 Osprey Terrace Coconut Creek FL 33073-2621
Violation Address: 5012 Mallards Place
Chapter 6, Section 36-a-1
Wall Surfaces (non-maintenance): Discoloration from dirt, grime, mold and/or mildew

C25070189	Mio, James D & Susan Beth	07/28/25
	6360 Osprey Terrace Coconut Creek FL 33073-2621 Violation Address: 5012 Mallards Place Chapter 6, Section 36-b Exterior premises condition: Driveway discoloration from dirt, grime, mold and/or mildew	
C25070190	Mio, James D & Susan Beth	07/28/25
	6360 Osprey Terrace Coconut Creek FL 33073-2621 Violation Address: 5012 Mallards Place Chapter 6, Section 36-b Exterior premises condition: Walkway discoloration from dirt, grime, mold and/or mildew	
C25070191	Mio, James D & Susan Beth	07/28/25
	6360 Osprey Terrace Coconut Creek FL 33073-2621 Violation Address: 5012 Mallards Place Chapter 13, Section 241-i Sidewalks - Failure to clean	
C26030147	Ramos Da Silva, Miriana Mascarenhas, Gustavo C	03/20/26
	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	
C26030148	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	
C26030150	Louis, Marc Fenson Jacques	03/20/26
	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	
C26040040	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	

Status Conference

- **Officer Daniella Ordonez**

C24090204 Club Caribe Condominium Association, Inc 09/17/24
5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5510 NW 61
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County, Florida
Permit # 24003349

C24090205 Club Caribe Condominium Association, Inc 09/17/24
5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5520 NW 61 Street
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County
Florida Permit #24003350

C24090206 Club Caribe Condominium Association, Inc 09/17/24
5500 NW 61 Street Coconut Creek, Fl 33073
Violation Address: 5530 NW 61 Street
Chapter 6, Section 16
25 Year Safety Program: Minimum Housing code for Broward County, Florida
Permit # 24003351

C24090207 Club Caribe Condominium Association, Inc 09/17/24
5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5540 NW 61 Street
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County, Florida
Permit # 24003352

C24090208 Club Caribe Condominium Association, Inc 09/17/24
5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5550 NW 61 Street
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County, Florida
Permit #24003353

C24090209 Club Caribe Condominium Association, Inc 09/17/24
5500 NW 61 Street Coconut Creek, Fl 33073
Violation Address: 5560 NW 61 Street
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County, Florida
Permit # 24003397

C24090210 Club Caribe Condominium Association, Inc 09/17/24
5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5570 NW 61 Street
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County, Florida
Permit # 24003398

C24090211 Club Caribe Condominium Association, Inc 09/17/24
5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5580 NW 61 Street
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County, Florida
Permit # 24003399

C24090212 Club Caribe Condominium Association, Inc 09/17/24
5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5590 NW 61 Street
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County, Florida
Permit # 24003401

C25080103 Club Caribe Condominium Association Inc 08/21/25
5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5600 NW 61 Street
Chapter 13, Section 38-a
Failure to complete permit process for Broward Safety Inspection Program
Total Area: 19408

C25080105 Club Caribe Condominium Association Inc 08/21/25
5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5610 NW 61 Street
Chapter 13, Section 38-a
Failure to complete permit process for Broward Safety Inspection Program
Total Area: 30696

C25080106 Club Caribe Condominium Association Inc 08/21/25
5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5620 NW 61 Street
Chapter 13, Section 38-a
Failure to complete permit process for Broward Safety Inspection Program
Total Area: 20544

C25080107 Club Caribe Condominium Association Inc 08/21/25
5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5630 NW 61 Street
Chapter 13, Section 38-a
Failure to complete permit process for Broward Safety Inspection Program
Total Area: 19408

C25080108	Club Caribe Condominium Association Inc	08/21/25
	5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5640 NW 61 Street Chapter 13, Section 38-a Failure to complete permit process for Broward Safety Inspection Program Total Area: 30696	
C26010176	Metzker, Rafael Lima H/E Metzker, Julio Jr & Alessandra L	01/26/26
	4064 NW 62 Court Coconut Creek FL 33073 Violation Address: 4064 NW 62 Court Chapter 13, Section 38-a Failure to complete permit process: Permit expired: Addition residential	

Officer Coulton Yanulevich

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	
C25100045	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	
C26010194	Reid, Arlene Swaby	01/28/26
	5434 NW 43 Way Coconut Creek FL 33073 Violation Address: 5434 NW 43 Way Chapter 13, Section 40-a-1 Failure to obtain Engineering Permit	
C26030129	Valdez, Shinika	03/18/26
	4940 NW 55 Street Coconut Creek FL 33073 Violation Address: 4940 NW 55 Street Chapter 13, Section 38-a Failure to complete permit process: Windows and Doors	
C26030131	Ortiz, Melissa	03/18/26
	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	

C26030132 Vasquez, David Toltin 03/18/26
3852 NW 59 Street Coconut Creek FL 33073-4109
Violation Address: 3852 NW 59 Street
Chapter 13, Section 38-a
Failure to complete permit process: A/C

C26030166 3597 Wiles Road Flower Owner LLC %April Housing Property Tax 03/24/26
P.O. Box A3951 Chicago IL 60609
Violation Address: 3597 Wiles Road
Chapter 13, Section 444-B-4-B
Improper Palm Pruning Stipulated Agreement: Take tree care class with Mark

C26040155 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

C26040157 Mohelnitzky, Kirk 04/21/26
3831 NW 58 Street Coconut Creek FL 33073-4140
Violation Address: 3831 NW 58 Street
Chapter 13, Section 444-b-4-b
Improper tree pruning

C26040187 Indigo Lakes Community Assn Inc %M&M Property Management 04/28/26
1280 SW 36 Avenue Street 305 Pompano Beach FL 33069
Violation Address: 4952 NW 54 Avenue
Chapter 13, Section 257
Stormwater management

C26050028 Harvey, Brian & Janice 05/07/26
3907 NW 56 Street Coconut Creek FL 33073-4117
Violation Address: 3907 NW 56 Street
Chapter 13, Section 448-c-1
Removal of tree without permit

Code Fine Reduction

C25070022 Wong, Simon Chi-Hin 06/02/25
3801 NW 11 Street #1-2 Coconut Creek FL 33066
Violation Address: 3801 NW 11 Street #1-2
Chapter 13, Section 38-a
Failure to obtain permit / complete permit process: Fence installed on west side

FINE $2,650 **ADMIN. FEE $25**

C25050050	Allen, Nicholas D	05/14/25
	4340 NW 3 Street Coconut Creek FL 33066-1714 Violation Address: 4340 NW 3 Street Chapter 6, Section 36-b-9 Lawn and or landscaping: Non-Maintenance	

FINE $2,800 **ADMIN. FEE $25**

5. Acceptance of Minutes: Hearing No. 2026-0422 for April 22, 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 OFFICER ANTHONY BELL
SPECIAL MAGISTRATE CASES

Summons/Case #C26 03 0065
Xlevel Investment LLC
801 NW 45 Ave
Violation: 13-38-a
Failure to obtain/complete permit process

City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. C26030065
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 10th 20 26
At 2:51 AM PM
Owner Name XLeveL Investment LLc
Last First MI

Last First MI
Owner Address 611 NW 45 Ave
CoConut Creek FL 33066
City State Zip
Legal/Folio 484231000033
Violation Location 801 nw 45 Ave
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Failure to obtain/complete Permit Process
* Residential Alteration *
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, 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.**

Anthony Bell 5-11-2026 363
Officer Signature Date ID#
Anthony Bell
Printed Name
Posted 1:46 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.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

[illegible] AND 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
C26030065	801 NW 45 AVE	484231000033	XLEVEL 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: 03/10/2026

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 24 ; 9589 0710 5270 3748 5747 31
  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: 1:46 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

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Coconut Creek
Butterfly Capital of the World®

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

CERTIFIED MAIL®

9589 0710 5270 3748 5747 24

XLEVEL INVESTMENT LLC
801 NW 45 AVENUE
COCONUT CREEK, 33066-1907

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 ar $

Sent To XLEVEL INVESTMENT LLC
Street and Apt. N 801 NW 45 AVENUE,
City, State, ZIP+4 COCONUT CREEK FL 33066-1907

C2603006S
Summons
Postmark Here
AB 5/13/26

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

9589 0710 5270 3748 5747 24

COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

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

CERTIFIED MAIL®

9589 0710 5270 3748 5747 31

ALLISON ROBERTO MACEDO
611 NW 45TH AVE
COCONUT CREEK, FL 33066

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

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OFFICIAL USE

Certified Mail Fee
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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 ar
$

Sent To

Street and Apt. N

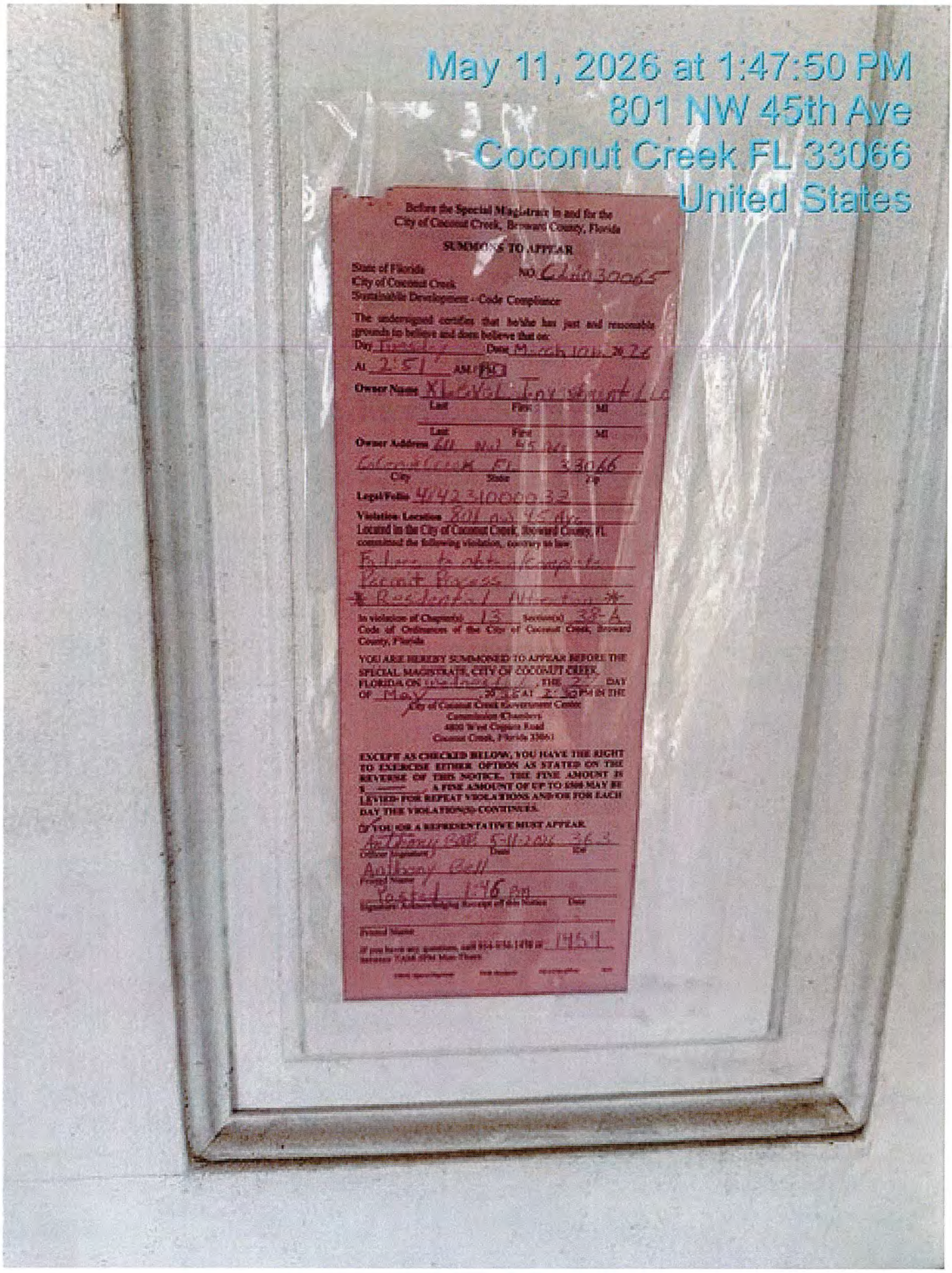
City, State, ZIP+4

CQ60 30065
Summers
Postmark Here
AB 5/13/26

ALLISON ROBERTO MACEDO
611 NW 45 AVE
COCONUT CREEK FL 33066

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

9589 0710 5270 3748 5747 31



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. C4403006S

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

Day Tuesday Date March 10th 26

At 2:51 AM/PM

Owner Name XL DeVal Investment LLC
Last First MI

Last First MI

Owner Address 801 NW 45 Ave

Coconut Creek FL 33066
City State Zip

Legal Folio 4042310000032

Violation Location 801 nw 45 Ave

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

Failure to obtain Occupational License

Vacant Property

* Residential Rental *

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 2 DAY OF May, 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.

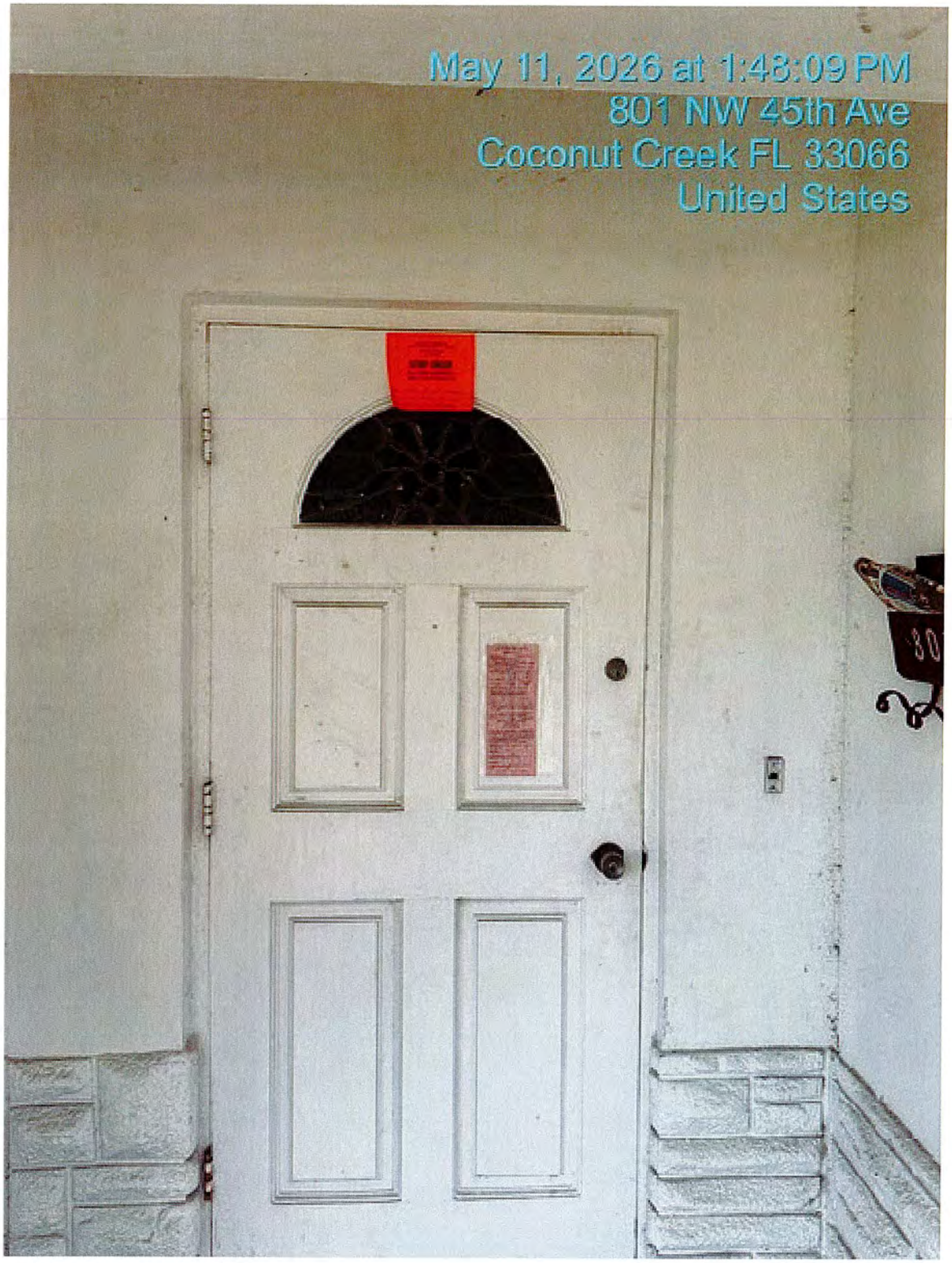
Officer Signature Date 5-11-2026 Ext 363

Anthony Bell
Printed Name

Posted 1:46 PM
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1478 or 1451
between 7AM-5PM Mon-Thurs


May 11, 2026 at 1:48:09 PM
801 NW 45th Ave
Coconut Creek FL 33066
United States

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: 484231000033

Property Owner(s):XLEVEL INVESTMENT LLC

Mailing Address:611 NW 45 AVE COCONUT CREEK, FL 33066

Property Address:801 NW 45 AVENUE COCONUT CREEK, 33066-1907

Property Use: 01-01 Single Family

Millage Code: 3212

Adj. Bldg. S.F: 3168

Bldg Under Air S.F: 2644

Effective Year: 1968

Year Built: 1967

Units/Beds/Baths: 1 / 4 / 3

Deputy Appraiser: Residential Department

Appraisers Number: 954-357-6831

Email: realprop@bcpa.net

Zoning : RS-4 - RESIDENTIAL SINGLE FAMILY (4 DU/AC)

Abbr. Legal Des.: 31-48-42 PT NE1/4 SEC 31 E OF BLK 94 PALM BCH FARMS PB 2/54 DESC ASBEG AT SE COR OF NE1/4 SEC 31, NELY 862.31 M/L,NWLY 30 TO POB, NWLY 175.68,NLY 160.06, SELY 180.16,SLY 160 TO POB AS IN OR 3522/455

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$234,710	$491,470	0	$726,180	$726,180	
2025	$234,710	$562,110	0	$796,820	$226,050	$4,425.91
2024	$234,710	$550,990	0	$785,700	$219,680	$4,269.06

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$726,180	$726,180	$726,180	$726,180
Portability	0	0	0	0
Assessed / SOH	$726,180	$726,180	$726,180	$726,180
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	$726,180	$726,180	$726,180	$726,180

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/08/2025	Warranty Deed Qualified Sale	$805,000	120614090
03/08/2021	Quit Claim Deed Non-Sale Title Change	$100	117131815

LAND CALCULATIONS

Unit Price	Units	Type
$8.25	28,450 SqFt	Square Foot

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
XLEVEL INVESTMENT, LLC

Filing Information

Document Number	L22000309697
FEI/EIN Number	88-3237855
Date Filed	07/13/2022
Effective Date	07/13/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	03/25/2024
Event Effective Date	NONE

Principal Address

611 NW 45TH AVE
COCONUT CREEK, FL 33066

Mailing Address

611 NW 45TH AVE
COCONUT CREEK, FL 33066

Registered Agent Name & Address

ALLISON ROBERTO MACEDO
611 NW 45TH AVE
COCONUT CREEK, FL 33066

Name Changed: 03/25/2024

Authorized Person(s) Detail

Name & Address

Title AMBR

ALLISON ROBERTO MACEDO
611 NW 45TH AVE
COCONUT CREEK, FL 33066

Title AMBR

Summons/Case #C26 03 0176
Chadee, Dave
4790 NW 5 CT
Violation: 13-38-a
Failure to complete permit process: Expired Permit

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

SUMMONS TO APPEAR

State of Florida NO. C26030176
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 March 26 20 26
At 7:47 AM / PM

Owner Name Chadee, Dave
Last First MI

Last First MI

Owner Address 4790 NW 5 ct
CoConut Creek, FL 33063
City State Zip

Legal/Folio 484231301070

Violation Location 4790 NW 5 ct
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 (Roof)
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 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 5/11/26 363
Officer Signature Date ID#

Anthony Bell 1:32 pm
Printed Name

POSTED
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.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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
C26030176	4790 NW 5 CT	484231301070	CHADEE,DAVE

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 86 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: 1:32 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

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Coconut Creek
Butterfly Capital of the World®

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

CERTIFIED MAIL

9589 0710 5270 3748 5747 86

CHADEE, DAVE
4790 NW 5 CT
COCONUT CREEK, FL 33063-6739

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.

C260 30176
Summons
Postmark Here
AB 5/13/26

CHADEE, DAVE
4790 NW 5 CT
COCONUT CREEK FL 33063-6739

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

9589 0710 5270 3748 5747 86

May 11, 2026 at 1:34:33 PM
4791 NW Fifth Ct
Coconut Creek FL 33063
United States

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

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
[illegible] Development - Code Compliance

NO. C26-0916

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 7:47 AM PM

Owner Name Chadee, Dave
Last First MI

Last First MI

Owner Address 4790 NW 5 ct

CoConutCreek FL 33063
City State Zip

Legal/Folio 484231301070

Violation Location 4790 NW 5 ct
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 (Roof)

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☑ YOU OR A REPRESENTATIVE MUST APPEAR.

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

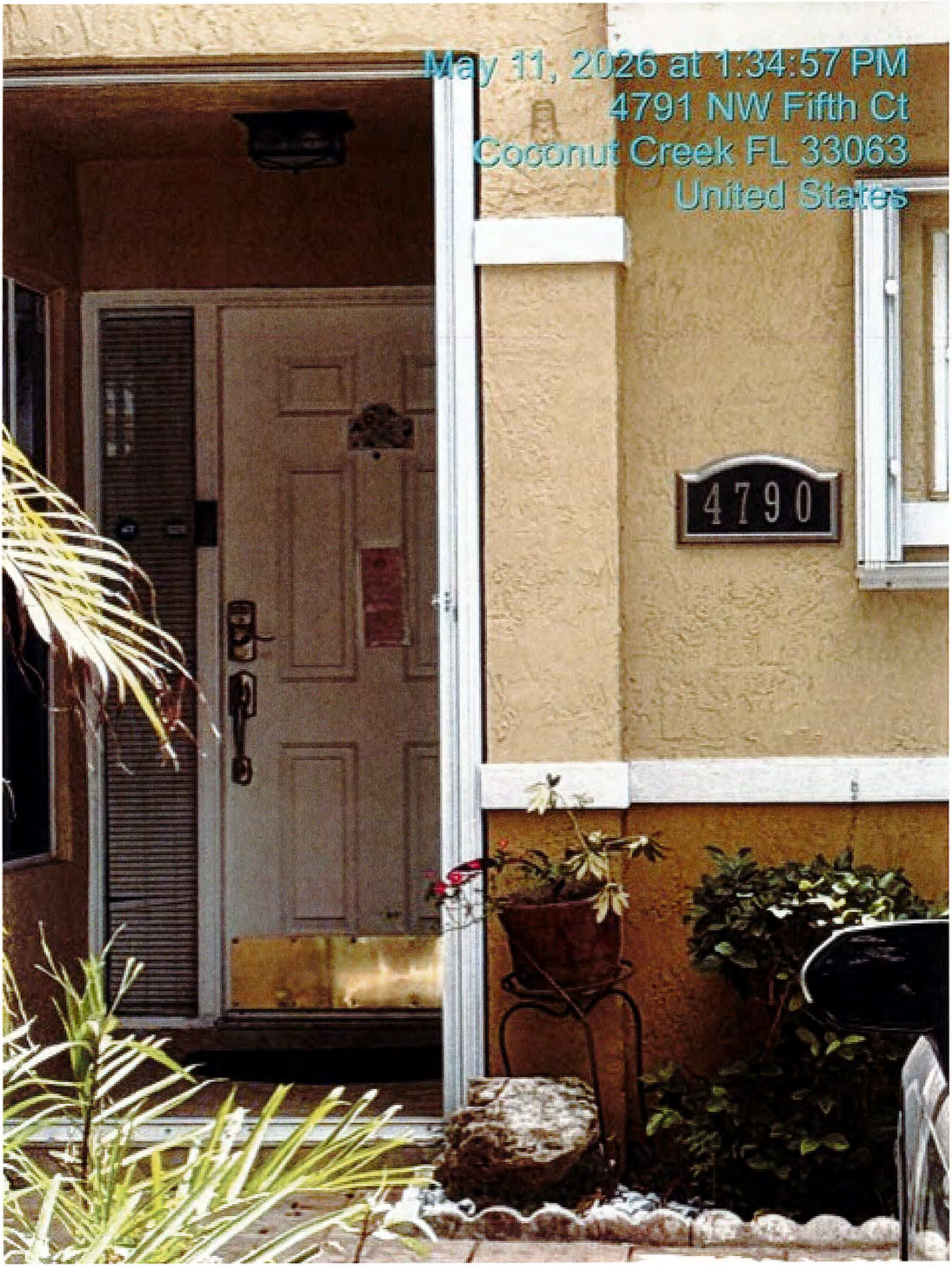
Anthony Bell 1:32 pm
Printed Name

POSTED
Signature of Person Taking Receipt of this Notice Date

Printed Name

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

WHITE-Special Magistrate PINK-Respondent YELLOW-Code Officer


May 11, 2026 at 1:34:57 PM
4791 NW Fifth Ct
Coconut Creek FL 33063
United States
4790

PERMIT STATUS

Permit #:	21000625
Property ID:	484231301070
Permit Desc:	RE-ROOF
Property Address:	4790 NW 5 CT COCONUT CREEK, FL 33063
Amount Due:	.00
Pending Payment:	.00

Permit

Permit Information

Permit Number:	21000625	C.O. Number:	
Status:	Expired	C.O. Operator:	
Type:	B-RE-ROOF	C.O. Issued:	
Applied Date:	3/2/2021	C-404 Type:	
Operator:	online	Usage Class:	01

Issued Date:		Applied Value:	2800
Operator:	scoveney	Units:	0
Master Number:		Calc Value:	
Project Number:		Contractor:	01083

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PERMIT STATUS

Permit #:	21000625
Property ID:	484231301070
Permit Desc:	RE-ROOF
Property Address:	4790 NW 5 CT COCONUT CREEK, FL 33063
Amount Due:	.00
Pending Payment:	.00

Plan Review

*** Plan Review Information

Revision Stop	Status	Date In/Out	Reviewer/Notes
BUILDING (STRUCTURAL)	APPROVED	3/8/2021 3/10/2021	**Reviewer:** DTORESCO
HOLD FILE		3/4/2021	**Reviewer:** TNOGUERA **Notes:** 3-4-21 EMAIL SENT. 03-08-2021 ENGINEER REPORT SUBMITTED BY LINK.WILL REMAI N ON HOLD FOR ZONING COMMENTS.
ZONING	HOLD	3/2/2021 3/2/2021	**Reviewer:** NJOSIAH **Notes:** 1)PROVIDE HOA APPROVAL LETTER

			2)PROVIDE ROOF MATERIAL TYPE AND COLOR. BE ADVISED, AP PROVED ELEVATIONS WAS APPROVED WITH "SPANISH S" TYPE RO OF
BUILDING (STRUCTURAL)	HOLD	3/2/2021 3/4/2021	**Reviewer:** DTORESCO **Notes:** 1. PROVIDE RATIONAL ANALYSIS FOR ENHANCED FASTENERS SIG NED AND SEALED BY A LICENSED ENGINEER OR ARCHITECT. 2. -45 MAXIMUM DESIGN PRESSURE DOES NOT COMPLY WITH TH E DESIGNED WIND PRESSURES FROM RAS 128 * CONSIDER A RAS 150 PRESCRIPTIVE ROOF

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PERMIT STATUS

Permit #:	21000625
Property ID:	484231301070
Permit Desc:	RE-ROOF
Property Address:	4790 NW 5 CT COCONUT CREEK, FL 33063
Amount Due:	.00
Pending Payment:	.00

Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
Required Inspections to be Completed							
FINAL STRUCTURAL	1						
ROOF IN PROGRESS	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.*

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(3) Applications are returned to the applicant for correction or approved as submitted.

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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.

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(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: 484231301070

Property Owner(s):CHADEE,DAVE

Mailing Address:4790 NW 5 CT COCONUT CREEK, FL 33063-6739

Property Address:4790 NW 5 COURT COCONUT CREEK, 33063-6739

Property Use: 01-05 Single Family Zero Lot Line

Millage Code: 3212

Adj. Bldg. S.F: 1789

Bldg Under Air S.F: 1588

Effective Year: 1995

Year Built: 1994

Units/Beds/Baths: 1 / 3 / 2.50

Deputy Appraiser: Residential Department

Appraisers Number: 954-357-6831

Email: realprop@bcpa.net

Zoning : PUD - PLANNED UNIT DEVELOPMENT

Abbr. Legal Des.: COCOPALMS PLAT 154-41 B POR PAR A DESC AS COMM NE COR PAR A LA MARGARITA PLAT 147-48 BW 823.91,S 684.74 TO POB,S 32,SE 14.14,S 51,W 50.10,N 51,NW 14.14,N 32,E 50.10 TO POB AKA: LOT 107 COCOPALMS AT COCONUT CREEK

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$32,610	$430,700	0	$463,310	$171,230	
2025	$32,610	$426,410	0	$459,020	$166,730	$3,278.02
2024	$32,610	$422,650	0	$455,260	$162,040	$3,152.84

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$463,310	$463,310	$463,310	$463,310
Portability	0	0	0	0
Assessed / SOH 99	$171,230	$171,230	$171,230	$171,230
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	$119,819	$146,230	$119,819	$119,819

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/07/1998	Warranty Deed	$115,000	28044 / 268
03/01/1994	Special Warranty Deed	$110,000	21891 / 241

LAND CALCULATIONS

Unit Price	Units	Type
$7.00	4,659 SqFt	Square Foot

Summons/Case #C26 03 0178
Chen, Chrestine Ming Chu H/E Holub, David M
1805 Eleuthera Pt E4
Violation: 13-38-a
Failure to complete permit process: Expired Permit

City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. C26030178
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 March 26 2026
At 8:07 AM PM

Owner Name Chen, Chrestine Ming Chu
Last First MI
H/E Holub, David M
Last First MI

Owner Address 1805 Eleuthera Pt #E4
CoConut Creek FL 33066
City State Zip

Legal/Folio 484229KC0470

Violation Location 1805 Eleuthera Pt E4
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 (Bathroom Reno)
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 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 5-11-26 363
Officer Signature Date ID#

Anthony Bell
Printed Name

Posted 2:47 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.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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
C26030178	1805 ELEUTHERA PT E4	484229KC0470	CHEN,CHRESTINE MING CHU H/E

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 62

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: 2:47 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.

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Reshma Heraman
Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification

COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

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

CERTIFIED MAIL®

9589 0710 5270 3748 5747 62

CHEN, CHRESTINE MING CHU H/E
HOLUB, DAVID M
1805 ELEUTHERA PT #E4
COCONUT CREEK, FL 33066-2831

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
CHEN, CHRESTINE MING CHU H/E
HOLUB, DAVID M

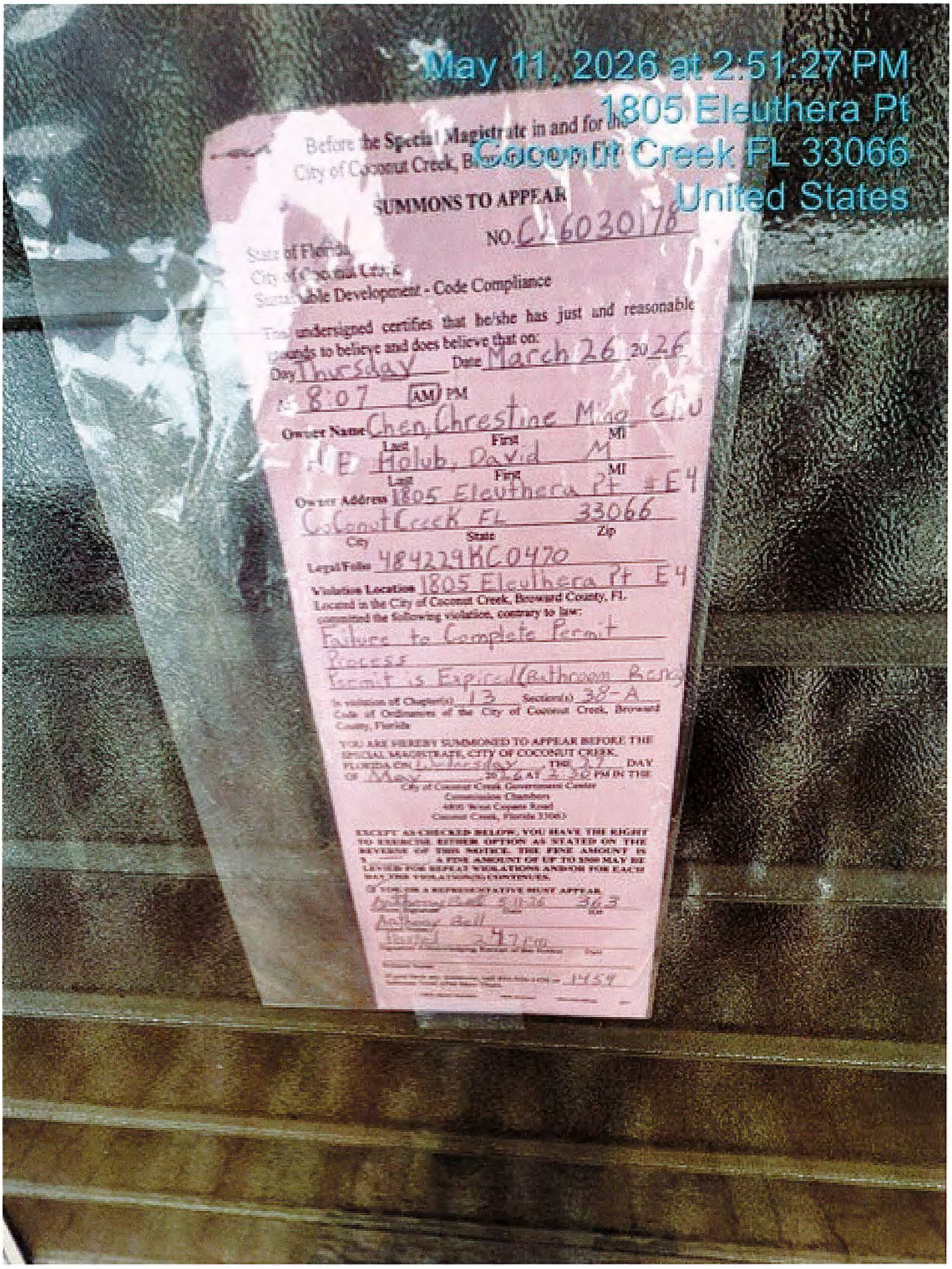
Street and Apt
1805 ELEUTHERA PT #E4

City, State, ZIP
COCONUT CREEK FL 33066-2831

PS Form 3800, [illegible] See Reverse for Instructions

C260 20178
Summons
Postmark Here
AB 5/13/26

9589 0710 5270 3748 5747 62



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

SUMMONS TO APPEAR

NO. CV 6030178

State of Florida
City of Coconut Creek, ss:
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 March 26 2026

At 8:07 AM/PM

Owner Name Chen, Chrestine Ming C.U
Last First MI

AE Holub, David M
Last First MI

Owner Address 1805 Eleuthera Pt #E4

CoCoonut Creek FL 33066
City State Zip

Legal/Folio 484229KC0470

Violation Location 1805 Eleuthera Pt E4
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 (Bathroom Reno)

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 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 5-11-26 363
Name Date ID#

Anthony Bell
Printed Name

Signature of Code Compliance Officer Date

Witness Name

Signature of Witness and Date Witness Served 1454

May 11, 2026 at 2:51:38 PM
1805 Eleuthera Pt
Coconut Creek FL 33066
United States

PERMIT STATUS

Permit #:	21001197
Property ID:	484229KC0470
Permit Desc:	KITCHEN RENOVATION
Property Address:	1805 ELEUTHERA PT E4 COCONUT CREEK, FL 33066
Amount Due:	.00
Pending Payment:	.00

Permit

Permit Information

Permit Number:	21001197	C.O. Number:	
Status:	Expired	C.O. Operator:	
Type:	B-KITCHEN	C.O. Issued:	
Applied Date:	4/19/2021	C-404 Type:	437
Operator:	scoveney	Usage Class:	04

Issued Date:		Applied Value:	12000
Operator:		Units:	0
Master Number:		Calc Value:	0
Project Number:		Contractor:	65302

© 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.

PERMIT STATUS

Permit #:	21001197
Property ID:	484229KC0470
Permit Desc:	KITCHEN RENOVATION
Property Address:	1805 ELEUTHERA PT E4 COCONUT CREEK, FL 33066
Amount Due:	.00
Pending Payment:	.00

Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
Required Inspections to be Completed							
FINAL ELECTRIC	1						
ROUGH ELECTRIC	1						
FINAL PLUMBING	1						
ROUGH PLUMBING	1						
DRYWALL SCREW	1						
FINAL STRUCTURAL	1						
FRAMING	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.

(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: 484229KC0470

Property Owner(s):CHEN,CHRESTINE MING CHU H/E HOLUB,DAVID M

Mailing Address:1805 ELEUTHERA PT #E4 COCONUT CREEK, FL 33066-2831

Property Address:1805 ELEUTHERA POINT # E4 COCONUT CREEK, 33066

Property Use: 04 - Condominium

Millage Code: 3212

Adj. Bldg. S.F: 1002

Bldg Under Air S.F: 1002

Effective Year: 1987

Year Built: 1986

Units/Beds/Baths: 1 / 2 / 2

Deputy Appraiser: Condo Department

Appraisers Number: 954-357-6832

Email: condoinfo@bcpa.net

Zoning : PUD - PLANNED UNIT DEVELOPMENT

Abbr. Legal Des.: ELEUTHERA VILLAGE E CONDO UNIT E-4 PER CDO BK/PG: 13302/757

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$15,100	$135,900	0	$151,000	$60,510	
2025	$17,190	$154,730	0	$171,920	$58,920	$568.56
2024	$16,000	$144,040	0	$160,040	$57,260	$532.12

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$151,000	$151,000	$151,000	$151,000
Portability	0	0	0	0
Assessed / SOH 20	$60,510	$60,510	$60,510	$60,510
Granny Flat				
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$10,510	0	$10,510	$10,510
Wid/Vet/Dis	0	0	0	0
Senior	$25,000	0	$25,000	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	0	$35,510	0	$25,000

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
08/29/2019	Warranty Deed Qualified Sale	$90,000	116038124
12/01/1986	Warranty Deed	$61,100	14019 / 543

LAND CALCULATIONS

Unit Price	Units	Type

RECENT SALES IN THIS SUBDIVISION

Summons/Case #C26 03 0179
Mitchell, Stephen F
Mitchell, Victoria L
3301 Aruba Way G4
Violation: 13-38-a
Failure to complete permit process: Expired Permit

City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. C26030179
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 March 26 20 26
At 8:18 AM / PM
Owner Name Mitchell Stephen F
Last First MI
Mitchell Victoria L
Last First MI
Owner Address 7 E Forest Dr.
Enfield CT 06082
City State Zip
Legal/Folio 484229GM0490
Violation Location 3301 Aruba Way #G4
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 (Bathroom Reno)
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
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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 5-11-26 363
Officer Signature Date ID#
Anthony Bell
Printed Name
Posted 2:27 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.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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
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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
C26030179	3301 ARUBA WAY G4	484229GM0490	MITCHELL,STEPHEN F

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 55 : 9589 0710 5270 3748 5746 94
  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: 2:27 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

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Coconut Creek
Butterfly Capital of the World®

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

CERTIFIED MAIL®

9589 0710 5270 3748 5747 55

MITCHELL, STEPHEN F
MITCHELL, VICTORIA L
7 E FOREST DR
ENFIELD, CT 06082

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 ar
$
Sent To
Street and Apt. I
City, State, ZIP+

c2Qo 30179
Summons
Postmark Here
AB 5/13/26

MITCHELL, STEPHEN F
MITCHELL, VICTORIA L
7 E FOREST DR ENFIELD CT 06082

PS Form 3800,

9589 0710 5270 3748 5747 55

COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

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

CERTIFIED MAIL®

9589 0710 5270 3748 5746 94

MITCHELL, STEPHEN F
MITCHELL, VICTORIA L
3301 ARUBA WAY # G4
COCONUT CREEK, 33066

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 Fees
$

Sent To
MITCHELL, STEPHEN F

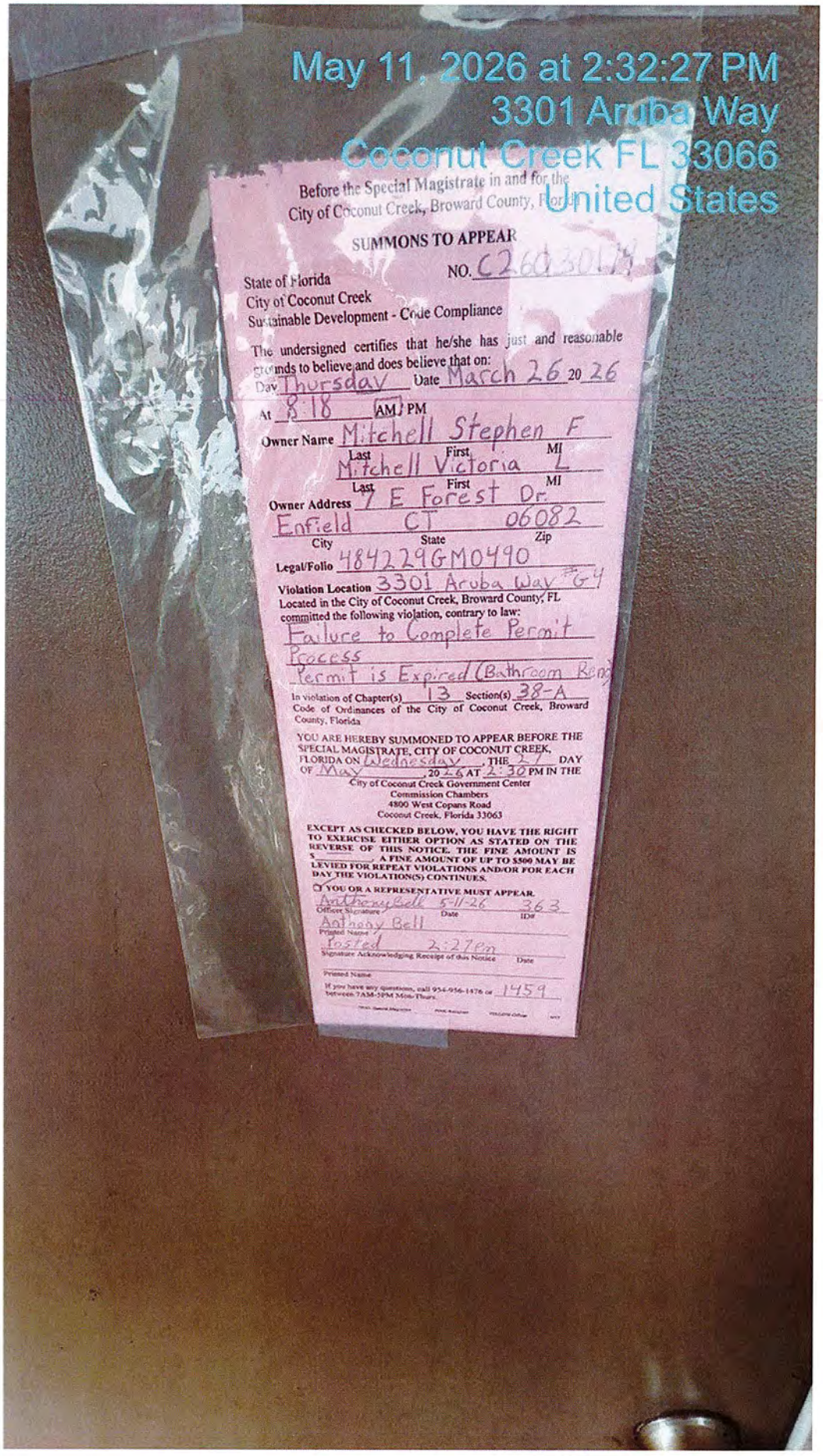
Street and Apt. No., or PO Box No.
MITCHELL, VICTORIA L3301 ARUBA WAY #G4,

City, State, ZIP+4®
COCONUT CREEK FL 33066

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

C260 301 79
Summons
Postmark Here
AB 5/13/26

9589 0710 5270 3748 5746 94



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

SUMMONS TO APPEAR

NO. C2603014

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 Thursday Date March 26 20 26

At 8:18 AM / PM

Owner Name Mitchell Stephen F
Last First MI
Mitchell Victoria L
Last First MI

Owner Address 7 E Forest Dr.

Enfield CT 06082
City State Zip

Legal/Folio 484229GM0490

Violation Location 3301 Aruba Way #G4
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 (Bathroom Rem

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 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.

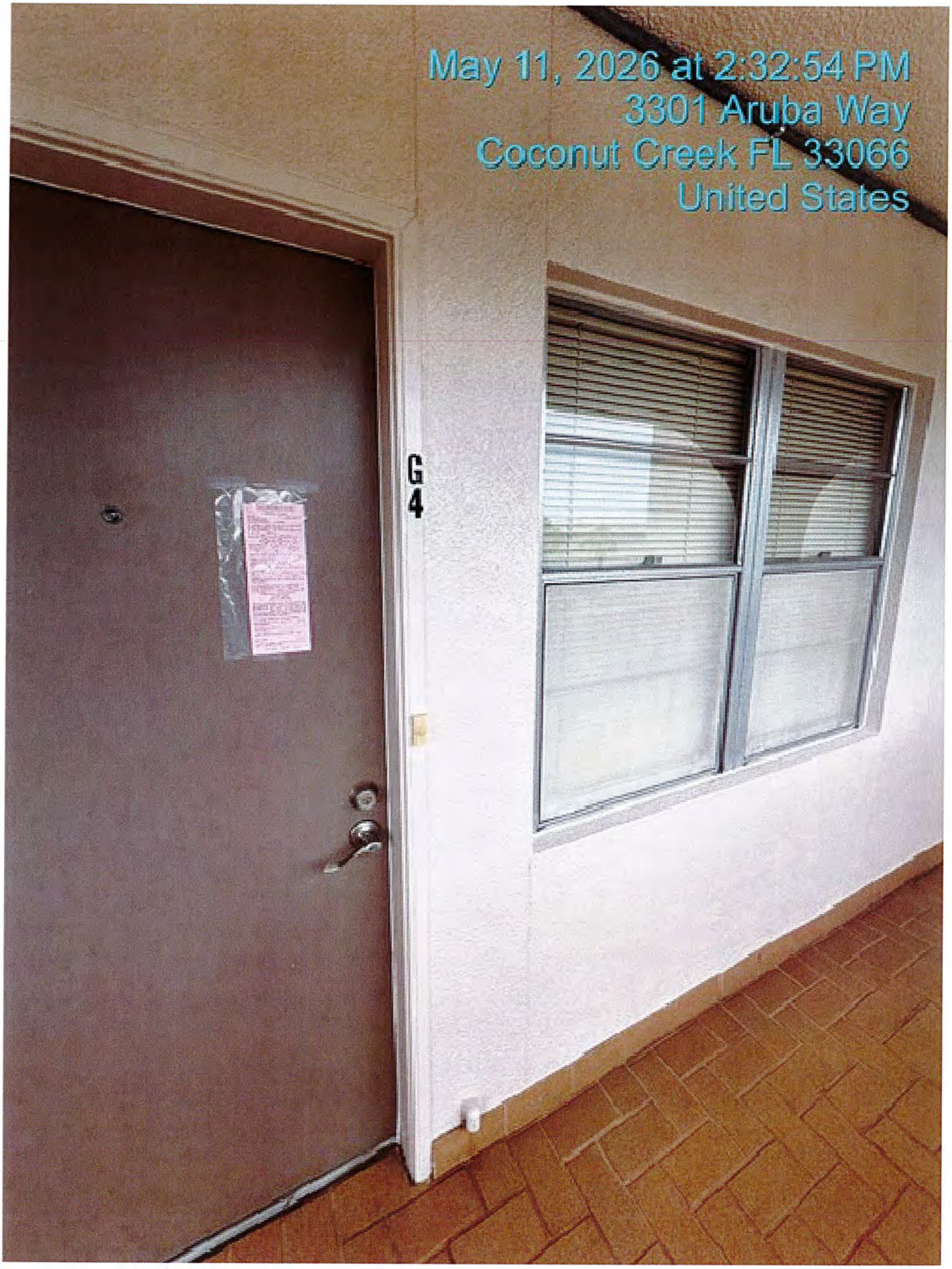
Officer Signature Anthony Bell Date 5-11-26 ID# 363

Printed Name Anthony Bell

Posted 2:27pm
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.


May 11, 2026 at 2:32:54 PM
3301 Aruba Way
Coconut Creek FL 33066
United States
G
4

PERMIT STATUS

Permit #:	21001457
Property ID:	484229GM0490
Permit Desc:	FIXTURES
Property Address:	3301 ARUBA WAY G4 COCONUT CREEK, FL 33066
Amount Due:	.00
Pending Payment:	.00

Permit

Permit Information

Permit Number:	21001457	C.O. Number:	
Status:	Expired	C.O. Operator:	
Type:	B-TUB	C.O. Issued:	
Applied Date:	5/10/2021	C-404 Type:	437
Operator:	scoveney	Usage Class:	04

Issued Date:		Applied Value:	4500
Operator:		Units:	0
Master Number:		Calc Value:	0
Project Number:		Contractor:	62429

Site Map | Privacy Policy | Accessibility Statement

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PERMIT STATUS

Permit #:	21001457
Property ID:	484229GM0490
Permit Desc:	FIXTURES
Property Address:	3301 ARUBA WAY G4 COCONUT CREEK, FL 33066
Amount Due:	.00
Pending Payment:	.00

Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes

Required Inspections to be Completed

FINAL PLUMBING	1
ROUGH PLUMBING	1
TOP OUT	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.

(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: 484229GM0490

Property Owner(s):MITCHELL,STEPHEN F MITCHELL,VICTORIA L

Mailing Address:7 E FOREST DR ENFIELD, CT 06082

Property Address:3301 ARUBA WAY # G4 COCONUT CREEK, 33066

Property Use: 04 - Condominium

Millage Code: 3212

Adj. Bldg. S.F: 1156

Bldg Under Air S.F: 1156

Effective Year: 1982

Year Built: 1981

Units/Beds/Baths: 1 / 2 / 2

Deputy Appraiser: Condo Department

Appraisers Number: 954-357-6832

Email: condoinfo@bcpa.net

Zoning : PUD - PLANNED UNIT DEVELOPMENT

Abbr. Legal Des.: ARUBA VILLAGE A CONDO UNIT G-4 PER CDO BK/PG: 9852/523

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$19,750	$177,730	0	$197,480	$197,480	
2025	$21,230	$191,080	0	$212,310	$195,210	$4,535.91
2024	$21,040	$189,350	0	$210,390	$177,470	$4,248.69

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$197,480	$197,480	$197,480	$197,480
Portability	0	0	0	0
Assessed / SOH	$197,480	$197,480	$197,480	$197,480
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	$197,480	$197,480	$197,480	$197,480

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
03/19/2021	Warranty Deed Qualified Sale	$160,000	117156092
06/28/2012	Warranty Deed Qualified Sale	$75,000	48883 / 1230
07/15/2008	Warranty Deed Qualified Sale	$87,000	45546 / 1751
07/17/2007	Quit Claim Deed Non-Sale Title Change	$100	44406 / 1991

LAND CALCULATIONS

Unit Price	Units	Type

Summons/Case #C26 03 0181
Sotelo, Sayam
1101 Bahama Bend F2
Violation: 13-38-a
Failure to complete permit process: Expired Permit

City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. C26030181
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 March 26 2026
At 8:40 AM / PM

Owner Name Sotelo Sayam
Last First MI

Last First MI

Owner Address 9480 Spiderlilly CT
Parkland FL 33076
City State Zip

Legal/Folio 484229AA0140

Violation Location 1101 Bahama Bend F2
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 (House Reno)

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 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 5-11-26 363
Officer Signature Date ID#

Anthony Bell
Printed Name

Posted 3:09 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.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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
C26030181	1101 BAHAMA BND F2	484229AA0140	SOTELO,SAYAM

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 5746 87 : 9589 0710 5270 3748 5746 70
  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: 3:09 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

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Coconut Creek
Butterfly Capital of the World®

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

CERTIFIED MAIL®

9589 0710 5270 3748 5746 70

SOTELO, SAYAM
1101 BAHAMA BEND # F2
COCONUT CREEK, 33066-2504

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 an
$

Sent To

Street and Apt. N

City, State, ZIP+4

PS Form 3800, J

C080 301 81
Summons
Postmark Here
AB
5/13/26

SOTELO, SAYAM
1101 BAHAMA BEND #F2,
COCONUT CREEK FL 33066-2504

9589 0710 5270 3748 5746 70

Coconut Creek
Butterfly Capital of the World®

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

CERTIFIED MAIL®

9589 0710 5270 3748 5746 87

SOTELO, SAYAM
9480 SPIDERLILLY CT
PARKLAND, FL 33076

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+4

C060 2018 Summons

Postmark Here

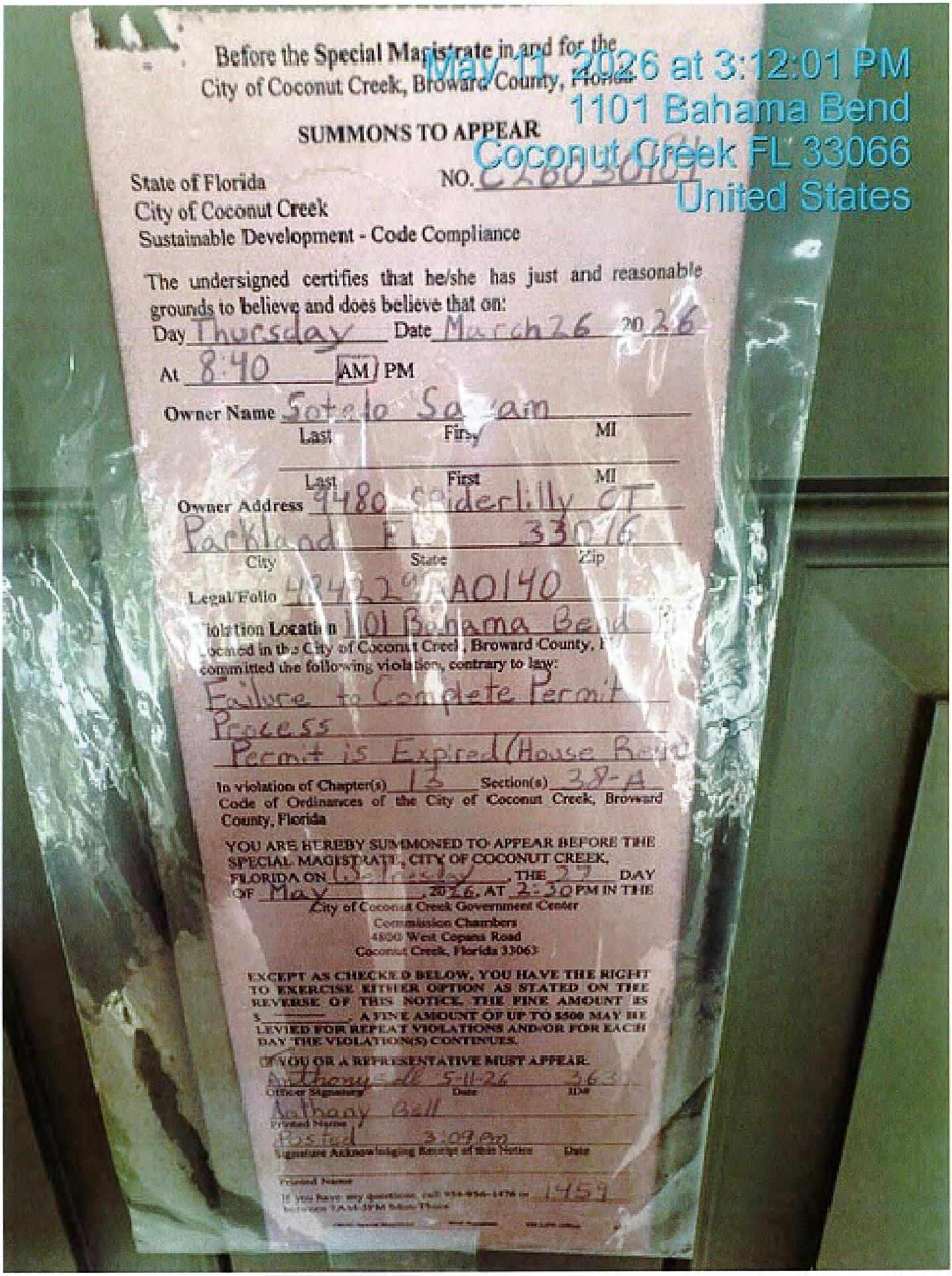
AB 10/2/24

SOTELO, SAYAM
9480 SPIDERLILLY CT
PARKLAND FL 33076

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

9589 0710 5270 3748 5746 87

May 11, 2026 at 3:12:24 PM
1101 Bahama Bend
Coconut Creek FL 33066
United States
F 2



May 11, 2026 at 3:12:01 PM
1101 Bahama Bend
Coconut Creek FL 33066
United States

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

SUMMONS TO APPEAR

NO. C260 30104

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 Thursday Date March 26 2026

At 8:40 AM / PM

Owner Name Sotelo Sarain
Last First MI

Last First MI

Owner Address 9480 Spiderlily CT
Parkland FL 33076
City State Zip

Legal/Folio 484229 A0140

Violation Location 1101 Bahama Bend
located in the City of Coconut Creek, Broward County, F
committed the following violation, contrary to law:

Failure to Complete Permit Process
Permit is Expired (House Rep

In violation of Chapter(s) 12 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 Thursday, 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.

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

Anthony Bell
Printed Name

Posted 3:09 pm
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 1459
between 8AM-5PM Mon-Thurs

PERMIT STATUS

Permit #:	21002773
Property ID:	484229AA0140
Permit Desc:	ALTERATION RESIDENTIAL
Property Address:	1101 BAHAMA BND F2 COCONUT CREEK, FL 33066
Amount Due:	.00
Pending Payment:	.00

Permit

Permit Information

Permit Number:	21002773	C.O. Number:	
Status:	Expired	C.O. Operator:	
Type:	B-RES ALTR	C.O. Issued:	
Applied Date:	9/7/2021	C-404 Type:	437
Operator:	online	Usage Class:	04

Issued Date:	10/26/2022	Applied Value:	42408
Operator:	tnoguera	Units:	0
Master Number:		Calc Value:	
Project Number:		Contractor:	65547

Site Map | Privacy Policy | Accessibility Statement

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PERMIT STATUS

Permit #:	21002773
Property ID:	484229AA0140
Permit Desc:	ALTERATION RESIDENTIAL
Property Address:	1101 BAHAMA BND F2 COCONUT CREEK, FL 33066
Amount Due:	.00
Pending Payment:	.00

Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
ROUGH ELECTRIC	1	DELARIONDA	2/6/2023	2/6/2023	F		SLAB CUT&COVERED STRUCTURAL REQUIRED OSS @ 02012023.1755.65547 ELECTRICAL PANEL WAS RELOCATED. SLAB WAS CUT AND COVE RED. PROVIDE ENGINEER LETTER OF REPAIR DETAIL. STRUCTA

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
							L INSPECTION REQUIRED

Required Inspections to be Completed

FINAL ELECTRIC	1						
ROUGH ELECTRIC	2						
FINAL MECHANICAL	1						
ROUGH MECHANICAL	1						
FINAL PLUMBING	1						
ROUGH PLUMBING	1						
TOP OUT	1						
DRYWALL SCREW	1						
FINAL STRUCTURAL	1						
FIRE STOPPING	1						
FRAMING	1						
INSULATION	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.

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(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.

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(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: 484229AA0140

Property Owner(s):SOTELO,SAYAM

Mailing Address:9480 SPIDERLILLY CT PARKLAND, FL 33076

Property Address:1101 BAHAMA BEND # F2 COCONUT CREEK, 33066-2504

Property Use: 04 - Condominium

Millage Code: 3212

Adj. Bldg. S.F: 962

Bldg Under Air S.F: 962

Effective Year: 1975

Year Built: 1974

Units/Beds/Baths: 1 / 2 / 2

Deputy Appraiser: Condo Department

Appraisers Number: 954-357-6832

Email: condoinfo@bcpa.net

Zoning : PUD - PLANNED UNIT DEVELOPMENT

Abbr. Legal Des.: BAHAMA VILLAGE CONDO UNIT F2 BLDG 1101 F/K/A ROSSMOOR BAHAMA VILLAGECONDO PER CDO BK/PG: 5956/534

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$12,480	$112,350	0	$124,830	$108,600	
2025	$14,930	$134,390	0	$149,320	$98,730	$2,714.32
2024	$16,250	$146,280	0	$162,530	$89,760	$2,646.50

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$124,830	$124,830	$124,830	$124,830
Portability	0	0	0	0
Assessed / SOH	$108,600	$108,600	$108,600	$108,600
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	$108,600	$124,830	$108,600	$108,600

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
07/15/2024	Quit Claim Deed Non-Sale Title Change	$100	119686846
07/09/2020	Trustee's Deed Qualified Sale	$71,000	116620133
03/03/2009	Warranty Deed Qualified Sale	$37,000	46030 / 1434

LAND CALCULATIONS

Unit Price	Units	Type

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

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 Thursday Date March 26 2026
At 8:49 AM/ PM
Owner Name Findel Jared
Last First MI

Last First MI
Owner Address 4301 Martinique Cir #B1
CoConut Creek, FL 33066
City State Zip
Legal/Folio 484229BC0020
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)
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 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 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.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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
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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
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Chapter 16 Peddlers	$50	$75	$100	$100-500
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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.

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Reshma Heraman
Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

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

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
$ C860 30182

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
$ Summers

Total Postage
$ AB 5/13/26

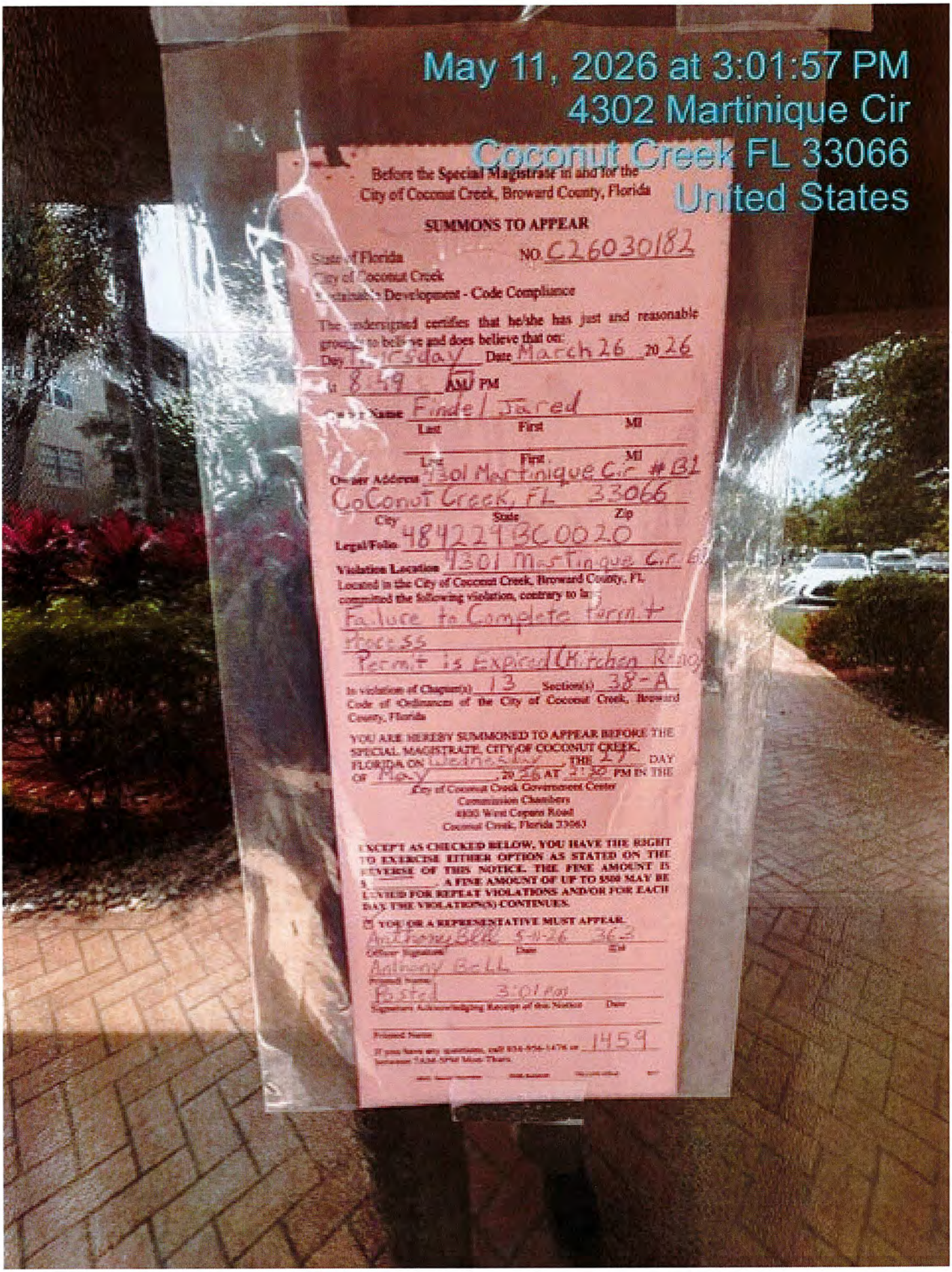
Sent To
FINDEL, JARED

Street and Apt.
4301 MARTINIQUE CIR #B1

City, State, ZI
COCONUT CREEK FL 33066

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

9589 0710 5270 3748 5747 17



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 Thursday Date March 26 20 26
at 8:59 AM PM
Owner Name Findel Jared
Last First MI
Last First MI
Owner Address 4301 Martinique Cir #B1
CoConut Creek, FL 33066
City State Zip
Legal/Folio 484229130020
Violation Location 4301 Martinique Cir 6
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 Remo
In violation of Chapter(s) 13 Section(s) 38-A
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

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Anthony Bell 5-11-26 36-3
Officer Signature Date ID#
Anthony Bell
Printed Name
Postal 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.

May 11, 2026 at 3:02:02 PM
4302 Martinique Cir
Coconut Creek FL 33066
United States
B1

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:	
Applied Date:	9/27/2021	C-404 Type:	437
Operator:	online	Usage Class:	04

Issued Date:	10/26/2021	Applied Value:	30800
Operator:	tnoguera	Units:	0
Master Number:		Calc Value:	
Project Number:		Contractor:	01796

© 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.

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.

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: 484229BC0020

Property Owner(s):FINDEL,JARED

Mailing Address:4301 MARTINIQUE CIR #B1 COCONUT CREEK, FL 33066

Property Address:4301 MARTINIQUE CIRCLE # B1 COCONUT CREEK, 33066-1450

Property Use: 04 - Condominium

Millage Code: 3212

Adj. Bldg. S.F: 1156

Bldg Under Air S.F: 1156

Effective Year: 1979

Year Built: 1978

Units/Beds/Baths: 1 / 2 / 2

Deputy Appraiser: Condo Department

Appraisers Number: 954-357-6832

Email: condoinfo@bcpa.net

Zoning : PUD - PLANNED UNIT DEVELOPMENT

Abbr. Legal Des.: MARTINIQUE VILLAGE II F CONDO UNIT B1 PER 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 #C26 03 0184
Harrison, Jeffrey
2707 Nassau Bend H1
Violation: 13-38-a
Failure to complete permit process: Expired Permit

City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

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

NO. C26030184

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 9:07 AM/ PM

Owner Name Harrison Jeffrey
Last First MI

Last First MI

Owner Address 2500 Johnson Ave #14G
Bronx NY 10463-4933
City State Zip

Legal/Folio 484229AB0960

Violation Location 2707 Nassau Bnd H1
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 (Shutters) *

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, 20 26 AT 2:30 PM IN THE

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

Anthony Bell
Printed Name

Posted 2:11 pm
Signature Acknowledging Receipt of this Notice Date

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Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030184	2707 NASSAU BND H1	484229AB0960	HARRISON,JEFFREY

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

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- ✓ Certified Mail – Date Sent: 5/12/2026 - Receipt/Article #: 9589 0710 5270 3748 5747 48 : 9589 0710 5270 3748 5747 00
  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: 2:11 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.

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Reshma Heraman
Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Coconut Creek
Butterfly Capital of the World®

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

CERTIFIED MAIL

9589 0710 5270 3748 5747 00

HARRISON, JEFFREY
2500 JOHNSON AVE #14G
BRONX, NY 10463-4933

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
HARRISON, JEFFREY

Street and A
2500 JOHNSON AVE #14G

City, State, Z
BRONX NY 10463-4933

C260 30184
Summons
Postmark Here
AB 6/13/26

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

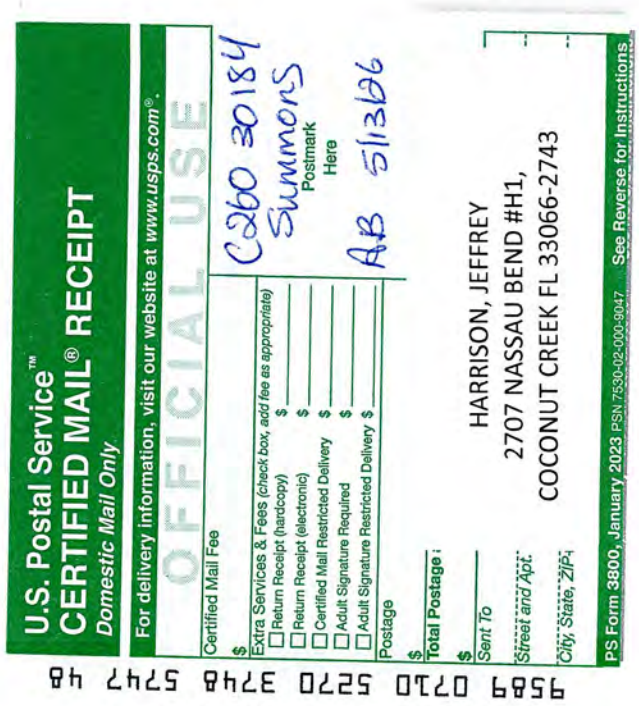
9589 0710 5270 3748 5747 00

CERTIFIED MAIL

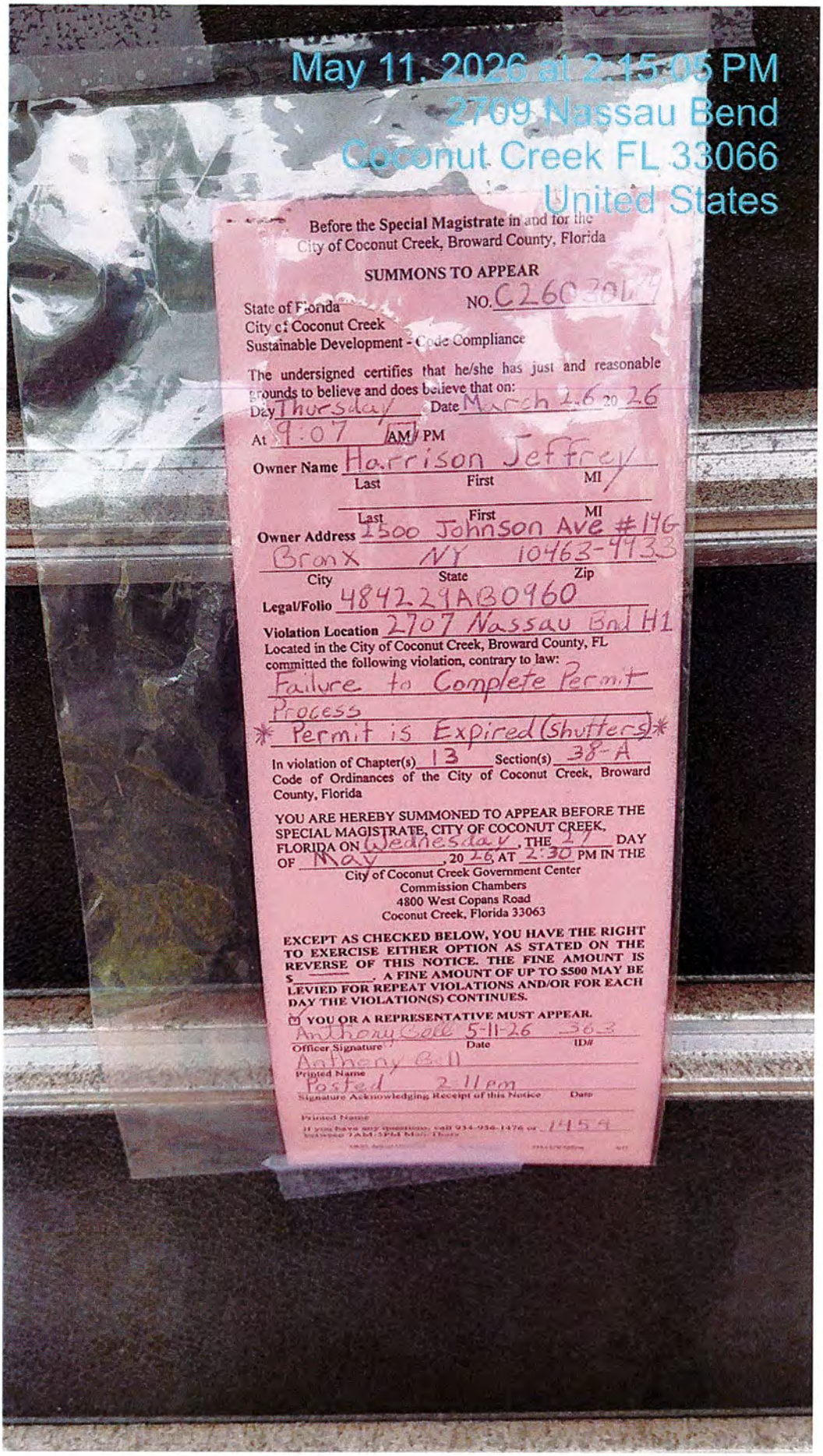
9589 0710 5270 3748 5747 48

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

HARRISON, JEFFREY
2707 NASSAU BEND # H1
COCONUT CREEK, 33066-2743



9589 0710 5270 3748 5747 48



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

SUMMONS TO APPEAR

State of Florida NO. C2603067
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 March 26 20 26
At 9:07 AM / PM
Owner Name Harrison Jeffrey /
Last First MI
Last First MI
Owner Address 1500 Johnson Ave #1G
Bronx NY 10463-4933
City State Zip
Legal/Folio 484229AB0960
Violation Location 2707 Nassau Bnd H1
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 (Shutters) *
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, 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.**

Anthony Coll 5-11-26 36-3
Officer Signature Date ID#
Anthony Coll
Printed Name
Posted 2:11pm
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

May 11, 2026 at 2:15:14 PM
2709 Nassau Bend
Coconut Creek FL 33066
United States
HI
COASTAL
SECURITY
SYSTEMS

PERMIT STATUS

Permit #:	21003930
Property ID:	484229AB0960
Permit Desc:	SHUTTERS/STORM SCREENS
Property Address:	2707 NASSAU BND H1 COCONUT CREEK, FL 33066
Amount Due:	.00
Pending Payment:	.00

Permit

Permit Information

Permit Number:	21003930	C.O. Number:	
Status:	Expired	C.O. Operator:	
Type:	B-SHUTTERS	C.O. Issued:	
Applied Date:	12/29/2021	C-404 Type:	437
Operator:	tnoguera	Usage Class:	04

Issued Date:	1/5/2022	Applied Value:	3367
Operator:	dlopez	Units:	0
Master Number:		Calc Value:	0
Project Number:		Contractor:	57769

Site Map | Privacy Policy | Accessibility Statement

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PERMIT STATUS

Permit #:	21003930
Property ID:	484229AB0960
Permit Desc:	SHUTTERS/STORM SCREENS
Property Address:	2707 NASSAU BND H1 COCONUT CREEK, FL 33066
Amount Due:	.00
Pending Payment:	.00

Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
FINAL STRUCTURAL	2	TORESCO,DO	7/13/2023	7/13/2023	F		LABELS DO NOT MATCH APPROVED PERMIT OSS @ 07112023.1642.57769
FINAL STRUCTURAL	1	TORESCO,DO	6/29/2023	6/29/2023	F		NO ACCESS FBC 110.1 OSS @ 06282023.1407.57769

Required Inspections to be Completed

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
FINAL STRUCTURAL	3						

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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.

(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: 484229AB0960

Property Owner(s):HARRISON,JEFFREY

Mailing Address:2500 JOHNSON AVE #14G BRONX, NY 10463-4933

Property Address:2707 NASSAU BEND # H1 COCONUT CREEK, 33066-2743

Property Use: 04 - Condominium

Millage Code: 3212

Adj. Bldg. S.F: 1119

Bldg Under Air S.F: 1119

Effective Year: 1976

Year Built: 1975

Units/Beds/Baths: 1 / 2 / 2

Deputy Appraiser: Condo Department

Appraisers Number: 954-357-6832

Email: condoinfo@bcpa.net

Zoning : PUD - PLANNED UNIT DEVELOPMENT

Abbr. Legal Des.: NASSAU VILLAGE, WYNMOOR CONDO UNIT H1 BLDG 2707 PER CDO BK/PG: 6414/608 ANDAMCDO BK/PG: 8364/812

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$14,040	$126,380	0	$140,420	$130,190	
2025	$15,110	$135,960	0	$151,070	$118,360	$3,013.18
2024	$14,920	$134,260	0	$149,180	$107,600	$2,823.14

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$140,420	$140,420	$140,420	$140,420
Portability	0	0	0	0
Assessed / SOH	$130,190	$130,190	$130,190	$130,190
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	$130,190	$140,420	$130,190	$130,190

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
11/01/2002	Quit Claim Deed	$100	34185 / 40
04/20/1999	Quit Claim Deed	$100	29641 / 1614
03/01/1981	Warranty Deed	$65,000	9467 / 137
07/01/1976	Warranty Deed	$42,300	

LAND CALCULATIONS

Unit Price	Units	Type

RECENT SALES IN THIS SUBDIVISION

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

Plant

March 24

#50

25

March 25

5 months

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

MARTINIQUE VILLAGE III
4801 MARTINIQUE PLACE
COCONUT CREEK, FL 33063
Respondent

IN RE:
DOCKET NO: C25-08-0136

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

3/4/2026
Date Received

SPECIAL MAGISTRATE

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

CERTIFIED MAIL®

7016 2140 0000 8545 7943

MARTINIQUE VILLAGE III
4801 MARTINIQUE PL
COCONUT CREEK FL 33066

U.S. Postal Service™
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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

COC5080136
FC
Postmark Here
AB 3/9/26

MARTINIQUE VILLAGE III
4801 MARTINIQUE PL
COCONUT CREEK FL 33066

PS Form 3800, ... See reverse for instructions

7016 2140 0000 8545 7943

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

MARTINIQUE VILLAGE III
4801 MARTINIQUE PL
COCONUT CREEK FL 33066

CERTIFIED MAIL

7021 1970 0001 8487 7114

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

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

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
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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 a
$

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Street and Apt. N

City, State, ZIP+

C 850930130
TO
Postmark Here
AB 3/9/20

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

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0001 8487 7114

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

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

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 the 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. C25080136
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 August 25 2025
At 12:23 AM / PM
Owner Name Martinique Village III
Last First MI

Last First MI
Owner Address 4801 Martinique Place
CoConutCreek 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 Safty 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

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.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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.

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Reshma Heraman
Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

MARTINIQUE PL

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						

© 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)

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 MARTINIGUE 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

Summons/Case #C26 01 0172
Pittelli, Joseph
2706 Nassau Bnd A1
Violation: 13-38-A
Failure to complete permit: Expired A/C Permit

Brent

[redacted] Mar 28

$50

$25

[redacted] Mar 27

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: **C26-01-0172**

JOSEPH PITTELLI
2706 NASSAU BND #A1
COCONUT CREEK FL 33066-2745
Respondent

FINAL ORDER

VIOLATION: FAILURE TO COMPLETE BUILDING PERMIT PROCESS FOR AIR CONDITIONING UNIT INSTALLED / CITY CODE SEC. 13-38 (A)

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 2706 Nassau Bend #A1and more particularly described as follows:

Property Id: 4842 29 AD 0330

NASSAU VILLAGE WEST I, ROSSMOOR CONDO UNIT A1 BLDG 2706 PER CDO BK/PG: 6660/81

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 air conditioning unit 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 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 MAY 28, 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 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

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 26th DAY OF MARCH, 2026

CITY OF COCONUT CREEK, FLORIDA

R. McRoy

SPECIAL MAGISTRATE

Reshma Heraman

SPECIAL MAGISTRATE CLERK

4/1/2026

Date Received

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

9589 0710 5270 1607 5770 91

PITTELLI, JOSEPH
2706 NASSAU BND #A1
COCONUT CREEK FL 33066-2745

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 an
$

Sent To

Street and Apt. N

City, State, ZIP+4

C26010170
FO
Postmark Here
4/24/23

PITTELLI, JOSEPH
2706 NASSAU BND #A1
COCONUT CREEK FL 33066-2745

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

9589 0710 5270 1607 5770 91

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

PITTELLI, JOSEPH
2706 NASSAU BND #A1
COCONUT CREEK FL 33066-2745

Option 1:

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

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

DO NOT MAIL CASH

yment of the fine amount shall be considered the same as entering a ea of guilty. Any additional violation of the same offense may be nsidered a repeat violation. The violation must be in compliance or ther action will be pursued.

ENTER A PLEA OF NOT GUILTY

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

you elect to have a hearing and are found to have committed the action, the Special Magistrate may impose a penalty not to exceed 0.00 per day plus an administrative fee.

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

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
apter 3 Alcoholic verage	$50	$100	$150	$200-500
apter 4 Amusement ntertainment	$50	$100	$150	$200-500
apter 5 Animals	$50	$100	$150	$200-500
apter 6 ilding/Housing	$50	$75	$150	$200-500
apter 7 Child Care nters	$50	$75	$100	$200-500
apter 9 Open Burning	$50	$75	$150	$200-500
apter 11 Food/Food ablishments	$50	$100	$150	$200-500
apter 12 Garbage/ use Sec. 12-33 & 34	$25	$50	$75	$100-500
pter 12 Remaining tions	$100	$200	$300	$400-500
pter 13 Land Devel.	$50	$75	$100	$100-500
pter 14 Offenses	$50	$75	$100	$100-500
pter 15 Parks & Rec.	$50	$75	$100	$100-500
pter 16 Peddlers	$50	$75	$100	$100-500
pter 17 Public Places	$50	$75	$100	$100-500
pter 18 Taxation	$50	$75	$100	$100-500
pter 19 Parking	$50	$75	$100	$100-500
pter 20 Utilities	$100	$200	$300	$400-500

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

SUMMONS TO APPEAR

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

NO. C26010172

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:
Day Thursday Date January 22 2026
At 1:45 AM (PM)
Owner Name Pittelli Joseph
Last First MI

Owner Address 2706 NASSAU BND #A1
COCONUT CREEK FL 33066
City State Zip

Legal/Folio 4842 29 AD 0330

Violation Location 2706 NASSAU BND #A1
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Failure to complete permit process: Expired A/C replacement

In violation of Chapter(s) 13 Section(s) 39-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 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.**

Anthony Bell 3-11-26 363
Officer Signature Date ID#

Anthony Bell
Printed Name

Posted 9:30AM 3-11-26
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.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26010172	2706 NASSAU BND A1	484229AD0330	PITTELLI,JOSEPH

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: 01/22/2026

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: 3/12/2026 - Receipt/Article #: 9589 0710 5270 1607 5774 11
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: 3/11/2026 - Time: 9:30AM (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 12 day of MARCH, 2026 by BELL, ANTHONY who is personally known to me.

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Reshma Heraman
Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Coconut Creek
TERFLY 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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PITTELLI, JOSEPH
2706 NASSAU BND #A1
COCONUT CREEK FL 33066-2745

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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®

C26 010172 Summons
Postmark Here
AB 3/11/26

PITTELLI, JOSEPH
2706 NASSAU BND #A1
COCONUT CREEK FL 33066-2745

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

9589 0710 5270 1607 5774 11

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:

PITTELLI, JOSEPH
2706 NASSAU BND #A1
COCONUT CREEK FL 33066-2745

9590 9402 8966 4064 7145 15

2. Article Number (Transfer from service label)
9589 0710 5270 1607 5774 11

COMPLETE THIS SECTION ON DELIVERY

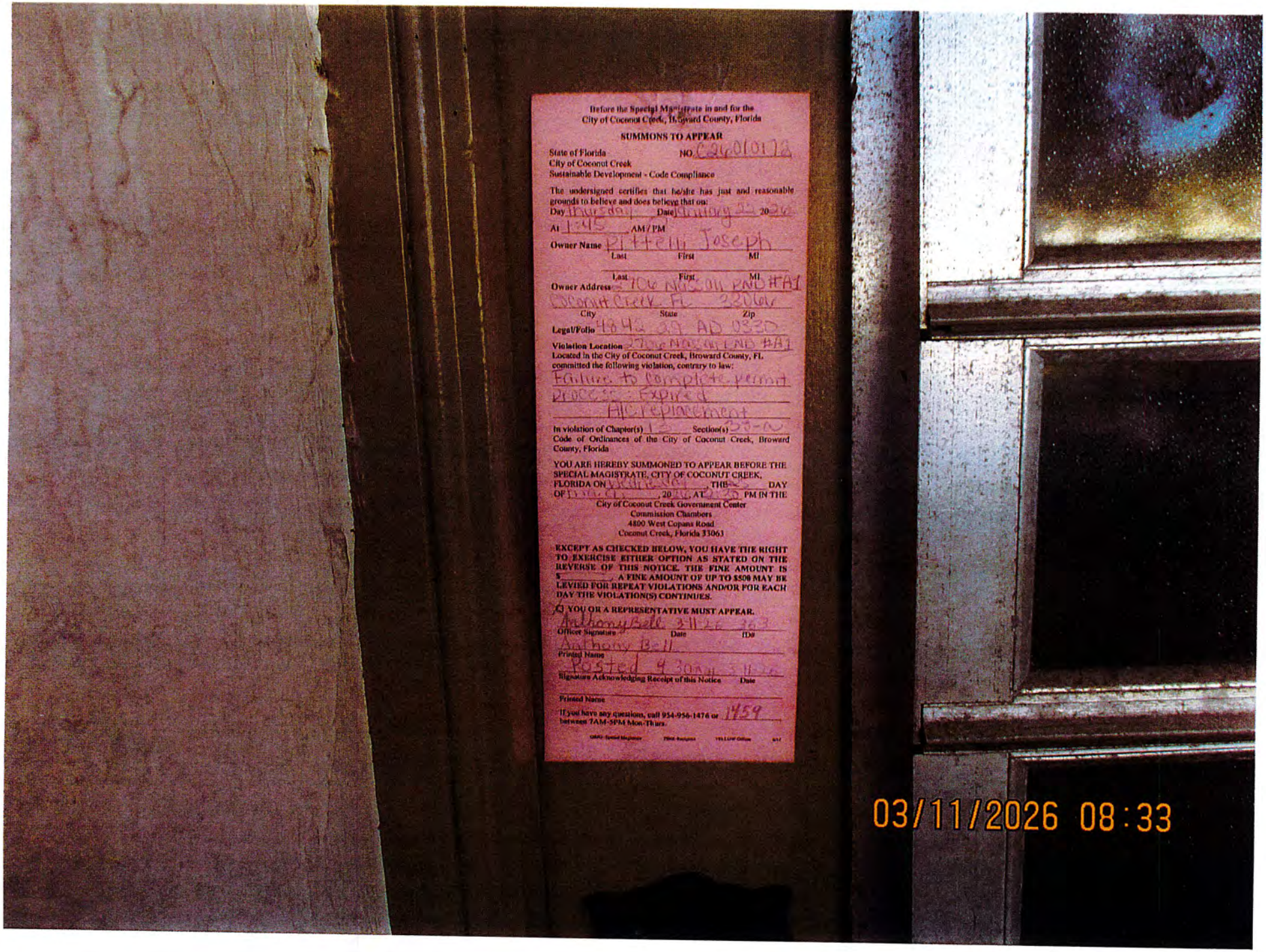
A. Signature
X
☐ Agent
☐ Addressee

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
- ☐ ured Mail
- ☐ ured Mail Restricted Delivery
- er $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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. C26010178
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 January 22 20 26
At 1:45 AM / PM
Owner Name Pittelli Joseph
Last First MI
Last First MI
Owner Address 106 Nassau RND #A1
Coconut Creek FL 33066
City State Zip
Legal/Folio 4042 29 AD 0330
Violation Location 106 Nassau RND #A1
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Failure to complete permit process: Expired
AC replacement
In violation of Chapter(s) 12 Section(s) 23-a
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

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City of Coconut Creek Government Center
Commission Chambers
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Coconut Creek, Florida 33063

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☐ YOU OR A REPRESENTATIVE MUST APPEAR.

Anthony Bell 3-11-26 303
Officer Signature Date ID#
Anthony Bell
Printed Name
Posted 4:30PM - Hrs
Signature Acknowledging Receipt of this Notice Date
Printed Name
If you have any questions, call 954-956-1474 or 1459 between 7AM-5PM Mon-Thurs.

WHITE - Special Magistrate PINK - Recipient YELLOW - Office GOLD

03/11/2026 08:33

03/11/2026 08:33
A1

PERMIT STATUS

Permit #:	20003517
Property ID:	484229AD0330
Permit Desc:	A/C REPLACEMENT
Property Address:	2706 NASSAU BND A1 COCONUT CREEK, FL 33066
Amount Due:	.00
Pending Payment:	.00

Notes

Notes / Special Conditions

SCAN AC CHANGEOUT

1-14-26 PERMIT EXPIRED PER BUILDING OFFICIAL

SFLANAGAN. CODE NOTIFIED- TJ

6-9-2021 LETTER OF EXPIRATION SENT. FE

LISA

561-445-5474

PERMITPROCESS@YAHOO.COM

PERMIT STATUS

Permit #:	20003517
Property ID:	484229AD0330
Permit Desc:	A/C REPLACEMENT
Property Address:	2706 NASSAU BND A1 COCONUT CREEK, FL 33066
Amount Due:	.00
Pending Payment:	.00

Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
FINAL MECHANICAL	1	BECK,MIKE	6/15/2021	6/15/2021	F		SEAL PLENUM

Required Inspections to be Completed

FINAL MECHANICAL	2						

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.*

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(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.

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(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: 484229AD0330

Property Owner(s):PITTELLI,JOSEPH

Mailing Address:2706 NASSAU BND #A1 COCONUT CREEK, FL 33066-2745

Property Address:2706 NASSAU BEND # A1 COCONUT CREEK, 33066-2745

Property Use: 04 - Condominium

Millage Code: 3212

Adj. Bldg. S.F: 962

Bldg Under Air S.F: 962

Effective Year: 1977

Year Built: 1976

Units/Beds/Baths: 1 / 2 / 2

Deputy Appraiser: Condo Department

Appraisers Number: 954-357-6832

Email: condoinfo@bcpa.net

Zoning : PUD - PLANNED UNIT DEVELOPMENT

Abbr. Legal Des.: NASSAU VILLAGE WEST I, ROSSMOOR CONDO UNIT A1 BLDG 2706PER CDO BK/PG: 6660/81

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$12,000	$108,000	0	$120,000	$84,550	
2025	$13,400	$120,560	0	$133,960	$82,330	$1,134.66
2024	$14,900	$134,100	0	$149,000	$80,010	$1,070.64

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$120,000	$120,000	$120,000	$120,000
Portability	0	0	0	0
Assessed / SOH 19	$84,550	$84,550	$84,550	$84,550
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	$33,139	$59,550	$33,139	$33,139

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
01/24/2018	Rerecorded Deed Correction Non-Sale Title Change		114892809
01/24/2018	Quit Claim Deed Non-Sale Title Change	$100	114853963
10/09/2012	Rerecorded Deed Correction Non-Sale Title Change		49145 / 381
08/31/2012	Warranty Deed	$30,700	49063 / 780

LAND CALCULATIONS

Unit Price	Units	Type

CODE COMPLIANCE SUPERVISIOR BRIANA CAPONE
SPECIAL MAGISTRATE CASE

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 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

Reshma Heraman
SPECIAL MAGISTRATE CLERK

2/4/2026
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: **C25-02 -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

Reshma Heramun
SPECIAL MAGISTRATE CLERK

4/1/2026
Date Received

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 69

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

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☐ Certified Mail Restricted Delivery $ EXT PO B.C
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $ 4/2/26
Postage $
Total Postage and $

Sent To CODY, ANDREW
PATTON, MICHELLE D
Street and Apt. No. 2340 NE 35 ST
City, State, ZIP+4® LIGHTHOUSE POINT FL 33064

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

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

CERTIFIED MAIL®

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

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Total Postage and $
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Street and Apt. No.
City, State, ZIP+4®

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

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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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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 8164 16

2 Article Number *(Transfer from service label)*
9589 0710 5270 1607 5771 83

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
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☐ Adult Signature Restricted Delivery
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☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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 O R A LETTER, SIGNED AND SEALED BY THE ENGINEER OF RECORD , STATING THAT A MODIFIED LICENSE IS NOT REQUIRED FOR T HIS 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 COMP LETE. IT IS MISSING A TREE DISPOSITION, A PLANT LIST (W ITH PLANT SCIENTIFIC & COMMON NAMES AND PLANT SIZE -HEI GHT, 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 DE SCRIPTION IS LISTED AS "REPAVE DRIVEWAY." HOWEVER, PLA NS 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 EXIST ING CONDITIONS. PROVIDE UPDATED SIGN AND SEAL SURVEY DA TED WITHIN 12 MONTHS THAT ACCURATELY DEPICTS EXISTING C

ONDITIONS.

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. R
EVISE ACCORDINGLY AND ENSURE CONFORMANCE WITH SECTION 1
3-548 "REQUIRED FORM AND INFORMATION ON SITE PLAN" OF T
HE CITY"S LAND DEVELOPMENT CODE.

6. SHEET C-02 ILLUSTRATES THAT THE NORTHERN DRIVEWAY I
S 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 SOUTHER
N 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 MOVEMEN
T. REVISE ACCORDINGLY.

8. PER CITY CODE SEC. 13-399(5), REQUIRED AND UNREQUIR
ED 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. R
EVISE.

10. PROVIDE A TYPICAL PARKING DETAIL FOR STANDARD AND
HANDICAP SPACES.

11. PARKING SPACE STRIPPING AND ADA SPACE DETAILS SHOW
N ON PLANS REQUIRE A SEPARATE BUILDING PERMIT TO BE SUB
MITTED TO THE CITY"S BUILDING DIVISION.

12. AN ADA COMPLIANT ROUTE PEDESTRIAN ROUTE IS REQUIRE
D FROM THE PUBLIC STREET TO THE BUILDING ENTRANCE.

13. EXIT ONLY SIGN DETAIL INCLUDES AN ARROW THAT POINT
S NORTH AND READ EXIT ONLY. THIS APPEARS TO BE A CONFLI
CT. CLARIFY AND REVISE ACCORDINGLY.

14. A FENCE IS SHOWN ON SURVEY HOWEVER IT IS NOT CLEAR
LY ILLUSTRATED ON PLANS. CLARIFY.

15. FIRE HYDRANT PROPOSED ON PLANS IS

			NOT SHOWN ON SUR VEY. 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 FO RTHCOMING.
G-ENGINEERING	HOLD	2/26/2026 3/17/2026	**Reviewer:** CTOUHSAN **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 3/24/2026	**Reviewer:** MTOROK **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 & CO MMON 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 ¼" 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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Sustainable Development Dept.
Code Compliance Division
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Coconut Creek, FL 33063

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

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CAM 200144
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BC 2/5/26

CODY, ANDREW
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
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KELLY KRONENBERG
ATTN: EJOLA COOK
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FORT LAUDERDALE

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Total Postage ar $

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Street and Apt. ATTN: EJOLA COOK

City, State, ZIP+ 10360 W STATE ROAD 84
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PS Form 3800,

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

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: **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

Reshma Heraman
SPECIAL MAGISTRATE CLERK

11/26/2025
Date Received

COCONUT CREEK
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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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C241 200 445
order granting
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C241 200 44
C230 260 154
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8/1/25

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CODY, ANDREW
PATTON, MICHELLE
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LIGHTHOUSE POINT FL 33064

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- ☐ Adult Signature Required $ 625020541
- ☐ Adult Signature Restricted Delivery $ EXT FO

Postage $ 19105

Total Postage and Fees $

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ATTN: EJOLA COOK

Street and Apt. No. 10360 W STATE ROAD 84

City, State, ZIP+4® FORT LAUDERDALE

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

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

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: **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

Roshna Heraman
SPECIAL MAGISTRATE CLERK

10/28/2025
Date Received

COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

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

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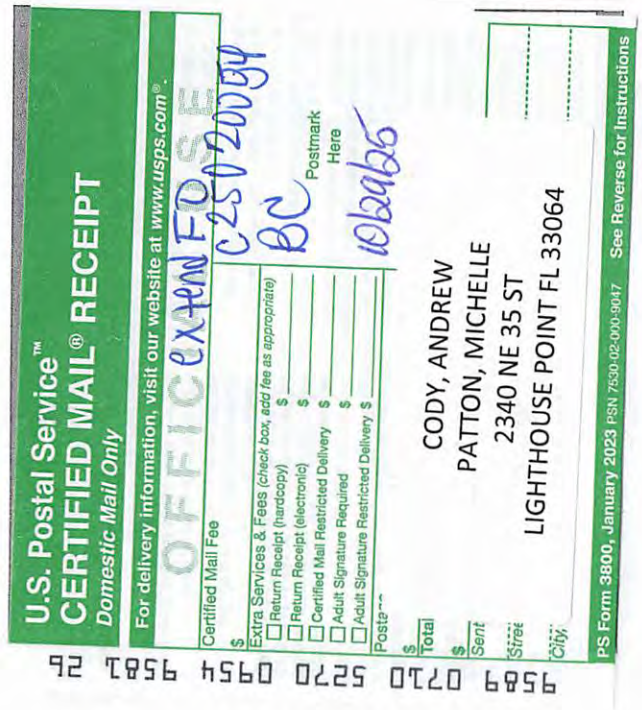
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064



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

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

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Sustainable Development Dept.
Code Compliance Division
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Coconut Creek, FL 33063

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KELLY KRONENBERG
ATTN: EJOLA COOK
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
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4551 NW 39th Ave

Address · Coconut Creek, FL

Directions

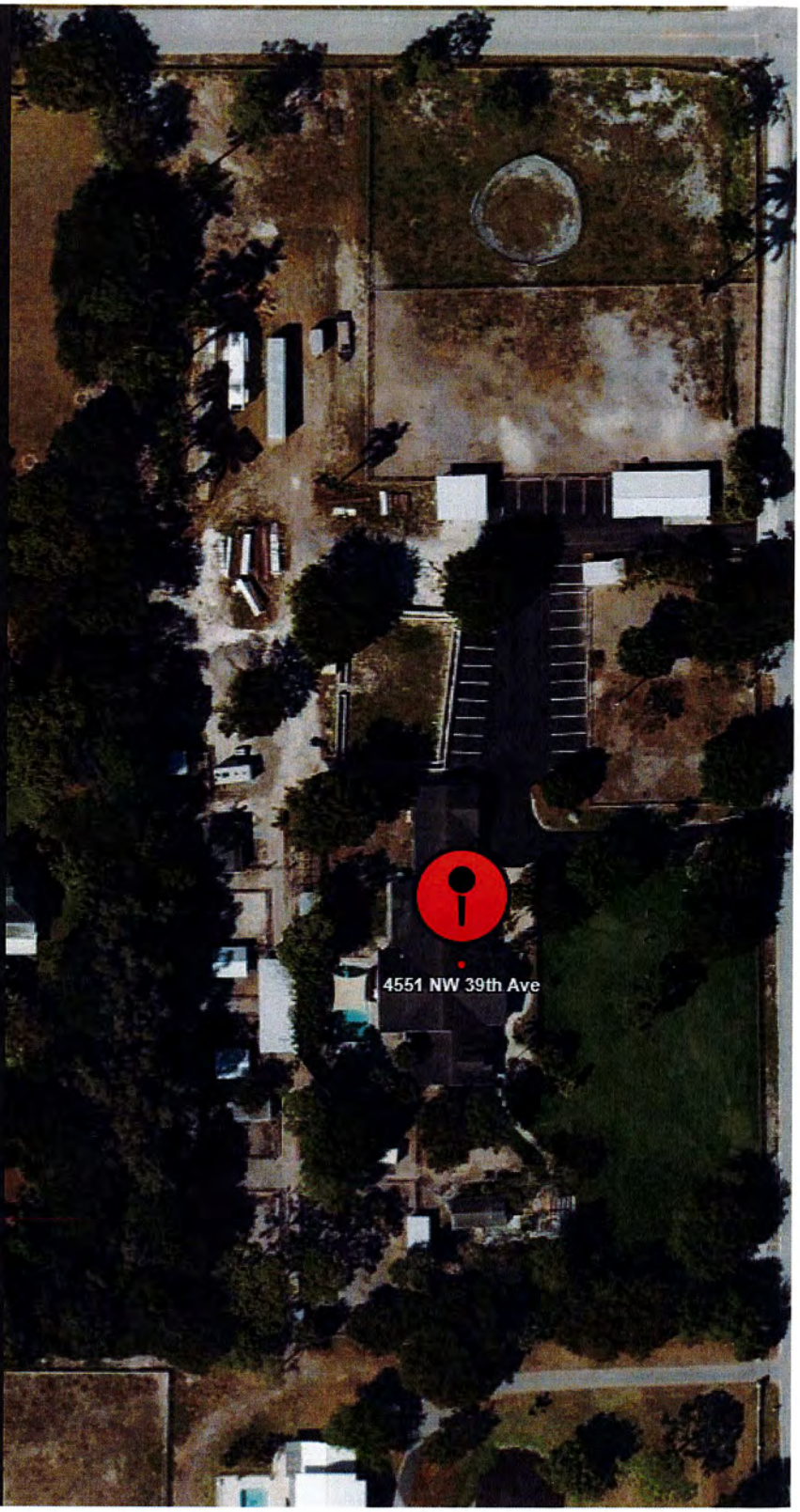
2 Places at This Address

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

Reshma Heraman
SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

9/2/2025
Date Received

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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.

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

IN RE:
DOCKET NO: **C25- 02-0054**

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

SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

6/30/2025
Date Received

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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PATTON, MICHELLE
2340 NE 35 ST
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City, State, 2340 NE 35 ST
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PS Form 3...

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

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

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,

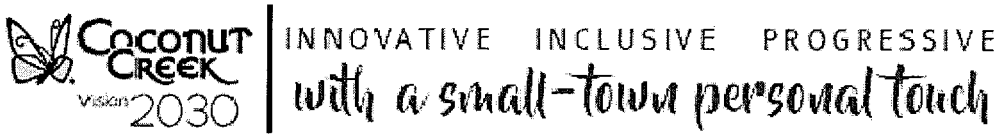
John Thomas
Engineering Inspector
Utilities and Engineering
Ext. 6781

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 4/15/2025	**Reviewer:** GSEEGOBI **Notes:** DENIED 1. LOCATION/SITE COMPLETED AN ASPHALT OVERLAY BASEI A DISCUSSION WITH THE ENGINEERING INSPECTOR. 2. AN ENGINEERING PERMIT MUST BE OBTAINED INSTEAD OI BUILDING PERMI

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

www.coconutcreek.net

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.

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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.

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

IN RE:
DOCKET NO: **C25- 02-0054**

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

Reshma Heraman
SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

4/30/2025
Date Received

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KELLEY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
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10360 W STATE ROAD 84
FORT LAUDERDALE 33324

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COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

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

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

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

IN RE:
DOCKET NO: **C25- 02-0054**

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

Reshma Hosanar
SPECIAL MAGISTRATE CLERK

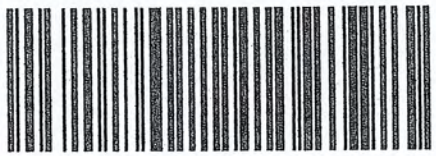
SPECIAL MAGISTRATE

4/2/2025
Date Received

COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
1800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



7018 0680 0001 1552 4550

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
$

Sent To
CODY, ANDREW
PATTON, MICHELLE

Street and
2340 NE 35 ST

City, State,
LIGHTHOUSE POINT FL 33064

PS Form

Postmark Here

C260100754
C250220564
C250220555
C241200449
C241200345

BC
Ent 50
mailed out 4/18/25

7018 0680 0001 1552 4550

COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

CITY OF COCONUT CREEK
Sustainable Development Dept
Code Compliance Division
1800 W. Copans Road
Coconut Creek, FL 33063

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

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. C2502.0054
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 February 12 2025
At 8:21 (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 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.**

B Reese 3/5/25 304
Officer Signature Date ID#
Briana 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 954-956-1458 between 7AM-6PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer

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.)

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 13 day of March, 2025 by CAPONE,BRIANA who is personally known to me.

DANIELLA ORDONEZ
Notary Public - State of Florida
Commission # HH 636014
My Comm. Expires Apr 10, 2029
Bonded through National Notary Assn.

Daniella Ordonez
Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

CERTIFIED MAIL®

9589 0710 5270 0954 9103 39

NUT CREEK
Development Dept.
liance Division
Lepans Road
Creek, FL 33063

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

U.S. Postal Service™
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Certified Mail Fee $ 3.85

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
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

C25D20054
C25D20055
C25D20075

9589 0710 5270 0954 9103 39

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052700954910339

Copy Add to Informed Delivery (https://informeddelivery.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)

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	C.O. Number:	
Status:	Open	C.O. Operator:	
Type:	B-SEALCOAT	C.O. Issued:	
Applied Date:	4/10/2025 5:47:00 PM	C-404 Type:	
Operator:	online	Usage Class:	01
Issued Date:		Applied Value:	12800
Operator:		Units:	0
Master Number:		Calc Value:	
Project Number:		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

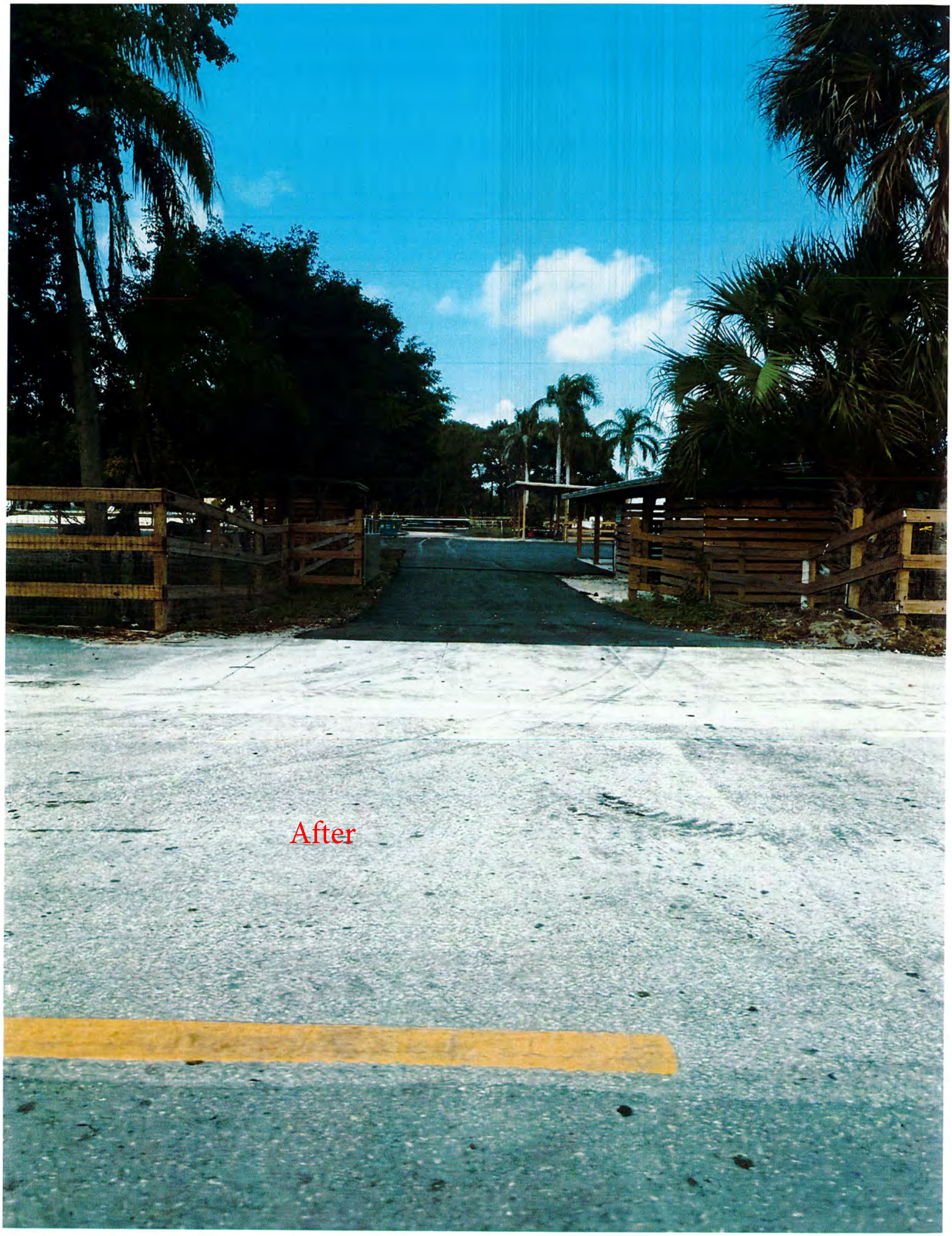
CONTACT: ADAM GRABOIS 561-206-2426

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.

Search Google Maps
Google Street View
Jan 2025
See more dates
Before
David Leon Media
Redstone Ranch
Google
Image capture: Jan 2025
© 2025 Google
United States
Terms


After

February 11, 2

February 11, 2

February 11, 2

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 KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**4551 NW 39 AVENUE, COCONUT CREEK FL 33073**
Property Owner	CODY, ANDREW PATTON, MICHELLE
Mailing Address	2340 NE 35 ST LIGHTHOUSE POINT FL 33064

ID #	4842 17 01 0100
Millage	3212
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

Date	Type	Price	Book/Page or CIN
2/7/2024	WD-E	$2,350,000	**119380748**
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**

Land Calculations

Price	Factor	Type
$5.00	222,164	SF
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 #C25 10 0025
Hillsboro Marketplace
4425 W Hillsboro Blvd
Violation:18-29
Business tax receipt required -failed- OU/ Fire
For Citi Sleep

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
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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
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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 C2510025
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 2025
At 3:00 AM / (PM)

Owner Name Hillsboro Marketplace 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:
Busines tax Receipt. Failed
OU (Fire) for Sleep Cti

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 5/11/26 Date 322 ID#
Luis Montano-Garcia
Printed Name

JOSE MENWA 05/11/26
Signature Acknowledging Receipt of this Notice Date
JOSE MENWA 11:55 am.
Printed Name

If you have any questions, call 954-956-1476 or 973-6746 between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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.

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Reshma Heramen
Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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®

9589 0710 5270 3748 5748 30

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY SUITE 1
BOCA RATON, FL 33432

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 $ C2601010

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $ C2610025
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ C2610036
- ☐ Adult Signature Restricted Delivery $

Postage $ cm4 5/12/26

Total Postage $

Sent To BATMASIAN, JAMES H

Street and Apt. 215 N. FEDERAL HIGHWAY SUITE 1

City, State, ZIP BOCA RATON, FL 33432

Postmark Here

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

9589 0710 5270 3748 5748 30

Outlook

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.

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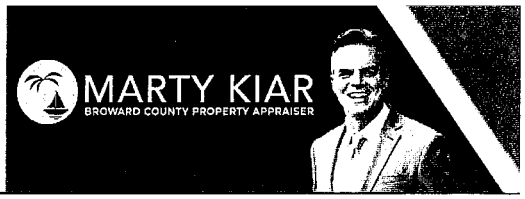

PROPERTY SUMMARY

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

Sunbiz.org Division of Corporations

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*.

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 C2510 0026
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 2025
At 3:00 AM / (PM)

Owner Name Hillsboro Marketplace 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 V.O

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 5/11/26 Date 322 ID#

Luis Mantano-Garcia
Printed Name

Signature Acknowledging Receipt of this Notice Date

JOSE MENA 11:55 AM
Printed Name

If you have any questions, call 954-956-1476 or 973-6746 between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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.

Reshma Heraman
Signature of Notary

RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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®

9589 0710 5270 3748 5748 30

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®.

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

Postmark Here

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

9589 0710 5270 3748 5748 30

Outlook

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

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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.

(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

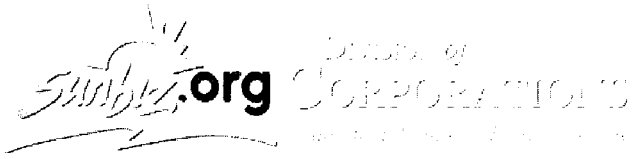
	County	School Board	Municipal	Independent
Just Value	$14,000,300	$14,000,300	$14,000,300	$14,000,300
Portability	0	0	0	0
Assessed / SOH	$13,591,910	$13,591,910	$13,591,910	$13,591,910
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable 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



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

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 C2601 0010
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 7 2026
At 9:40 (AM) / PM

Owner Name Hillsboro Marketplace Investments LLC.
Last First MI

Owner Address 215 N. Federal Hwy
Boca Raton FL 33432.
City State Zip

Legal/Folio 4842 05 12 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 obtain/complete Permit process for wall 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 5/11/26 Date 322 ID#

LUN Montano-Garcia.
Printed Name

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.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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®

9589 0710 5270 3748 5748 30

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 $ 4.15
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 $ 1.45
Total Postage $ 5.60

Postmark Here
02/10/2023

Sent To BATMASIAN, JAMES H
Street and Apt. 215 N. FEDERAL HIGHWAY SUITE 1
City, State, ZIP BOCA RATON, FL 33432

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

9589 0710 5270 3748 5748 30

MATTRESS
YOUR BEST NIGHT'S SLEEP STARTS HERE!
December 08, 2025 12:57

LM-G

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

Sunbiz.org Division of Corporations

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 03 0027
Hillsboro Marketplace investments LLC
4425 Hillsboro Blvd
Violation: 13-458
Prohibited permanent and prohibited signs.

IMPORTANT INSTRUCTIONS

'ou have been charged with a civil infraction which requires that you omply with one of the following options:

Option 1:

'ay the civil penalty as indicated on the reverse side by mail or in erson. Payment must be received 24 hours prior to the scheduled iearing date at:

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

DO NOT MAIL CASH

?ayment 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. C26030027
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 4th 2026
At 9:00 (AM) / PM
Owner Name Hillsboro Marketplace Investments LLC.
Last First MI
Owner Address 215 N Federal Hwy
Boca Raton FL 33432
City State Zip
Legal/Folio 4842 05L2 0010
Violation Location 4425 Hillsboro Blvd
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Prohibited Permanent & Temporary Signs:

In violation of Chapter(s) 13 Section(s) 458 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 $ 50.00. 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 4/27/26 Date 322 ID#
Luis Montano-Garcia
Printed Name

10:37 am 04/27/2026
Signature Acknowledging Receipt of this Notice Date
JOSE MEDINA
Printed Name

If you have any questions, call 954-956-1476 or 954-973-67[illegible] between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030027	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: 03/04/2026

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:04/28/26 - Receipt/Article #:9589071052703748574359 Return Receipt Requested

✓ □ Hand Delivery – Date:04/27/26 - Time:10:37 AM- Name: Jorge 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 27 day of April, 2026 by MONTANO-GARCIA, LUIS, who is personally known to me.

Reshma Heraman
Signature of Notary

RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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®

9589 0710 5270 3748 5743 59

HILLSBORO MARKETPLACE
INVESTMENTS, LLC
% 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 a $

Sent To

Street and Apt. I

City, State, ZIP+

C260230027
Summons
Postmark Here
4/30/26
LMG

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 Instructic

9589 0710 5270 3748 5743 59

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:

HILLSBORO MARKETPLACE
INVESTMENTS, LLC
% BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY SUITE 1
BOCA RATON, FL 33432

9590 9402 9875 5335 0919 97

2. Article Number (Transfer from service label)
9589 0710 5270 3748 5743 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☑ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
5/1/26

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

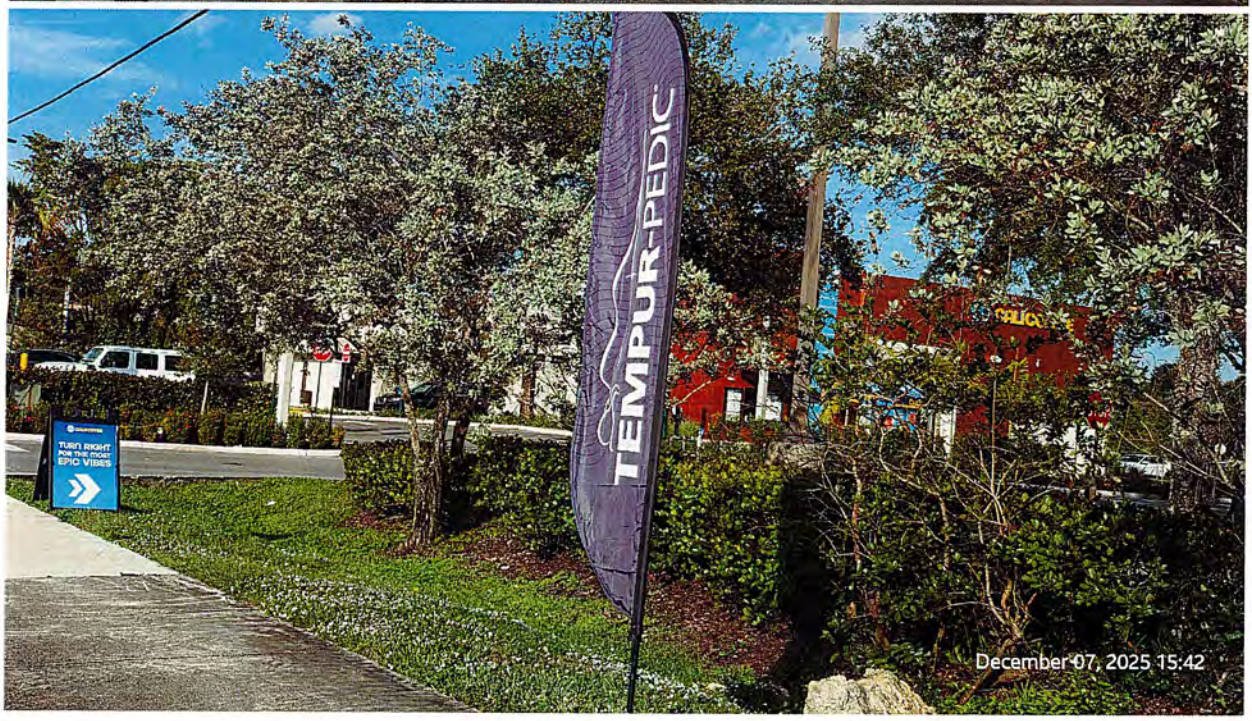
3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered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

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

STEARNS & FOSTER
4425
OPEN
0% FINANCING
50% OFF
FIRE LANE
October 06, 2025 14:58

SLEEP Citi
MATTRESS
October 06, 2025 14:59

MATTRESS
SALE
50% OFF
December 07, 2025 15:41

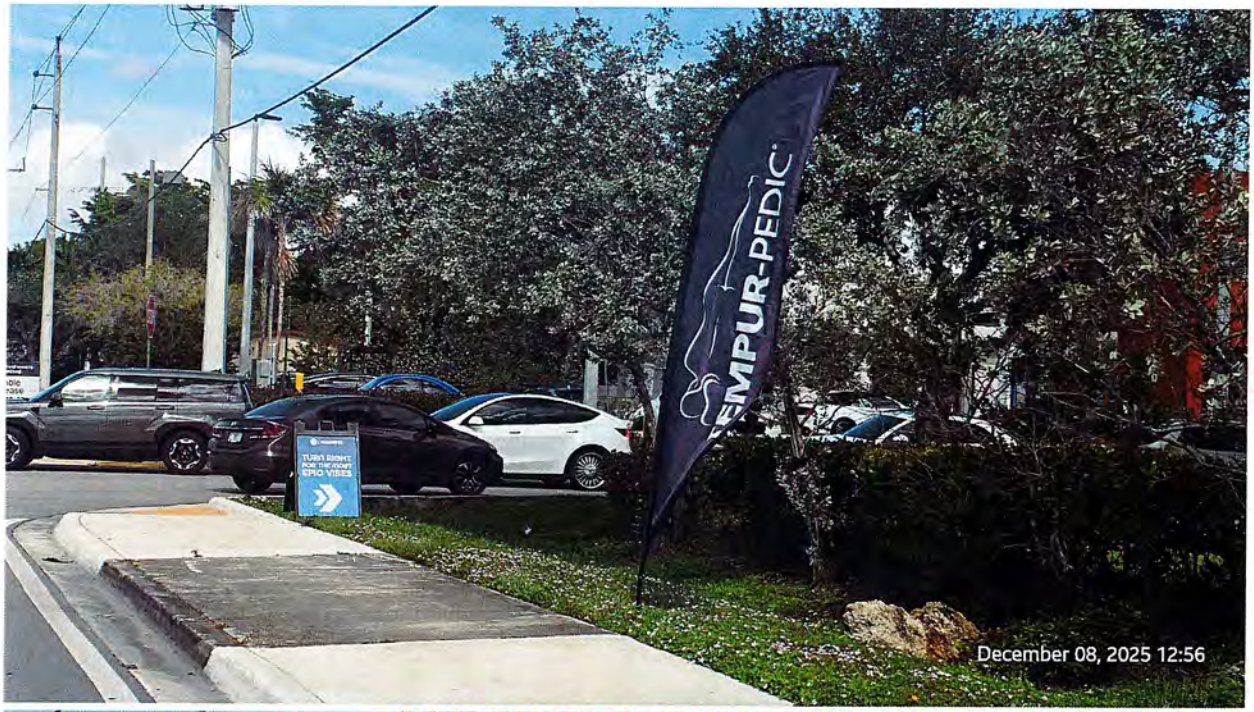

TEMPUR-PEDIC
TURN RIGHT FOR THE MOST EPIC VIBES
December 07, 2025 15:42

MATTRESS
$99
FREE
BLACK FRIDAY
MATTRESS SAL
December 07, 2025 15:53

STOP
TEMPUR-PEDIC
December 07, 2025 15:53
GET UP TO $150

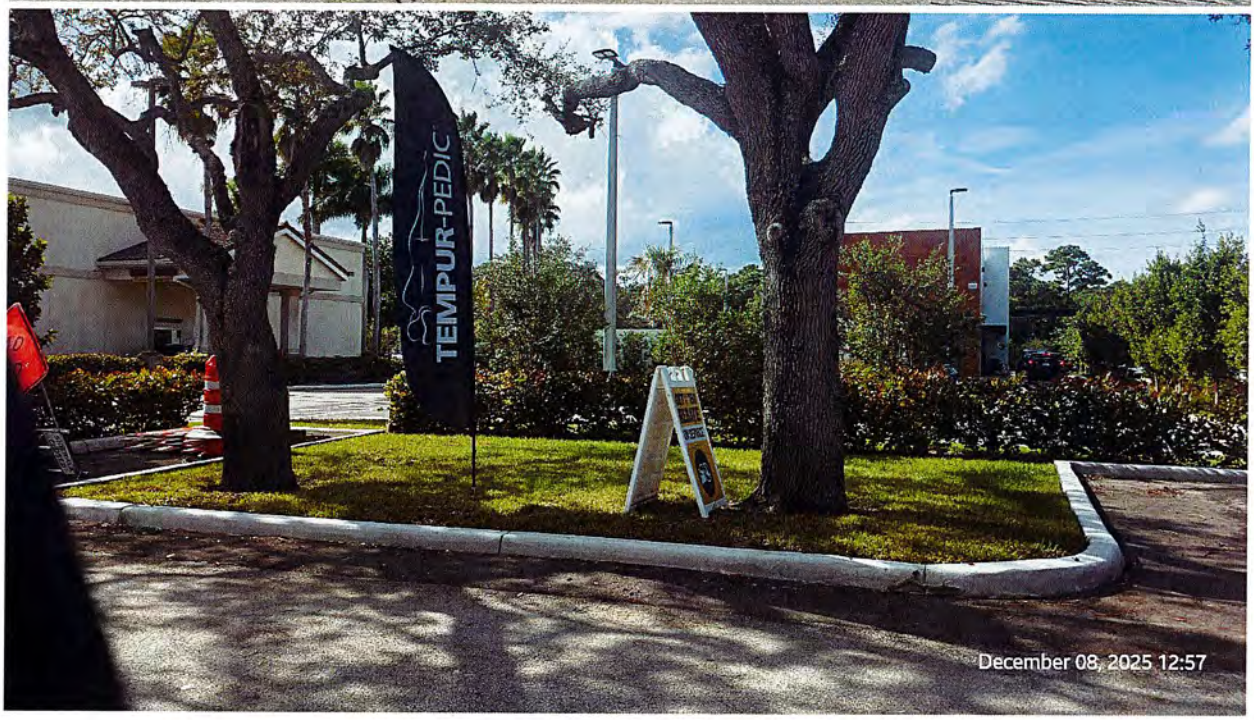
Sealy
0% FINANCING
SAME DAY
SALE
December 07, 2025 15:53

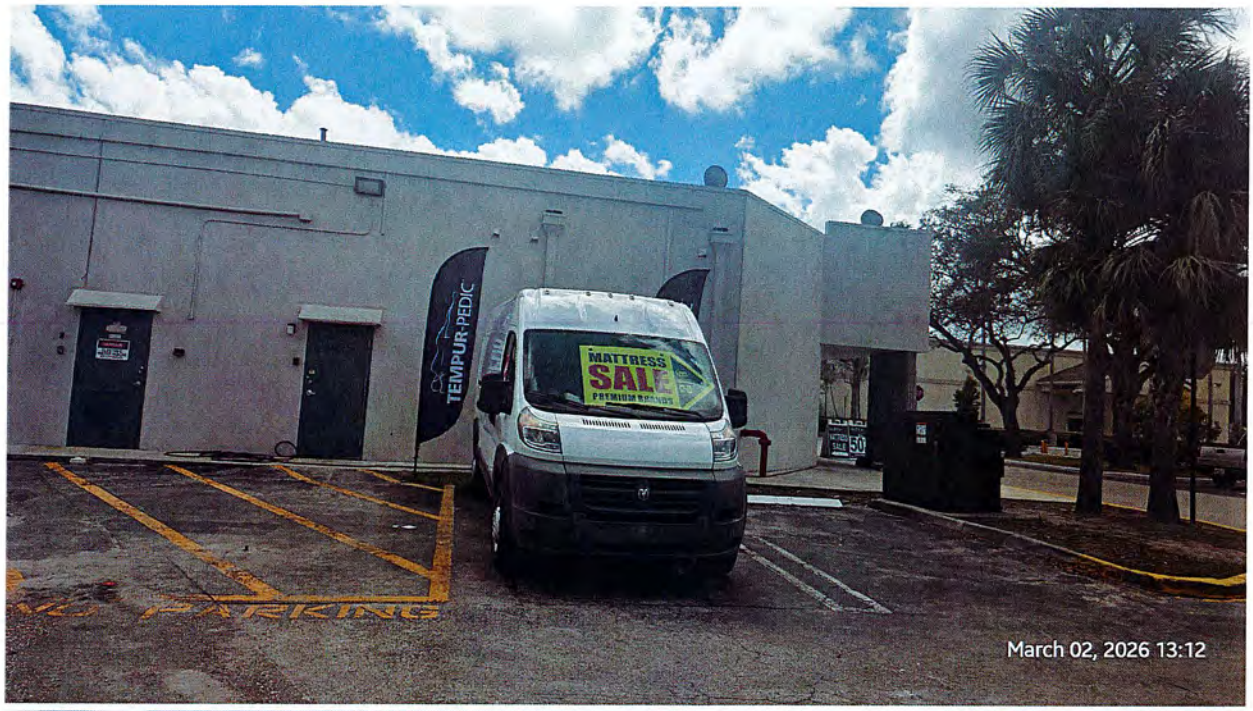
TEMPUR-PEDIC
December 07, 2025 15:54

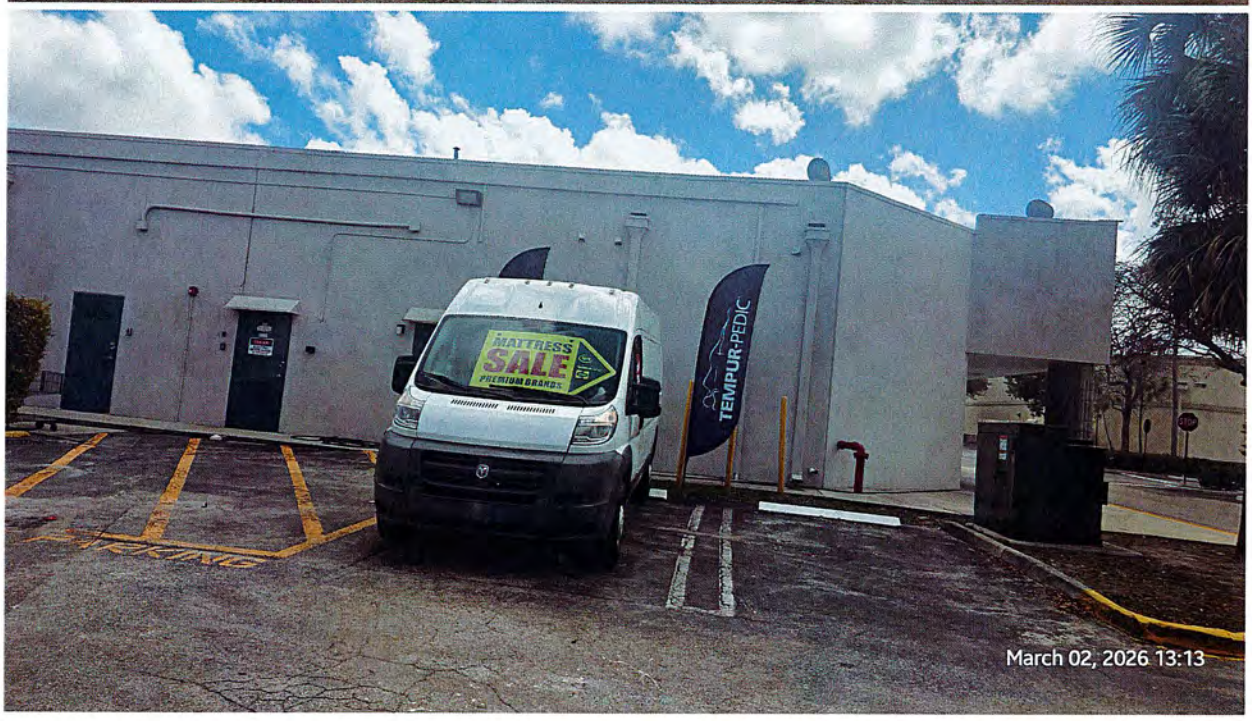

TEMPUR-PEDIC
December 08, 2025 12:56

TEMPUR-PEDIC
STOP
December 08, 2025 12:56

TEMPUR-PEDIC
December 08, 2025 12:57


TEMPUR-PEDIC
December 08, 2025 12:57


TEMPUR-PEDIC
MATTRESS
SALE
PREMIUM BRANDS
NO PARKING
March 02, 2026 13:12


MATTRESS
SALE
PREMIUM BRANDS
TEMPUR-PEDIC
March 02, 2026 13:13

MATTRESS
SALE
PREMIUM BRANDS
OPEN TODAY
April 26, 2026 16:25

SLEEP Ctr
MATTRESS
SALE
SLEEP Ctr
Up to
50% OFF
Select Models
STEARNS & FOSTER
April 26, 2026 16:30

NO PARKING
FIRE LANE
4425
4425
OPEN
Sealy
SLEEP
BUSINESS HOURS:
954-573-7227
ALL MAJOR BRANDS
0% FINAN
April 26, 2026 16:23

4425
4425
Sealy
SLEEP
$500-
$1000-
BUSINESS HOURS:
954-573-7227
MAJOR BRANDS

LM-G

Sec. 13-458. Prohibited signs.

The following signs shall not be installed or located anywhere within the City of Coconut Creek:

(1) Animated signs except as provided in section 13-469.2, "temporary noncommercial signs."

(2) Signs in the right-of-way not permitted by a federal, state or local standard.

(3) Any permanent inflatable device, or any windborne or attention getting devices.

(4) Signs that emit audible sound, odor, or visible matter, such as smoke or steam.

(5) Any sign which is of such intensity or brilliance as to cause glare or impair the vision of the driver of any motor vehicle or pedestrian, which shall include but not be limited to bare bulbs and other lighting restrictions as set forth in section 13-374, "outdoor lighting."

(6) Snipe signs.

(7) Permanent signs illuminated from outside the boundaries of the sign where the bulb or other source of light within any lighting fixture is visible from any abutting right-of-way or any adjacent property.

(8) Roof signs, parapet signs, and signs extending above a canopy, parapet, or roof line of any building (whether flat or pitched) that is not a large urban commercial center as defined in section 13-457, "definitions."

(9) Billboards and off-premises commercial advertising type signs.

(10) A sign which covers, interrupts or disrupts the major architectural features of a building. (See section 13-466.8, "wall signs.")

(11) Signs that resemble any official sign or marker erected by any governmental agency, the position, shape or color of which would conflict with the proper functioning of any traffic sign or signal, or the size, location, movement, color or illumination of which may be reasonably confused with, construed as, or conceal a traffic-control device.

(12) Words and symbols associated with traffic control that interfere with, mislead or confuse traffic, such as, but not limited to, "stop," "look" "caution" "danger" or "slow."

(13) Signs located within one hundred (100) feet of traffic control lights, which contain yellow, red or green lights that might be confused with traffic control lights.

(14) Painted wall signs.

(15) Any vehicle signs.

(16) Abandoned signs and signs on structures where the business has ceased to operate at that location.

(17) Signs made entirely of foam.

(18) Signs that are obscene pursuant to F.S. Ch. 847, or advocate or incite criminal actions which is likely to produce imminent lawless action.

(19) All other signs that are not specifically permitted or exempted in this sign code.

(20) Off-premise commercial signs.

(21) Trailer signs.

All signs allowed under an alternate approval process including, but not limited to, the "designer sign" procedure in section 13-474, "designer signs," are prohibited unless approval has been obtained for them. A sign listed as permitted for one (1) use of land is not automatically permitted for any other type of development, unless it is expressly identified as permitted for that other land use.

(Ord. No. 2016-39, § 2, 9-22-16)

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

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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

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 11 0056
D'arcy William N. & Catherine P.
4065 NW 43 St
Violation: 18-36
Home based business regulatory criteria for:
Ballywater nursery-BRT required

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

WILLIAM N & CATHERINE D'ARCY
4065 NW 43rd STREET
COCONUT CREEK, FL 33073
Respondent

IN RE:
DOCKET NO: **C25-11-0056**

Property Address: 4065 NW 43rd Street

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 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.

This Order dated 27th Day of April, 2026

CITY OF COCONUT CREEK, FLORIDA

P. McTigue
SPECIAL MAGISTRATE

Rekha Heraman
SPECIAL MAGISTRATE CLERK

4/29/2026
Date Received

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

CERTIFIED MAIL®

9589 0710 5270 1776 0345 24

D'ARCY, WILLIAM N & CATHERINE P
4065 NW 43 ST
COCONUT CREEK FL 33073

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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 D'ARCY, WILLIAM N & CATHERINE P

Street and Apt 4065 NW 43 ST

City, State, ZIP COCONUT CREEK FL 33073

PS Form 3800

C2511 0056
C25 11 0060
Postmark Here
CONT
CMG 24 hr

9589 0710 5270 1776 0345 24

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

D'ARCY, WILLIAM N & CATHERINE P
4065 NW 43 ST
COCONUT CREEK FL 33073

IMPORTANT INSTRUCTIONS

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

Option 1:

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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 5 Animals	$50	$100	$150	$200-500
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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. C25110056
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 Saturday Date November 22 2025
At 12:30 AM / PM

Owner Name D'Arcy William N.
Last First MI
D'Arcy Catherine P.
Last First MI

Owner Address 4065 NW 43 St.
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 1761 0241

Violation Location 4065 NW 43 St.
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Home Based Business - Regulated Catering for Bellywater Nursery

In violation of Chapter(s) 18 Section(s) 36 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 22nd 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.**

Officer Signature 4/06/26 Date 322 ID#
Luis Montano-Garcia
Printed Name
Sent Certified 04/06/26
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 973-6746, between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25110056	4065 NW 43 ST	484217010241	D'ARCY,WILLIAM N & CATHERINE P

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: 11/22/2025

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:04/06/26 - Receipt/Article #:70180680000115524543 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

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 6 day of April, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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®

7018 0680 0001 1552 4543

D'ARCY, WILLIAM N & CATHERINE P
4065 NW 43 ST
COCONUT CREEK FL 33073

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 $ C8511 00056

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $ C8511 0060
- ☐ Certified Mail Restricted Delivery $ Postmark Here
- ☐ Adult Signature Required $ Summers
- ☐ Adult Signature Restricted Delivery $ 4/6/26

Postage $

Total Postage $

Sent To D'ARCY, WILLIAM N & CATHERINE P

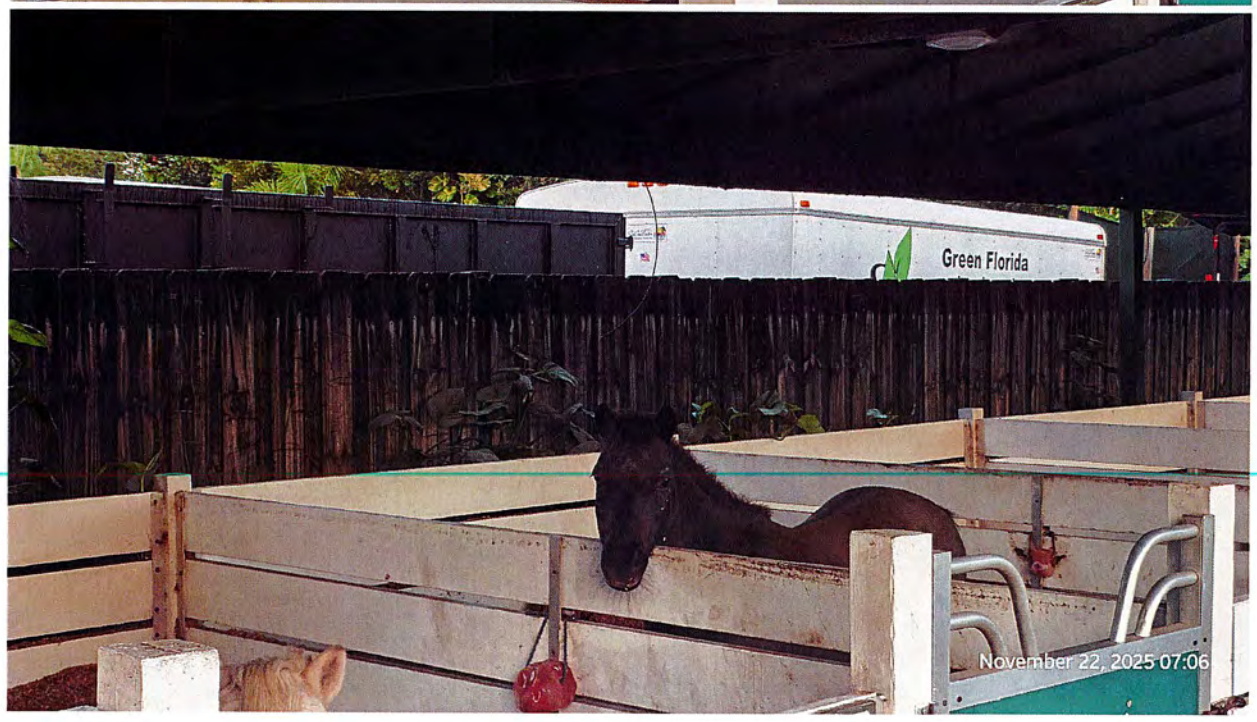
Street and 4065 NW 43 ST

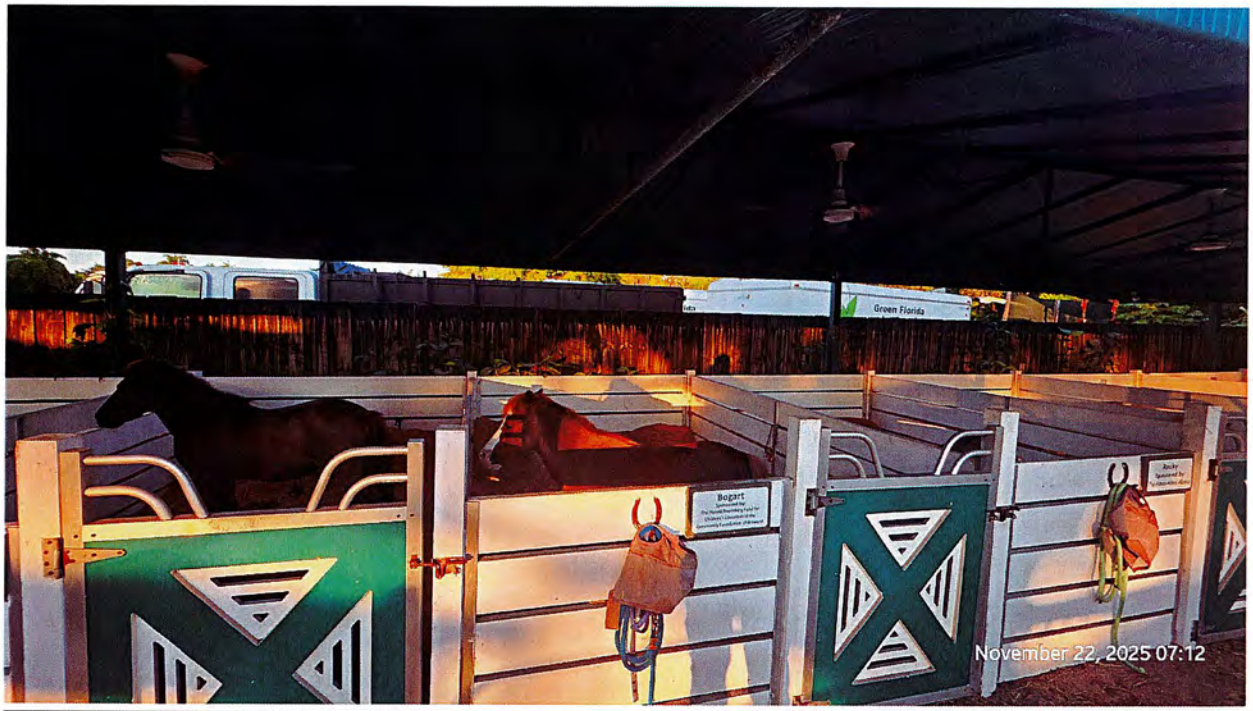
City, State, COCONUT CREEK FL 33073

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0001 1552 4543

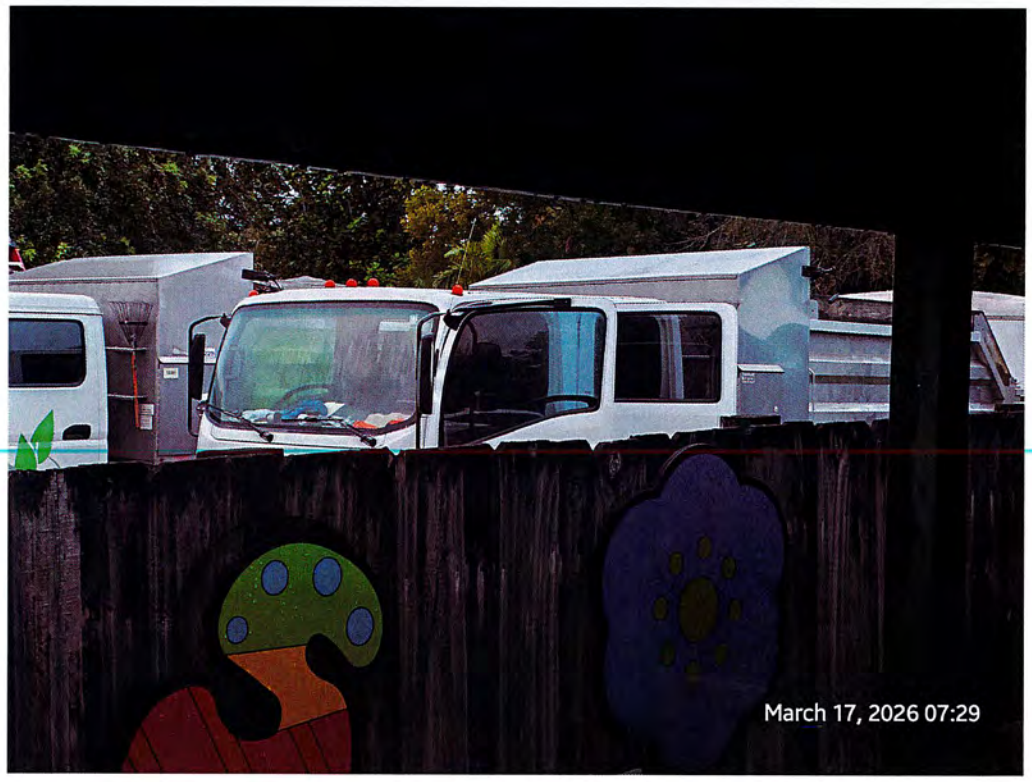
1-800-516-0418
Green Florida
November 22, 2025 07:05


Green Florida
November 22, 2025 07:06


Green Florida
Bogart
November 22, 2025 07:12

Green Florida
November 22, 2025 07:12

March 17, 2026 07:03


March 17, 2026 07:29

Sec. 18-36. - Home based businesses.

(a)Home based businesses, including cottage food operations operating in compliance with F.S. § 559.955, conducted within the city shall be clearly incidental and secondary to the use of the residence for residential purposes and shall not change the residential character thereof. A proposed home based business must meet all of the following criteria:

(1)The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two (2) employees or independent contractors who do not reside at the dwelling may work on-site at the business.

(2)The business activities are clearly incidental and secondary to the use of the dwelling for dwelling purposes.

(3)Retail transactions may not be conducted at any structure other than the primary residential dwelling.

(4)The use does not change the character of the dwelling and any alterations to the dwelling to accommodate the business must conform to the zoning district and approved site plan requirements, and to the residential character and architectural aesthetic of the neighborhood.

(5)The garage or other accessory structure may not be used for the business for either the repair, storage, manufacturing, retailing, or warehousing of merchandise or goods in a way that would interfere with the ability to park the number of vehicles it was designed to accommodate.

(6)Storing of hazardous or flammable materials is prohibited. Outdoor storage or display of goods is likewise prohibited.

(7)The business must not emit noise, sounds, smoke, fumes, odors, vibrations or interference that would create a nuisance to abutting properties or the surrounding neighborhood. No public health or safety risks may be created by the home based business.

(8)Parking related to the business activities of the home based business must comply with the applicable zoning requirements and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Driveways and parking areas shall not exceed that allowed for the residential use under the applicable zoning requirements and approved site plan.

(9)Pursuant to F.S. § 559.955(3)(b), vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence.

(10)Commercial vehicles as defined in subsection 19-37(1)(a), and heavy equipment used in the conduct of a home based business, may only be parked within an enclosed garage or building or in a location otherwise completely shielded from view from the neighboring properties. For purposes of this section, the term "heavy equipment" means commercial, industrial, or agricultural vehicles, equipment, or machinery.

(11)Outdoor storage is prohibited.

(12)Signs or other advertising of any kind are prohibited unless required by state or federal law.

(13)The home based business known as family day care home, as defined in F.S. § 402.302(5), shall be licensed in the following manner. An operator of such a business shall be issued a business tax receipt

upon satisfaction of the application procedure provided by this article. The business tax receipt shall not be in effect for thirty (30) days following the date of issuance. During this thirty-day period the operator of the family day care home shall provide evidence of compliance with all provisions set forth in F.S. § 402.301 et seq., and compliance with any ordinance or resolution adopted by the county pursuant to the provisions set forth in the above referenced statute. If the operator does not provide evidence of compliance, the business tax receipt shall be considered null and void. Upon providing evidence of compliance the business tax receipt shall immediately become effective.

(b)A person desiring to conduct a home based business shall first apply to the director of sustainable development, or designee, and shall include the following information:

(1)Name of applicant;

(2)Location of residence wherein the home based business, if approved, will be conducted;

(3)Area of rooms to be utilized in the conduct of the home based business;

(4)The nature of the home based business sought to be approved;

(5)The days and hours of operation;

(c)Upon compliance with the foregoing procedure and after payment of the business tax, the director of sustainable development, or designee, shall issue a business tax receipt for the home based business. Any home based business tax receipt may be revoked by the code enforcement board or uniform citation process or special master pursuant to the procedures set forth in section 18-35 relating to suspension or revocation of business tax receipts.

(Ord. No. 111-86, § 1(8-34), 5-8-86; Ord. No. 142-87, § 1, 4-23-87; Ord. No. 131-94, § 1, 7-28-94; Ord. No. 140-99, § 1, 10-28-99; Ord. No. 2001-028, § 2, 9-13-01; Ord. No. 2007-008, § 1, 8-9-07; Ord. No. 2022-006, § 3, 6-9-22)

PROPERTY SUMMARY

Tax Year: 2026

Property ID: 484217010241

Property Owner(s):D'ARCY,WILLIAM N & CATHERINE P

Mailing Address:4065 NW 43 ST COCONUT CREEK, FL 33073

Property Address:4065 NW 43 STREET COCONUT CREEK, 33073

Property Use: 69-02 Ornamentals, miscellaneous agriculture with residence

Millage Code: 3212

Adj. Bldg. S.F: 2817

Bldg Under Air S.F:

Effective Year: 1976

Year Built: 1975

Units/Beds/Baths: 1 / /

Deputy Appraiser: Rhonda Gilbert

Appraisers Number: 954-357-6831

Email: realprop@bcpa.net

Zoning : A-1 - AGRICULTURAL DISTRICT

Abbr. Legal Des.: PALM BEACH FARMS 2-54 PB TR 26 N1/2 BLK 88

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$680,620	$547,710	$255,780	$972,550	$318,520	
2025	$680,620	$547,710	$255,780	$972,550	$310,150	$6,308.72
2024	$544,500	$456,610	$204,060	$797,050	$301,410	$6,108.12

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$972,550	$972,550	$972,550	$972,550
Portability	0	0	0	0
Assessed / SOH 14	$318,520	$318,520	$318,520	$318,520
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	$267,109	$293,520	$267,109	$267,109

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
08/29/2013	Warranty Deed Qualified Short Sale	$425,000	111794646

LAND CALCULATIONS

Unit Price	Units	Type
$3,000	0.95 Acre	Nursery
$272,250	1.55 Acre	Acreage
$272,250	0.95 Acre	Agriculture

Detail by Street Address

Florida Limited Liability Company
BALLYWALTER NURSERY LLC

Filing Information

Document Number	L19000091174
FEI/EIN Number	46-4332761
Date Filed	04/02/2019
Effective Date	04/01/2019
State	FL
Status	ACTIVE

Principal Address

4065 NW 43RD ST
COCONUT CREEK, FL 33073

Mailing Address

4065 NW 43RD ST
COCONUT CREEK, FL 33073

Registered Agent Name & Address

D'ARCY, WILLIAM
4065 NW 43RD ST
COCONUT CREEK, FL 33073

Authorized Person(s) Detail

Name & Address

Title MGR

D'ARCY, WILLIAM
4065 NW 43RD ST
COCONUT CREEK, FL 33073

Title MGR

D'ARCY, CATHERINE
4065 NW 43RD ST
COCONUT CREEK, FL 33073

Annual Reports

Report Year	**Filed Date**

2024	02/07/2024
2025	01/27/2025
2026	03/09/2026

Document Images

03/09/2026 -- ANNUAL REPORT	View image in PDF format
01/27/2025 -- ANNUAL REPORT	View image in PDF format
02/07/2024 -- ANNUAL REPORT	View image in PDF format
03/12/2023 -- ANNUAL REPORT	View image in PDF format
03/16/2022 -- ANNUAL REPORT	View image in PDF format
02/25/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- Florida Limited Liability	View image in PDF format

Summons/Case #C25 11 0060
D'arcy William N. & Catherine P.
4065 NW 43 St
Violation: 19-37-3-d
Parking: Heavy commercial & commercial vehicles
Parked/stored in property- not meeting requirements-

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

WILLIAM N & CATHERINE D'ARCY
4065 NW 43rd STREET
COCONUT CREEK, FL 33073
Respondent

IN RE:
DOCKET NO: **C25-11-0060**

Property Address: 4065 NW 43rd Street

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This Order dated 27th Day of April, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

4/29/2026
Date Received

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®

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D'ARCY, WILLIAM N & CATHERINE P
4065 NW 43 ST
COCONUT CREEK FL 33073

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Certified Mail Fee $ C0511 0056
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 $ C05 11060
Total Postage $
Postmark Here
Sent To D'ARCY, WILLIAM N & CATHERINE P
Street and Apt. 4065 NW 43 ST
City, State, ZIP COCONUT CREEK FL 33073

cont
Emg Aug Be

PS Form 3800, [illegible]

9589 0710 5270 1776 0345 24

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

D'ARCY, WILLIAM N & CATHERINE P
4065 NW 43 ST
COCONUT CREEK FL 33073

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Coconut Creek, FL 33063

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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
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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: C25110060
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 Saturday Date November 22 20 25
At 2:30 AM / PM

Owner Name D'arcy William N
Last First MI
D'arcy Catherine P.
Last First MI

Owner Address 4065 NW 43 St.
Coconut Creek FL 33073.
City State Zip

Legal/Folio 4842 170L 0241

Violation Location 4065 NW 43 St
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Parking & Heavy Commercial vehicles & commercial vehicles stored/parked in property - Not meeting requirements

In violation of Chapter(s) 13 Section(s) 37-3-d 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 22nd DAY OF April, 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.**

Officer Signature 04/06/26 Date 322 ID#
Luis Montero-Garcia
Printed Name

Sent. Certified / 04/06/26
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 973-6746 between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25110060	4065 NW 43 ST	484217010241	D'ARCY,WILLIAM N & CATHERINE P

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: 11/22/2025

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:04/06/26 - Receipt/Article #:70180680000115524543 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

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 6 day of April, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.

Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

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®

7018 0680 0001 1552 4543

D'ARCY, WILLIAM N & CATHERINE P
4065 NW 43 ST
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
D'ARCY, WILLIAM N & CATHERINE P

Street and Apt. No.
4065 NW 43 ST

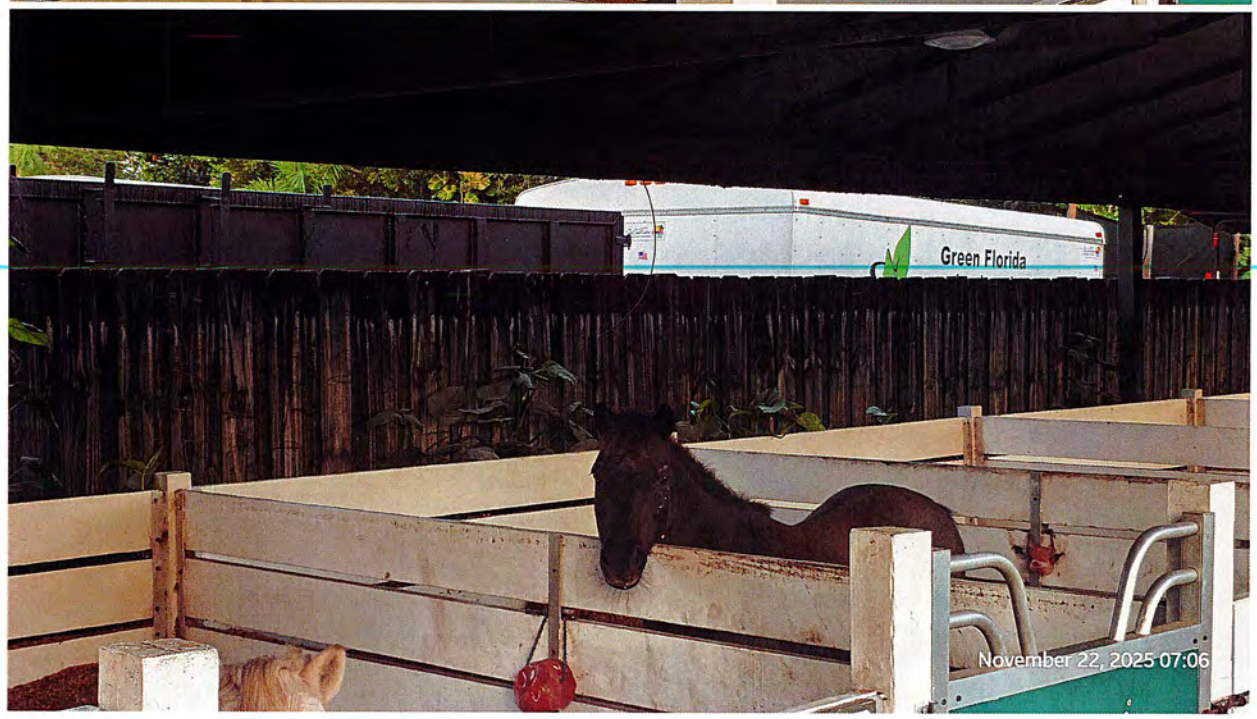
City, State, ZIP+4®
COCONUT CREEK FL 33073

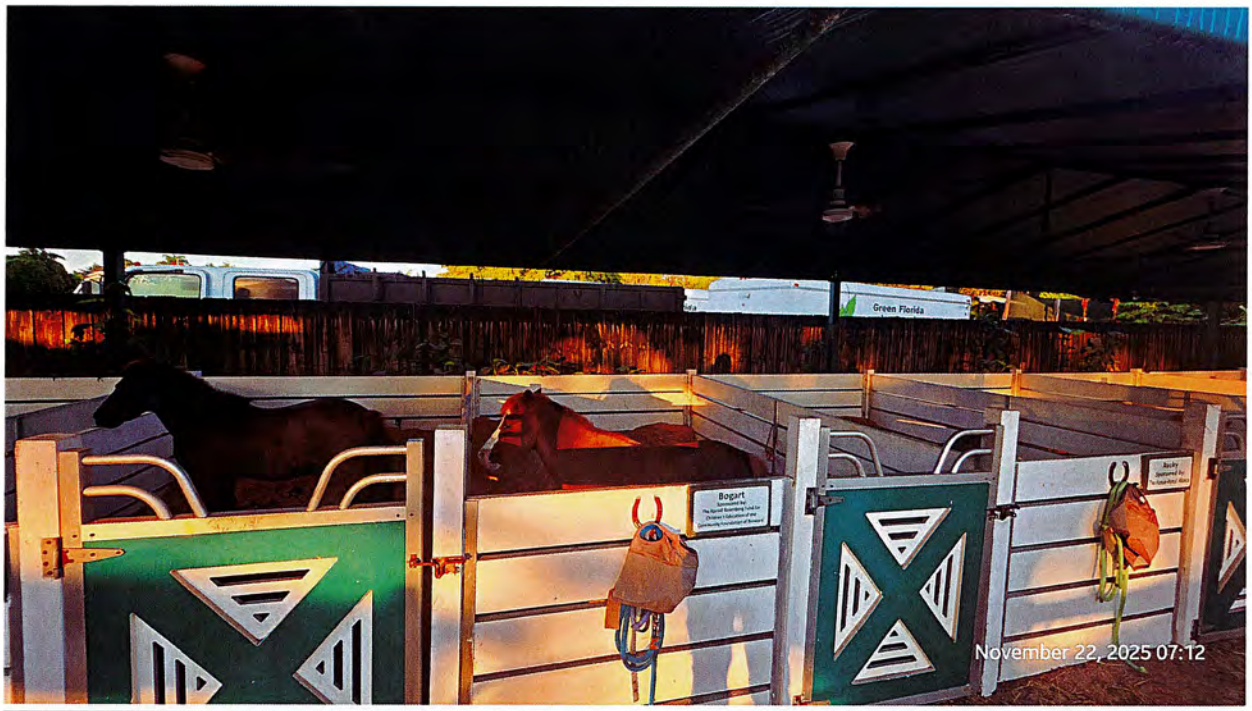
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

C2611 00136
C2611 00160
Postmark Here
Summons
Lien Holder

7018 0680 0001 1552 4543

1-800-516-0418
Green Florida
November 22, 2025 07:05


Green Florida
November 22, 2025 07:06


Green Florida
Bogart
November 22, 2025 07:12

Green Florida
November 22, 2025 07:12

March 17, 2026 07:03

March 17, 2026 07:29

may be parked entirely within a garage, a carport, or on an area in the side yard located behind the front building setback line such that the vehicle is five (5) feet behind the front building setback in the side yard. Side yard parking areas should be paved if vehicle ingress-egress is frequent enough to cause degradation to the grass area. In all cases the commercial and recreational vehicle shall be opaquely screened on three (3) sides by a wall, fence or hedge a minimum of five (5) feet in height. Walls, fencing and landscaping located on the side and rear of property lines that effectively screen vehicles on the side and rear may count towards the screening requirement. When a vehicle is parked in the side yard it shall be a minimum of one (1) foot from side property lines. Commercial and recreational vehicles parked in a street side yard must be screened with a six-foot wall, fence or landscaping in said yard. Recreational vehicles shall be permitted to be temporarily parked in the front of single-family homes for a time period not to exceed four (4) hours prior to or after the recreational vehicles have been used by the resident.

c. Within single-family zoning districts (RS-3, RS-4, RC-5, RC-8, and single family, zero lot-line and zero lot-line cluster portions of PUD's and MH-1) commercial vehicles may be parked on a paved driveway provided the vehicle and/or signage is covered entirely by an opaque cover. Said cover shall be constructed of sound material and shall be maintained in good condition, such that there is no fading, tearing, or holes in the cover. Vinyl or canvas tarpaulin, or other covers not designed for use as a car cover shall be prohibited. All car covers shall be constructed to permit all license registrations to be visible from accessways. Commercial vehicles may cover signage with a magnetic cover provided it is the same color of the commercial vehicle. Vehicles that are covered must be parked entirely within the paved driveway and cannot protrude onto a sidewalk or right-of-way. In no case shall any vehicle with a cover be permitted to be temporarily or permanently parked in a swale. This exemption applies only to vehicles that are considered commercial vehicles because of permanent or temporary signage on the vehicle; other commercial vehicles that have been modified or altered are not subject to this exemption.

d. Parking of passenger, commercial and recreational vehicles in A-1, agricultural district and RS-1, residential single-family detached district shall be permitted in areas that meet all required front, side, and rear yard setbacks regardless of screening or the vehicle's height, width and length. All vehicles may be parked on grass areas that meet the required setbacks, provided there is no damage to the grass area and the area is maintained in a safe and suitable condition. Heavy commercial vehicles are permitted if there is an approved occupational license or home occupational license specifying the location and number of commercial or heavy commercial vehicles used in the operation of said business.

e. Commercial and recreational vehicles within multi-family districts (RM-10 and multifamily sites of PUD's and MH-1) should be parked in paved areas that are sufficiently screened from public view, in accordance with Chapter 13, Article III, Division 4, Subdivision II, Parking Regulations and Requirements, City of Coconut Creek Code of Ordinances. The approved site plan shall dictate the location of areas approved for the parking of commercial and recreational vehicles. Heavy commercial vehicles shall not be permitted to be parked in multifamily sites.

f. Vehicles owned and operated by a physically impaired individual when a medical doctor has certified that the vehicle is necessary due to said physical impairment.

g. Authorized emergency vehicles as defined by City of Coconut Creek Code of Ordinances, section 19-2, entitled Definitions.

h. Pickup trucks equipped with detachable tool boxes or camper tops that do not extend above the height of the cab of the pickup shall be parked in accordance to the requirements of section 19-37(3)a. and b.

PROPERTY SUMMARY

Tax Year: 2026

Property ID: 484217010240

Property Owner(s):FLOWER FARM LLC
% LINDA HARPER VINKEMULDER

Mailing Address:14 SYLVIA ST #1 LEXINGTON, MA 02421-6325

Property Address:4061 NW 43 STREET COCONUT CREEK, 33073

Property Use: 00-04 Vacant Residential with extra feature

Millage Code: 3212

Adj. Bldg. S.F: 0

Bldg Under Air S.F:

Effective Year: 1991

Year Built: 1990

Units/Beds/Baths: 0 / /

Deputy Appraiser: Residential Department

Appraisers Number: 954-357-6831

Email: realprop@bcpa.net

Zoning : A-1 - AGRICULTURAL DISTRICT

Abbr. Legal Des.: PALM BEACH FARMS 2-54 PB TRACT 26 LESS N1/2 BLK 88

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$680,410	$1,760	0	$682,170	$682,170	
2025	$680,410	$1,760	0	$682,170	$675,930	$14,323.95
2024	$680,410	$1,760	0	$682,170	$614,490	$13,467.61

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$682,170	$682,170	$682,170	$682,170
Portability	0	0	0	0
Assessed / SOH	$682,170	$682,170	$682,170	$682,170
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	$682,170	$682,170	$682,170	$682,170

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
02/07/2020	Warranty Deed Non-Sale Title Change	$100	116337320
07/29/2016	Warranty Deed Non-Sale Title Change	$100	113852654

LAND CALCULATIONS

Unit Price	Units	Type
$6.25	108,865 SqFt	Square Foot

Summons/Case #C25 11 0062
Flower Farm % Linda Harper Vinkemulder
4061 NW 43 St
Violation: 18-36
Home based business regulatory criteria for:
Wooden Shoe Gardens-BRT required

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

FLOWER FARM LLC
% LINDA HARPER VINKEMULDER
14 SYLVIA STREET #1
LEXINGTON, MA 02421- 6325
Respondent

IN RE:
DOCKET NO: **C25- 11-0062**

Property Address: 4061 NW 43rd Street

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 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.

This Order dated 24th Day of April, 2026.

CITY OF COCONUT CREEK, FLORIDA

Reshma Goraman
SPECIAL MAGISTRATE CLERK

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

CERTIFIED MAIL®

9589 0710 5270 1776 0345 17

MACLEAN AND EMA, P.A.
2600 N.E. 14TH STREET CAUSEWAY
POMPANO BEACH, FL 33062

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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 $

Sent To

Street and Apt.

City, State, ZIP

C25110062
C25110063
Postmark Here
CM 5/14/26

MACLEAN AND EMA, P.A.
2600 N.E. 14TH STREET CAUSEWAY
POMPANO BEACH, FL 33062

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

9589 0710 5270 1776 0345 17

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

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2600 N.E. 14TH STREET CAUSEWAY
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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 1776 0345 31

FLOWER FARM LLC
% LINDA HARPER VINKEMULDER
14 SYLVIA ST #1
LEXINGTON MA 02421-6325

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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 $

Sent To

Street and Apt

City, State, ZIP

C25110062
C25110063
Postmark Here
cont
cma 5/14/26

FLOWER FARM LLC
% LINDA HARPER VINKEMULDER
14 SYLVIA ST #1
LEXINGTON MA 02421-6325

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

9589 0710 5270 1776 0345 31

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

FLOWER FARM LLC
% LINDA HARPER VINKEMULDER
14 SYLVIA ST #1
LEXINGTON MA 02421-6325

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. C2511 0063
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 Saturday Date November 22 20 26
At 2:30 AM / PM

Owner Name Flower Farm LLC c/o
Last First MI
Linda Hooper Vinkemulder
Last First MI

Owner Address 14 Sylvia St #1
Lexington MA 02421
City State Zip

Legal/Folio 4842, 1701 0240

Violation Location 4061 NW 43rd.
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Parking: Heavy Commercial & Commercial vehicles stored/parked in property - Not meeting requirements -

In violation of Chapter(s) 19 Section(s) 37-3-d 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 22nd 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.**

Officer Signature 04/06/26 Date 322 ID#

Luis Hautero-Garcia
Printed Name

Sent Certified — 04/06/26
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 970-6746 between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25110062	4061 NW 43 ST	484217010240	FLOWER FARM 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: 11/22/2025

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: 04/06/26 - Receipt/Article #:70180680000115525557
70180680000115525540

☐ 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

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 6 day of April, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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®

7018 0680 0001 1552 5540

FLOWER FARM LLC
% LINDA HARPER VINKEMULDER
14 SYLVIA ST #1
LEXINGTON MA 02421-6325

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OFFICIAL USE

Certified Mail Fee $ C2511 00 63

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 $

C2511 00 63 Postmark Here Summons Lmg 4/6/26

Postage $

Total Postage $

Sent To FLOWER FARM LLC

Street and Apt % LINDA HARPER VINKEMULDER
14 SYLVIA ST #1

City, State, ZIP LEXINGTON MA 02421-6325

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0001 1552 5540

Coconut Creek
BUTTERFLY CAPITAL OF THE WORLD®

CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
1800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL®

7018 0680 0001 1552 5557

MACLEAN AND EMA, P.A.
2600 N.E. 14TH STREET CAUSEWAY
POMPANO BEACH, FL 33062

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OFFICIAL USE

Certified Mail Fee $ C25110062
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ C25110063
☐ 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

Postmark Here
Summers
4/6/26

MACLEAN AND EMA, P.A.
2600 N.E. 14TH STREET CAUSEWAY
POMPANO BEACH, FL 33062

PS Form 3800, April 2015

7018 0680 0001 1552 5557

November 22, 2025 07:04

ANTOINE'
LANDSCAPIN
978
November 22, 2025 07:05

November 22, 2025 07:10

VSR
Lawn Care In
LANDSCAPI
November 22, 2025 07:39

November 22, 2025 08:18

December 09, 2025 07:45

December 09, 2025 07:45

December 09, 2025 07:45

Sec. 18-36. - Home based businesses.

(a)Home based businesses, including cottage food operations operating in compliance with F.S. § 559.955, conducted within the city shall be clearly incidental and secondary to the use of the residence for residential purposes and shall not change the residential character thereof. A proposed home based business must meet all of the following criteria:

(1)The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two (2) employees or independent contractors who do not reside at the dwelling may work on-site at the business.

(2)The business activities are clearly incidental and secondary to the use of the dwelling for dwelling purposes.

(3)Retail transactions may not be conducted at any structure other than the primary residential dwelling.

(4)The use does not change the character of the dwelling and any alterations to the dwelling to accommodate the business must conform to the zoning district and approved site plan requirements, and to the residential character and architectural aesthetic of the neighborhood.

(5)The garage or other accessory structure may not be used for the business for either the repair, storage, manufacturing, retailing, or warehousing of merchandise or goods in a way that would interfere with the ability to park the number of vehicles it was designed to accommodate.

(6)Storing of hazardous or flammable materials is prohibited. Outdoor storage or display of goods is likewise prohibited.

(7)The business must not emit noise, sounds, smoke, fumes, odors, vibrations or interference that would create a nuisance to abutting properties or the surrounding neighborhood. No public health or safety risks may be created by the home based business.

(8)Parking related to the business activities of the home based business must comply with the applicable zoning requirements and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Driveways and parking areas shall not exceed that allowed for the residential use under the applicable zoning requirements and approved site plan.

(9)Pursuant to F.S. § 559.955(3)(b), vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence.

(10)Commercial vehicles as defined in subsection 19-37(1)(a), and heavy equipment used in the conduct of a home based business, may only be parked within an enclosed garage or building or in a location otherwise completely shielded from view from the neighboring properties. For purposes of this section, the term "heavy equipment" means commercial, industrial, or agricultural vehicles, equipment, or machinery.

(11)Outdoor storage is prohibited.

(12)Signs or other advertising of any kind are prohibited unless required by state or federal law.

(13)The home based business known as family day care home, as defined in F.S. § 402.302(5), shall be licensed in the following manner. An operator of such a business shall be issued a business tax receipt

upon satisfaction of the application procedure provided by this article. The business tax receipt shall not be in effect for thirty (30) days following the date of issuance. During this thirty-day period the operator of the family day care home shall provide evidence of compliance with all provisions set forth in F.S. § 402.301 et seq., and compliance with any ordinance or resolution adopted by the county pursuant to the provisions set forth in the above referenced statute. If the operator does not provide evidence of compliance, the business tax receipt shall be considered null and void. Upon providing evidence of compliance the business tax receipt shall immediately become effective.

(b)A person desiring to conduct a home based business shall first apply to the director of sustainable development, or designee, and shall include the following information:

(1)Name of applicant;

(2)Location of residence wherein the home based business, if approved, will be conducted;

(3)Area of rooms to be utilized in the conduct of the home based business;

(4)The nature of the home based business sought to be approved;

(5)The days and hours of operation;

(c)Upon compliance with the foregoing procedure and after payment of the business tax, the director of sustainable development, or designee, shall issue a business tax receipt for the home based business. Any home based business tax receipt may be revoked by the code enforcement board or uniform citation process or special master pursuant to the procedures set forth in section 18-35 relating to suspension or revocation of business tax receipts.

(Ord. No. 111-86, § 1(8-34), 5-8-86; Ord. No. 142-87, § 1, 4-23-87; Ord. No. 131-94, § 1, 7-28-94; Ord. No. 140-99, § 1, 10-28-99; Ord. No. 2001-028, § 2, 9-13-01; Ord. No. 2007-008, § 1, 8-9-07; Ord. No. 2022-006, § 3, 6-9-22)

PROPERTY SUMMARY

Tax Year: 2026

Property ID: 484217010241

Property Owner(s):D'ARCY,WILLIAM N & CATHERINE P

Mailing Address:4065 NW 43 ST COCONUT CREEK, FL 33073

Property Address:4065 NW 43 STREET COCONUT CREEK, 33073

Property Use: 69-02 Ornamentals, miscellaneous agriculture with residence

Millage Code: 3212

Adj. Bldg. S.F: 2817

Bldg Under Air S.F:

Effective Year: 1976

Year Built: 1975

Units/Beds/Baths: 1 / /

Deputy Appraiser: Rhonda Gilbert

Appraisers Number: 954-357-6831

Email: realprop@bcpa.net

Zoning : A-1 - AGRICULTURAL DISTRICT

Abbr. Legal Des.: PALM BEACH FARMS 2-54 PB TR 26 N1/2 BLK 88

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
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2024	$544,500	$456,610	$204,060	$797,050	$301,410	$6,108.12

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
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Portability	0	0	0	0
Assessed / SOH 14	$318,520	$318,520	$318,520	$318,520
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	$267,109	$293,520	$267,109	$267,109

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
08/29/2013	Warranty Deed Qualified Short Sale	$425,000	111794646

LAND CALCULATIONS

Unit Price	Units	Type
$3,000	0.95 Acre	Nursery
$272,250	1.55 Acre	Acreage
$272,250	0.95 Acre	Agriculture

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
FLOWER FARM, LLC.

Filing Information

Document Number	L20000027659
FEI/EIN Number	58-0738595
Date Filed	01/06/2020
Effective Date	01/01/2020
State	FL
Status	ACTIVE

Principal Address

4061 NW 43RD STREET
COCONUT CREEK, FL 33073

Changed: 04/29/2021

Mailing Address

14 SYLVIA STREET, APT #1
LEXINGTON, MA 02421

Registered Agent Name & Address

MACLEAN AND EMA, P.A.
2600 N.E. 14TH STREET CAUSEWAY
POMPANO BEACH, FL 33062

Authorized Person(s) Detail

Name & Address

Title MGR

VINKEMULDER, LINDA Harper
14 SYLVIA ST APT. #1
LEXINGTON, MA 02421

Annual Reports

Report Year	Filed Date
2023	05/01/2023
2024	07/15/2024
2025	05/08/2025

Summons/Case #C25 11 0063
Flower Farm % Linda Harper Vinkemulder
4061 NW 43 St
Violation: 19-37-3-d
Parking: Heavy commercial & commercial vehicles
Parked/stored in property- not meeting requirements-

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

FLOWER FARM LLC
% LINDA HARPER VINKEMULDER
14 SYLVIA STREET #1
LEXINGTON, MA 02421- 6325
Respondent

IN RE:
DOCKET NO: **C25- 11-0063**

Property Address: 4061 NW 43rd Street

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 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.

This Order dated 24th Day of April, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

4/29/26
Date Received

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®

9589 0710 5270 1776 0345 31

FLOWER FARM LLC
% LINDA HARPER VINKEMULDER
14 SYLVIA ST #1
LEXINGTON MA 02421-6325

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

OFFICIAL USE

Certified Mail Fee $ C25110062
Extra Services & Fees (check box, add fee as appropriate) C25110063
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ CMA 5/14/26
Total Postage $

Postmark Here

Sent To FLOWER FARM LLC
Street and Apt. % LINDA HARPER VINKEMULDER
City, State, ZIP 14 SYLVIA ST #1
LEXINGTON MA 02421-6325

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

FLOWER FARM LLC
% LINDA HARPER VINKEMULDER
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- ☐ Adult Signature Required $
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Postage $

Total Postage $

Sent To

Street and Apt

City, State, ZIP

C25110062
C25110063
Postmark Here
CMA 5/14/26

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9589 0710 5270 1776 0345 17

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

MACLEAN AND EMA, P.A.
2600 N.E. 14TH STREET CAUSEWAY
POMPANO BEACH, FL 33062

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. C25110062
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 Saturday Date November 22 20 26

At 2:30 AM / (PM)

Owner Name Flower Farm LLC % Linda Harper Vinkemulder.
Last First MI

Owner Address 14 Sylvia St #2
Lexington MA 02421
City State Zip

Legal/Folio 4842 17 01 0240

Violation Location 4061 NW 48 St.
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Home Based Business
Require Variance for
Woodenshoe Gardens - BTR required

In violation of Chapter(s) 18 Section(s) 36
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 22nd DAY OF April, 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.**

Officer Signature 04/06/26 Date 322 ID#

Luis Montano-Garcia
Printed Name

SeA Certified — 04/06/26
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 9736710 between 7AM-5PM Mon-Thurs.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25110063	4061 NW 43 ST	484217010240	FLOWER FARM 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: 11/22/2025

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: 04/06/26 - Receipt/Article #:70180680000115525557
70180680000115525540

☐ 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

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 MONTANO-GARCIA, LUIS who is personally known to me.

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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®

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FLOWER FARM LLC
% LINDA HARPER VINKEMULDER
14 SYLVIA ST #1
LEXINGTON MA 02421-6325

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OFFICIAL USE

Certified Mail Fee $ C2511 00 63

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 $

C2511 00 63
Postmark Here
Summers
4/6/22

Postage $

Total Postage $

Sent To FLOWER FARM LLC

Street and Apt % LINDA HARPER VINKEMULDER
14 SYLVIA ST #1

City, State, ZIP LEXINGTON MA 02421-6325

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0001 1552 5540

Coconut Creek
Butterfly Capital of the World®

CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
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CERTIFIED MAIL®

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Postage
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Street and Apt.
City, State, ZIP

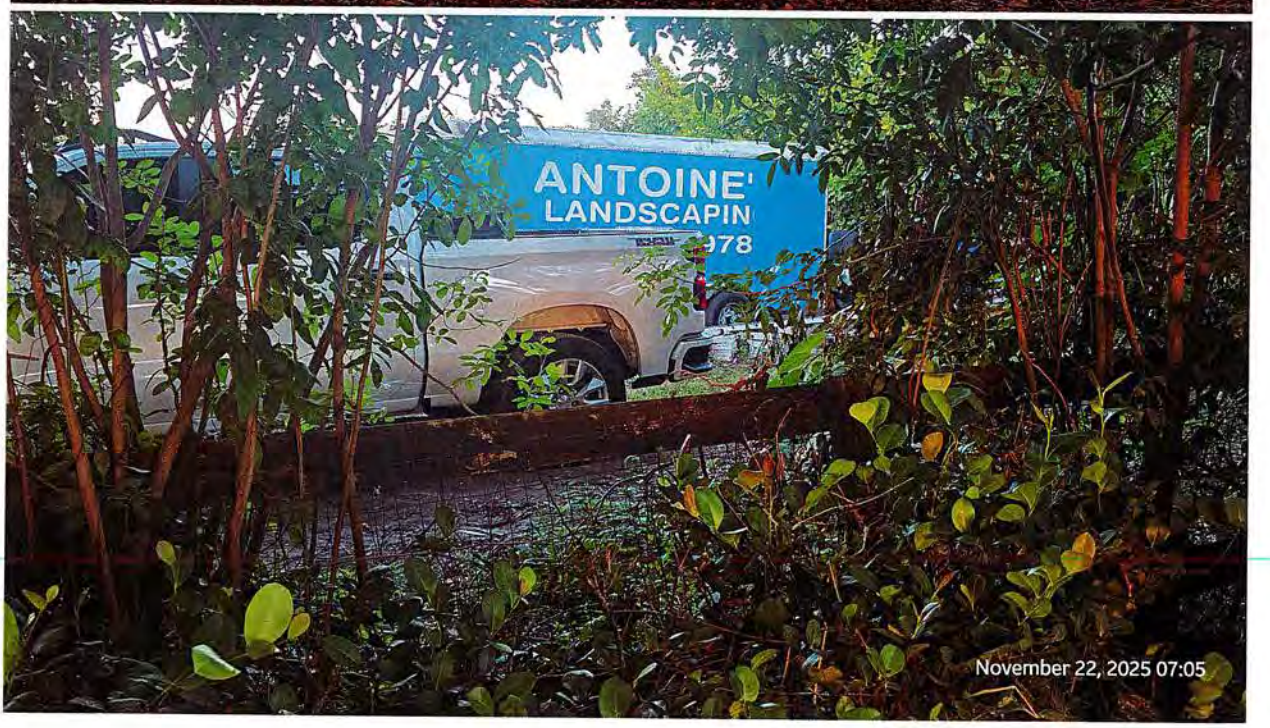
C2511 0062
C2511 0063
Postmark Here
Summons
UMA 4/6/26

MACLEAN AND EMA, P.A.
2600 N.E. 14TH STREET CAUSEWAY
POMPANO BEACH, FL 33062

PS Form 3800, [illegible]

7018 0680 0001 1552 5557

November 22, 2025 07:04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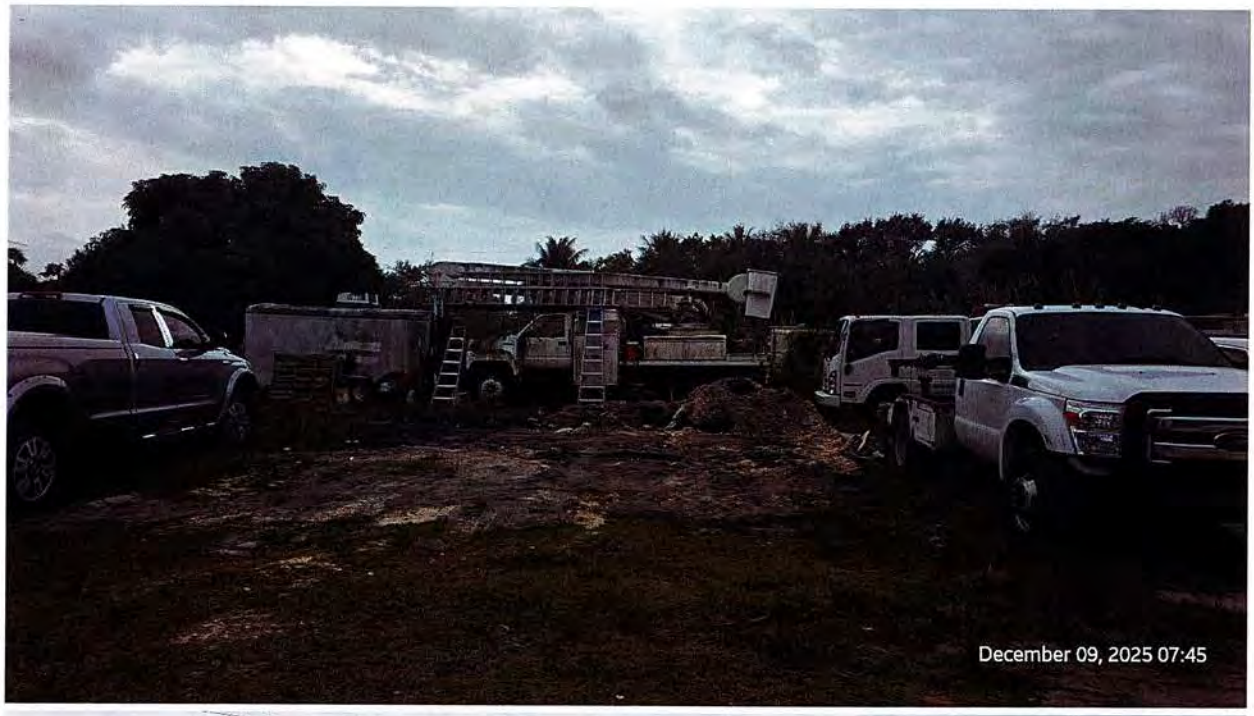
December 09, 2025 07:45

December 09, 2025 07:45

December 09, 2025 07:45

may be parked entirely within a garage, a carport, or on an area in the side yard located behind the front building setback line such that the vehicle is five (5) feet behind the front building setback in the side yard. Side yard parking areas should be paved if vehicle ingress-egress is frequent enough to cause degradation to the grass area. In all cases the commercial and recreational vehicle shall be opaquely screened on three (3) sides by a wall, fence or hedge a minimum of five (5) feet in height. Walls, fencing and landscaping located on the side and rear of property lines that effectively screen vehicles on the side and rear may count towards the screening requirement. When a vehicle is parked in the side yard it shall be a minimum of one (1) foot from side property lines. Commercial and recreational vehicles parked in a street side yard must be screened with a six-foot wall, fence or landscaping in said yard. Recreational vehicles shall be permitted to be temporarily parked in the front of single-family homes for a time period not to exceed four (4) hours prior to or after the recreational vehicles have been used by the resident.

c. Within single-family zoning districts (RS-3, RS-4, RC-5, RC-8, and single family, zero lot-line and zero lot-line cluster portions of PUD's and MH-1) commercial vehicles may be parked on a paved driveway provided the vehicle and/or signage is covered entirely by an opaque cover. Said cover shall be constructed of sound material and shall be maintained in good condition, such that there is no fading, tearing, or holes in the cover. Vinyl or canvas tarpaulin, or other covers not designed for use as a car cover shall be prohibited. All car covers shall be constructed to permit all license registrations to be visible from accessways. Commercial vehicles may cover signage with a magnetic cover provided it is the same color of the commercial vehicle. Vehicles that are covered must be parked entirely within the paved driveway and cannot protrude onto a sidewalk or right-of-way. In no case shall any vehicle with a cover be permitted to be temporarily or permanently parked in a swale. This exemption applies only to vehicles that are considered commercial vehicles because of permanent or temporary signage on the vehicle; other commercial vehicles that have been modified or altered are not subject to this exemption.

d. Parking of passenger, commercial and recreational vehicles in A-1, agricultural district and RS-1, residential single-family detached district shall be permitted in areas that meet all required front, side, and rear yard setbacks regardless of screening or the vehicle's height, width and length. All vehicles may be parked on grass areas that meet the required setbacks, provided there is no damage to the grass area and the area is maintained in a safe and suitable condition. Heavy commercial vehicles are permitted if there is an approved occupational license or home occupational license specifying the location and number of commercial or heavy commercial vehicles used in the operation of said business.

e. Commercial and recreational vehicles within multi-family districts (RM-10 and multifamily sites of PUD's and MH-1) should be parked in paved areas that are sufficiently screened from public view, in accordance with Chapter 13, Article III, Division 4, Subdivision II, Parking Regulations and Requirements, City of Coconut Creek Code of Ordinances. The approved site plan shall dictate the location of areas approved for the parking of commercial and recreational vehicles. Heavy commercial vehicles shall not be permitted to be parked in multifamily sites.

f. Vehicles owned and operated by a physically impaired individual when a medical doctor has certified that the vehicle is necessary due to said physical impairment.

g. Authorized emergency vehicles as defined by City of Coconut Creek Code of Ordinances, section 19-2, entitled Definitions.

h. Pickup trucks equipped with detachable tool boxes or camper tops that do not extend above the height of the cab of the pickup shall be parked in accordance to the requirements of section 19-37(3)a. and b.

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Tax Year: 2026

Property ID: 484217010241

Property Owner(s):D'ARCY,WILLIAM N & CATHERINE P

Mailing Address:4065 NW 43 ST COCONUT CREEK, FL 33073

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Bldg Under Air S.F:

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Units/Beds/Baths: 1 / /

Deputy Appraiser: Rhonda Gilbert

Appraisers Number: 954-357-6831

Email: realprop@bcpa.net

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Abbr. Legal Des.: PALM BEACH FARMS 2-54 PB TR 26 N1/2 BLK 88

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Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
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SunBiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
FLOWER FARM, LLC.

Filing Information

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Date Filed	01/06/2020
Effective Date	01/01/2020
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Status	ACTIVE

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Changed: 04/29/2021

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Registered Agent Name & Address

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POMPANO BEACH, FL 33062

Authorized Person(s) Detail

Name & Address

Title MGR

VINKEMULDER, LINDA Harper
14 SYLVIA ST APT. #1
LEXINGTON, MA 02421

Annual Reports

Report Year	Filed Date
2023	05/01/2023
2024	07/15/2024
2025	05/08/2025

Summons/Case #C26 01 0027
Winston Park TML LLC
5463 Lyons Rd. suite H
Violation: 13-38-a
Failure to obtain permit and complete permit Process for sign

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:

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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
City of Coconut Creek
Sustainable Development - Code Compliance

NO. C2601027

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

Day Thursday Date January 8 2026

At 11:00 (AM) / PM

Owner Name Winston Park THL LLC
Last First MI

Last First MI

Owner Address 5463 Lyons Rd.

Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0702 0090

Violation Location 5463 Lyons Rd Ste #1
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Failure to comple building Permit Process for "Well Lab + Medspa" Facade Sign

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 5/11/26 Date 322 ID#

Luis Montano-Garcia
Printed Name

5.11.26
Signature Acknowledging Receipt of this Notice Date

Margaryta Kuznichova 12:20PM
Printed Name

If you have any questions, call 954-956-1476 or 973-6746 between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26010027	5463 LYONS RD STE H	484207020090	WINSTON PARK TML 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: 01/08/2026

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:05/11/26 - Receipt/Article #:9589071052703748574793-9589071052703748574779 Return Receipt Requested
- ✓ □ Hand Delivery – Date: 5/11/26 - Time: 12:20 PM- Name: Marharyta Kuzniichova
- ✓ □ Commercial Property – Title/ relationship to business: 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

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 May, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.

RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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

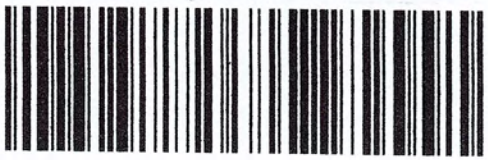
CERTIFIED MAIL®

9589 0710 5270 3748 5747 93

WINSTON PARK TML LLC
5463 LYONS RD
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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GOLD, MATTHEW B
8928 PINEBROOK COURT
PARKLAND, 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) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postag
$
Sent To
Street and Ap
City, State, Z

C2601027
Summers
Postmark Here
UMU 5/11/26

GOLD, MATTHEW B
8928 PINEBROOK COURT
PARKLAND, FL 33067

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

9589 0710 5270 3748 5747 79

WELL LABS+
MEDSPA
January 08, 2026 07:48

WELL LABS+
MEDSPA
January 08, 2026 07:48

PERMIT STATUS

Permit #:	26000576
Property ID:	484207020090
Permit Desc:	SIGN
Property Address:	5463 LYONS RD STE J 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		2/26/2026	**Reviewer:** AMAGLIAR **Notes:** 2-26-26 EMAIL SENT

LANDSCAPING	PASSED WITH CONDITIONS	2/18/2026 2/24/2026	**Reviewer:** MTOROK **Notes:** PASSED WITH CONDITIONS: IF ANY TREE PRUNING IS NEEDED FOR CLEARANCE, IT SHOULD BE DONE PROPERLY FOLLOWING THE ANSI-A300 PRUNING STAND ARDS.
ZONING	HOLD	2/18/2026 2/25/2026	**Reviewer:** CGRANT **Notes:** BUSINESS NAME CHANGE REQUIRES A MODIFICATION TO YOUR CU RRENT BUSINESS TAX RECEIPT (BTR). PLEASE CONTACT PAM AT (954) 973-6752 FOR MORE INFORMATION.
BUILDING (STRUCTURAL)	APPROVED	2/18/2026 2/25/2026	**Reviewer:** AGIBBONS
ELECTRICAL	HOLD	2/18/2026 2/19/2026	**Reviewer:** DVANEK **Notes:** NEED TO SUBMIT PLANS SIGNED AND SEALED BY A FLORIDA REG ISTERED DESIGN PROFESSIONAL. FBC BCA 107.3.4.0.8
G-ENGINEERING	NOT APPLICABLE	2/18/2026 2/18/2026	**Reviewer:** SFLOREZM **Notes:** NO CIVIL WORK PROPOSED

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.

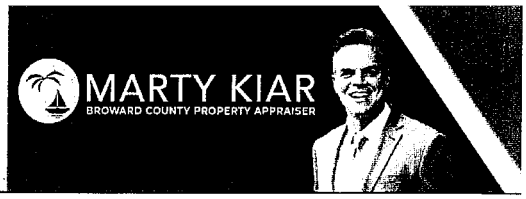
If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.

(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: 484207020090

Property Owner(s):WINSTON PARK TML LLC

Mailing Address:5463 LYONS RD COCONUT CREEK, FL 33073

Property Address:5463 LYONS ROAD COCONUT CREEK, 33073

Property Use: 11-03 Retail - 5,000 sq. ft. to 20,000 sq. ft.

Millage Code: 3212

Adj. Bldg. S.F: 17081

Bldg Under Air S.F:

Effective Year: 2007

Year Built: 2006

Units/Beds/Baths: 0 / /

Deputy Appraiser: Alec Rosales

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : B-3 - COMMUNITY SHOPPING

Abbr. Legal Des.: WINSTON PARK SECTION ONE 131-23 B TRACT J LESS OR 25906/60& LESS OR 36054/1148;AKA:COMM NW COR TR J,S 233.56 TO POB,S 241.50,E 442.82,N 241.50,W 442.82 TO POB

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$2,138,820	$2,585,340	0	$4,724,160	$4,608,050	
2025	$855,530	$3,333,610	0	$4,189,140	$4,189,140	$111,491.15
2024	$855,530	$3,717,070	0	$4,572,600	$4,572,600	$117,840.07

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

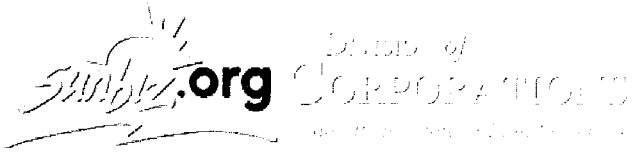
	County	School Board	Municipal	Independent
Just Value	$4,724,160	$4,724,160	$4,724,160	$4,724,160
Portability	0	0	0	0
Assessed / SOH	$4,608,050	$4,608,050	$4,608,050	$4,608,050
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$4,608,050	$4,724,160	$4,608,050	$4,608,050

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
01/09/2026	Warranty Deed Qualified Sale	$6,800,000	120648996
04/30/2018	Special Warranty Deed Disqualified Sale	$4,016,300	115059461
12/09/2015	Certificate of Title Non-Sale Title Change	$100	113452307

LAND CALCULATIONS

Unit Price	Units	Type
$20.00	106,941 SqFt	Square Foot



Detail by Entity Name

Florida Limited Liability Company
WINSTON PARK TML, LLC

Filing Information

Document Number	L25000545443
FEI/EIN Number	41-3096647
Date Filed	12/04/2025
State	FL
Status	ACTIVE

Principal Address

6020 N.W. 91 AVENUE
PARKLAND, FL 33067

Mailing Address

6020 N.W. 91 AVENUE
PARKLAND, FL 33067

Registered Agent Name & Address

GOLD, MATTHEW B
8928 PINEBROOK COURT
PARKLAND, FL 33067

Authorized Person(s) Detail

Name & Address

Title AMBR

OZ, SAM
6020 N.W. 91 AVENE
PARKLAND, FL 33067

Title AMBR

OZ, RACHEL
6020 N.W. 91 AVENUE
PARKLAND, FL 33067

Title AMBR

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

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
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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 20 26
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) 40-9-1 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 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.**

Officer Signature 5/11/26 Date 322 ID#
HUD Montano-Garcia
Printed Name
-Posted- 5/11/26
Signature Acknowledging Receipt of this Notice Date
12:36 PM
Printed Name

If you have any questions, call 954-956-1476 or 973-6746 between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

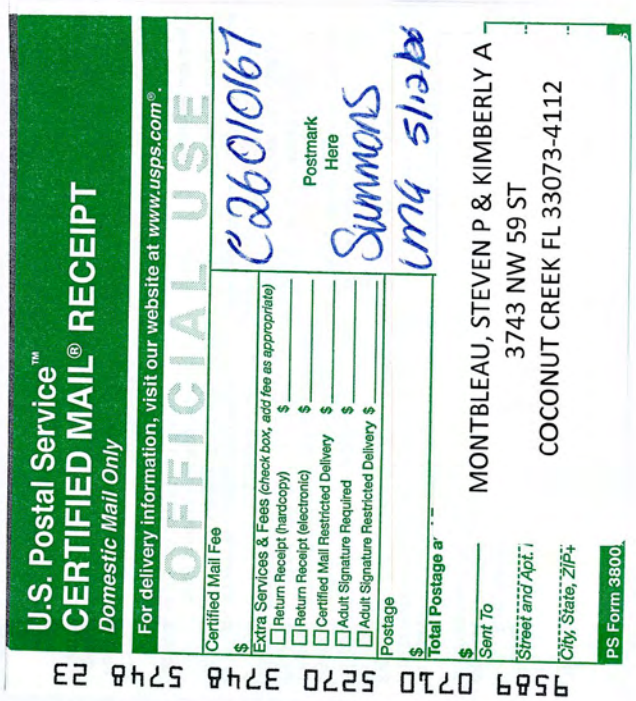
COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

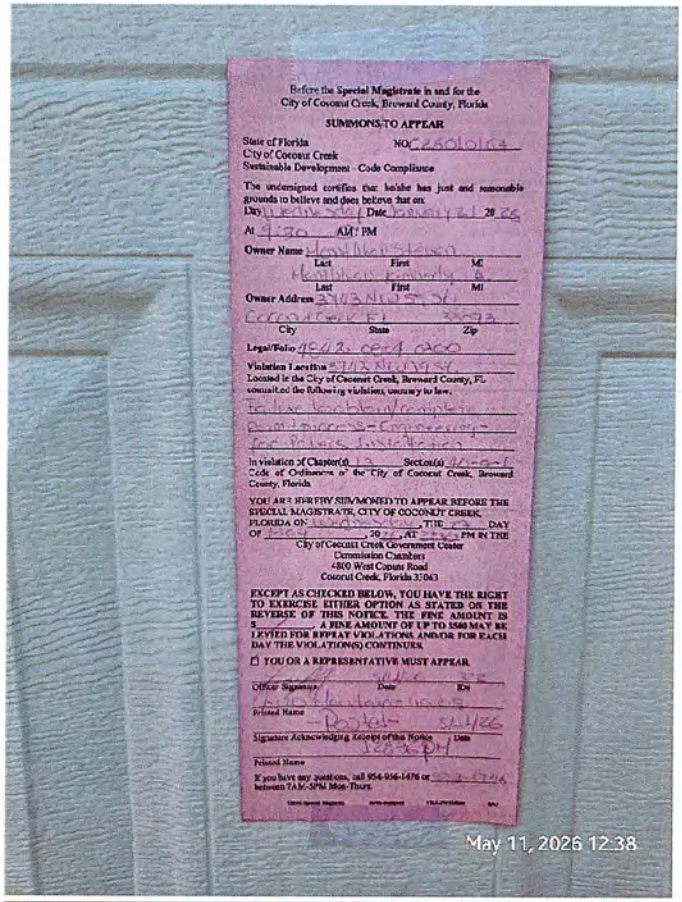
CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

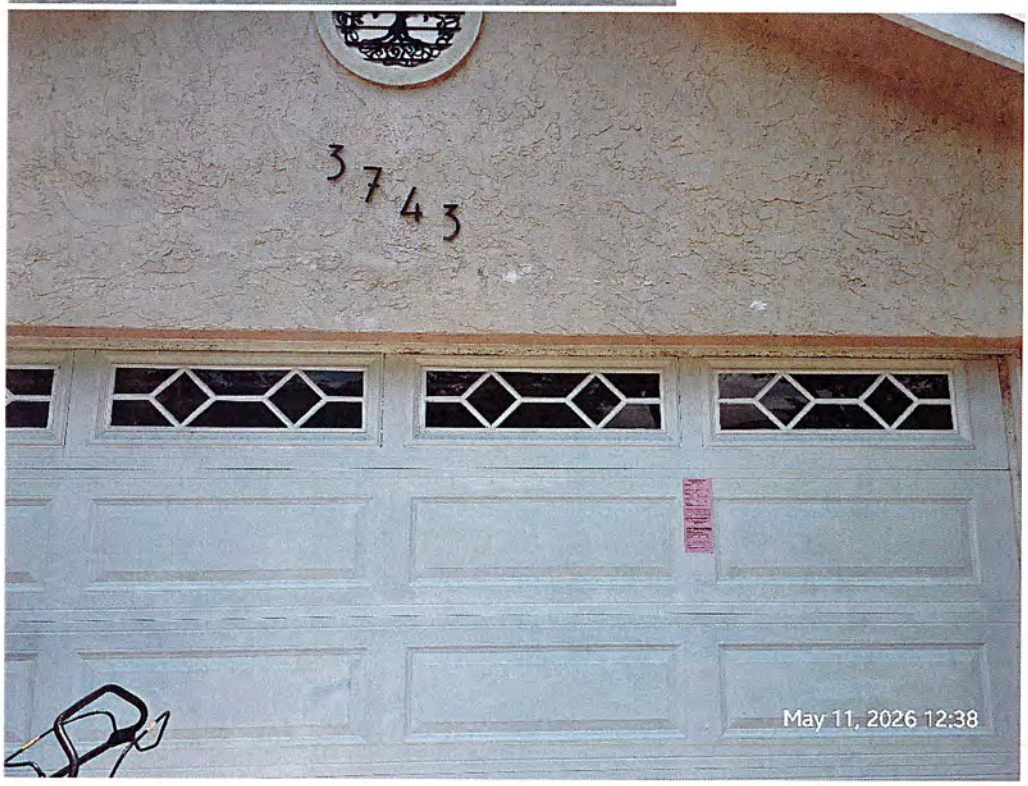
CERTIFIED MAIL®

9589 0710 5270 3748 5748 23

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
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:
Date
At AM / PM
Owner Name
Last First MI
Owner Address
City State Zip
Legal/Folio
Violation Location
Located in the City of Coconut Creek, Broward County, FL constituted the following violation, contrary to law.
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 THE DAY OF , 20 , AT 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 between 7AM-5PM Mon-Thurs.
May 11, 2026 12:38


3743
May 11, 2026 12:38

LM-G

January 21, 2026 08:

January 21, 2026 08:57

ISUZU
January 21, 2026 08:56

January 21, 2026 08:56

3743
January 21, 2026 08:56

January 21, 2026 08:56

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 ID: 484208040700

Property Owner(s):MONTBLEAU,STEVEN P & KIMBERLY A

Mailing Address:3743 NW 59 ST COCONUT CREEK, FL 33073-4112

Property Address:3743 NW 59 STREET COCONUT CREEK, 33073-4112

Property Use: 01-05 Single Family Zero Lot Line

Millage Code: 3212

Adj. Bldg. S.F: 2185

Bldg Under Air S.F: 1987

Effective Year: 1991

Year Built: 1990

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.: PARKWOOD V 140-6 B LOT 70

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 Price	Units	Type
$9.00	6,480 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Summons/Case #C26 02 0081
Centro NP Coconut Creek Owner LLC
4825 Coconut Creek Pkwy
Violation: 13-38-a
Failure to obtain and complete permit process
For new multiple sinks

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. C2602081
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 February 18 2026
At 8:00 (AM) PM

Owner Name Centro NP Coconut Creek Owner LLC.
Last First MI

Owner Address 200 Ridge Pike #100
Conshohocken PA 19428.
City State Zip

Legal/Folio 4842 3013 0010

Violation Location 4825 Coconut Creek Pkwy
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 multiple sinks installed

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 5/11/26 Date 322 ID#

Luis Martinez-Garcia
Printed Name

Signature Acknowledging Receipt of this Notice Date

Max Keane 1:10pm 5/11/26
Printed Name

If you have any questions, call 954-956-1476 or 973-6746 between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26020081	4825 COCONUT CREEK PKWY	484230130010	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: 02/18/2026

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 – F.S. 162.12(1):

- ✓ □ Certified Mail – Date Sent: 05/12/26 - Receipt/Article #: 9589071052703748574816-9589071052703748574809 Return Receipt Requested
- ✓ □ Hand Delivery – Date: 05/11/26 - Time: 1:10 PM- Name: Max Keane
- ✓ □ Commercial Property – Title/ relationship to business: 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.

Reshma Heraman
Signature of Notary

RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028
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 16

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 $

Postage
$

Total Postage an
$

Sent To

Street and Apt. N

City, State, ZIP+4

C0600081
Summons
Postmark Here
Uld 5/12/26

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

PS Form 3800,

9589 0710 5270 3748 5748 16

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 09

CENTRO NP COCONUT CREEK OWN LLC
200 RIDGE PIKE #100
CONSHOHOCKEN PA 19428

LM-G

February 17, 2026 09:53

February 17, 2026 09:54

February 17, 2026 09:54

LM-G

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: 484230130010

Property Owner(s):CENTRO NP COCONUT CREEK OWN LLC

Mailing Address:200 RIDGE PIKE #100 CONSHOHOCKEN, PA 19428

Property Address:4813 - 4967 COCONUT CREEK PARKWAY COCONUT CREEK, 33063

Property Use: 16-01 Shopping Center - Community

Millage Code: 3212

Adj. Bldg. S.F: 250923

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 PARCEL A LESS THEREFROM PTS K/A "OUT-PARCELS" A THRU GAND LESS PORTION AS PER MMB 9-40 PG 2 BROWARD COUNTY RECORDS

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

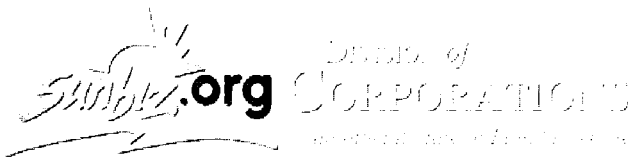
	County	School Board	Municipal	Independent
Just Value	$38,199,580	$38,199,580	$38,199,580	$38,199,580
Portability	0	0	0	0
Assessed / SOH	$38,199,580	$38,199,580	$38,199,580	$38,199,580
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable 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



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 03 0126
MCA Promenade Owner LLC
4449 Lyons Rd # 102
Violation:13-38-a
Failure to complete permit process-permit expired

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030126	4449 LYONS RD STE 102	484218200010	MCA PROMENADE OWNER 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: 03/18/2026

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 – F.S. 162.12(1):

- ✓ ☐ Certified Mail – Date Sent: 05/06/26 - Receipt/Article #:9589071052703748574472-9589071052703748574441 Return Receipt Requested
- ✓ ☐ Hand Delivery – Date: 05/05/26 - Time: 10:30 AM Name: Shay Hodge
- ✓ ☐ 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 6 day of May, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Reshma Heraman
Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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. C26030126
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 18 20 26
At 11:40 (AM)/ PM

Owner Name MCA Promenade
Last First MI
Owner LLC
Last First MI

Owner Address 2 Seaport Lane
Boston MA 02210
City State Zip

Legal/Folio 484h 1920 0010

Violation Location 4949 Lyons Rd #102
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Failure to comple permit process: Permit expired.

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 5/5/26 Date 322 ID#
Luis Montano-Garcia
Printed Name

Signature Acknowledging Receipt of this Notice 5/5/26 Date
Shan Hodge 10:30 am.
Printed Name

If you have any questions, call 954-956-1476 or 973-6746 between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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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MCA PROMENADE OWNER LLC
2 SEAPORT LANE
BOSTON MA 02210-2021

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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 MCA PROMENADE OWNER LLC

Street and Apt. 2 SEAPORT LANE

City, State, ZIP+ BOSTON MA 02210-2021

CQ6030126
Summons
Postmark Here
Orig. 5/6/26

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

9589 0710 5270 3748 5744 72

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

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C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

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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 C T CORPORATION SYSTEM
Street and Apt. 1200 SOUTH PINE ISLAND ROAD
City, State, ZIP PLANTATION, FL 33324

PS Form 3800

Postmark Here

C8030126 Summons
LNG
5/6/2026

9589 0710 5270 3748 5744 41

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:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 8966 4064 7141 19

2. Article Number (Transfer from service label)
9589 0710 5270 1776 0343 88

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) Dennis Hall 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

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

PERMIT STATUS

Permit #: 21001918

Property ID: 484218200010

Permit Desc: SIGN

Property Address: 4449 LYONS RD - STE 102 COCONUT CREEK, FL 33073

Amount Due: .00

Pending Payment: .00

Notes

Notes / Special Conditions

SCAN "FIT 2 RUN" INSTALL ILLUMINATED CHANNEL

LETTER

1-15-26 PERMIT EXPIRED PER BUILDING OFFICIAL

SFLANAGAN- CODE NOTIFIED- TJ

3-22-23 EXP LETTER SENT- TJ

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: 484218200010

Property Owner(s):MCA PROMENADE OWNER LLC

Mailing Address:2 SEAPORT LANE BOSTON, MA 02210-2021

Property Address:4401 - 4473 LYONS ROAD COCONUT CREEK, 33073

Property Use: 15-01 Regional Shopping Center

Millage Code: 3212

Adj. Bldg. S.F: 384131

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 : PMDD - PLANNED MAINSTREET DEVELOPMENT DISTRICT

Abbr. Legal Des.: GREEN FARM REPLAT 173-116 B PARCEL A LESS POR DESC AS BEG SW COR PAR A,N ALG W/L 426.15,E263.15,S 7.17,E 187.83,S 183.67, W 12,S 235.33 TO S/L PAR A,W 438.66 TO POB,LESS A POR OF PAR A DESC AS BEG NW COR OF PAR A ELY 223.11,NE 8.89,ELY 90,SW 11.80,WLY 90,WLY 222.97,N 2.91 TO POB,LESS POR PAR A DESC COMM NW COR PAR A S 2.91 TO POB,ELY 222.97,ELY 19.94,S 136.10,W 242.63,N 144.93 TO POB

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$11,657,310	$42,465,560	0	$54,122,870	$54,122,870	
2025	$5,634,370	$44,705,270	0	$50,339,640	$50,339,640	$1,599,675.30
2024	$5,634,050	$42,714,120	0	$48,348,170	$46,596,660	$1,486,586.25

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$54,122,870	$54,122,870	$54,122,870	$54,122,870
Portability	0	0	0	0
Assessed / SOH	$54,122,870	$54,122,870	$54,122,870	$54,122,870
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	$54,122,870	$54,122,870	$54,122,870	$54,122,870

SALES HISTORY FOR THIS PARCEL | LAND CALCULATIONS

Detail by Entity Name

Foreign Limited Liability Company
MCA PROMENADE OWNER LLC

Filing Information

Document Number	M16000001814
FEI/EIN Number	36-4831021
Date Filed	03/02/2016
State	DE
Status	ACTIVE

Principal Address

c/o AEW
2 Seaport Lane
15th Floor
Boston, MA 02210

Changed: 03/18/2026

Mailing Address

c/o AEW
2 Seaport Lane
15th Floor
Boston, MA 02210

Changed: 03/18/2026

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Authorized Signatory

Sharma, Neal K.
c/o AEW
2 Seaport Lane
15th Floor
Boston, MA 02210

Summons/Case #C26 03 0127
Westcreek Plaza Station% Phillips Edison & Company
4800 Hillsboro Blvd
Violation: 13-38-a
Failure to complete permit process- permit expired

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

SUMMONS TO APPEAR

te of Florida NO. C26030127.
y of Coconut Creek
stainable Development - Code Compliance

e undersigned certifies that he/she has just and reasonable unds to believe and does believe that on:
y Wednesday Date March 18 20 26
11:45 (AM) PM
vner Name West Creek Plaza Station LLC
Last First MI
% Phillips Edison & Company
Last First MI
vner Address 11501 Northlake Dr.
incinnati OH 45249
City State Zip
gal/Folio 4842 0630 0010
olation Location 4800 W Hillsboro Blvd.
cated in the City of Coconut Creek, Broward County, FL
mmitted the following violation, contrary to law:
Failure to complete permit process - permit expired
violation of Chapter(s) 13 Section(s) 30-9
de of Ordinances of the City of Coconut Creek, Broward unty, Florida

OU ARE HEREBY SUMMONED TO APPEAR BEFORE THE ECIAL MAGISTRATE, CITY OF COCONUT CREEK, ORIDA ON Wednesday, THE 27th DAY May, 2026, AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

XCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT O EXERCISE EITHER OPTION AS STATED ON THE EVERSE OF THIS NOTICE. THE FINE AMOUNT IS ✓. A FINE AMOUNT OF UP TO $500 MAY BE EVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH AY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

fficer Signature 5/5/26 Date 322 ID#
Luis Martinez Garcia
rinted Name
Posted- 5/5/26
ignature Acknowledging Receipt of this Notice Date
1620 DM
rinted Name

you have any questions, call 954-956-1476 or 973-6740
etween 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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
C26030127	4800 W HILLSBORO BLVD	484206300010	WESTCREEK PLAZA STATION 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: 03/18/2026

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 – F.S. 162.12(1):

✓ ☐ Certified Mail – Date Sent: 05/06/26 - Receipt/Article #:9589071052703748574489-9589071052703748574458 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: 05/05/26- Time: 11:21 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 6 day of May, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.

Reshma Heraman
Signature of Notary

RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

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 5744 58

WESTCREEK PLAZA STATION LLC
%PHILLIPS EDISON & COMPANY
11501 NORTHLAKE DR
CINCINNATI OH 45249

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
WESTCREEK PLAZA STATION LLC
%PHILLIPS EDISON & COMPANY

Street and A
11501 NORTHLAKE DR

City, State, Z
CINCINNATI OH 45249

C26030071
Summons
Postmark Here
LN4
5-6-2026

PS Form 38[illegible] See reverse for instructions

9589 0710 5270 3748 5744 58

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 5744 89

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

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 $

C0603027 Summons Postmark Here 5/6/26

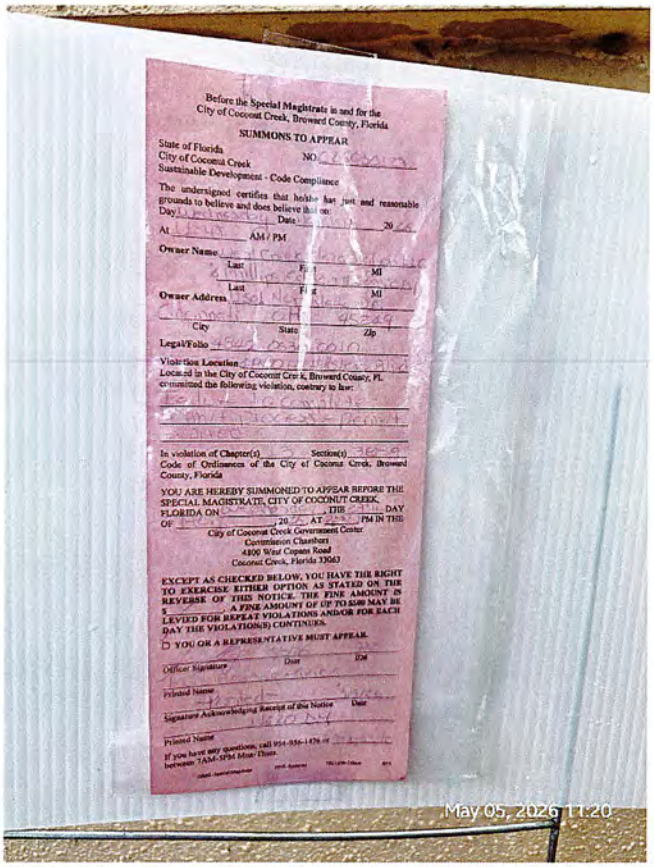
Sent To C T CORPORATION SYSTEM

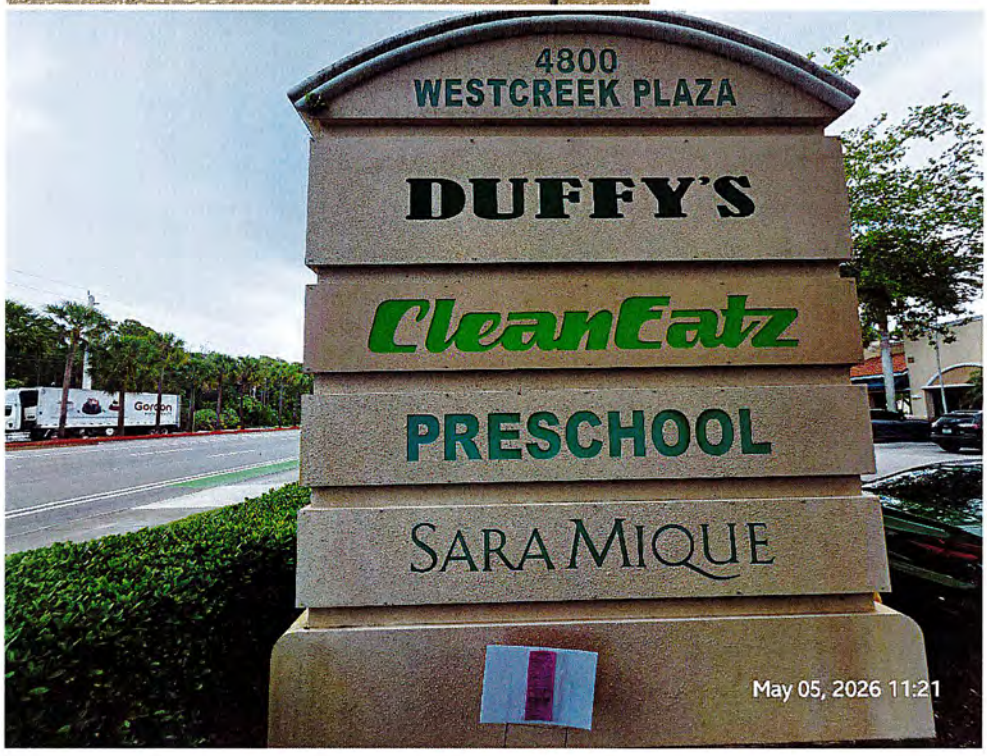
Street and Apt 1200 SOUTH PINE ISLAND ROAD

City, State, ZIP PLANTATION, FL 33324

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

9589 0710 5270 3748 5744 89


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
Date
20
At
AM / PM
Owner Name
Last
First
MI
Last
First
MI
Owner Address
City
State
Zip
Legal/Folio
Violation Location
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
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
, 20
, AT
PM IN THE
DAY
OF
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
HM
Printed Name
Signature Acknowledging Receipt of this Notice
Date
Printed Name
If you have any questions, call 954-956-1476 or
between 7AM-5PM Mon-Thurs.
May 05, 2026 11:20


4800
WESTCREEK PLAZA
DUFFY'S
CleanEatz
PRESCHOOL
SARA MIQUE
Gordon
May 05, 2026 11:21

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.

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(3) Applications are returned to the applicant for correction or approved as submitted.

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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)

PERMIT STATUS

Permit #:	21002017
Property ID:	484206300010
Permit Desc:	ALTERATION COMMERCIAL
Property Address:	4800 W HILLSBORO BLVD COCONUT CREEK, FL 33073
Amount Due:	.00
Pending Payment:	.00

Notes

Notes / Special Conditions

E-PERMIT REMOVE THE INTERIOR FILLED CMU PARTITION

WALL AT (3) DUMPSTER ENCLOSURE LOCATIONS

1-20-26 PERMIT EXPIRED PER BUILDING OFFICIAL

SFLANAGAN- CODE NOTIFIED- TJ

CONTACT: ROBERT MCTEAGUE 954-785-8900

EMAIL: RPMGCINC@AOL.COM

TEMPORARY PERMIT#: 11615

PROPERTY SUMMARY

Tax Year: 2026

Property ID: 484206300010

Property Owner(s):WESTCREEK PLAZA STATION LLC %PHILLIPS EDISON & COMPANY

Mailing Address:11501 NORTHLAKE DR CINCINNATI, OH 45249

Property Address:4800 W HILLSBORO BOULEVARD COCONUT CREEK, 33073-4375

Property Use: 11-05 Retail greater than 20,000 sq. ft.

Millage Code: 3212

Adj. Bldg. S.F: 40172

Bldg Under Air S.F:

Effective Year: 2007

Year Built: 2005

Units/Beds/Baths: 0 / /

Deputy Appraiser: Alec Rosales

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : B-3 - COMMUNITY SHOPPING

Abbr. Legal Des.: ENCORE SENIOR VILLAGE OF COCONUT CREEK 170-11 B PARCEL A & PARCEL B (BUFFER)

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$3,863,500	$8,427,650	0	$12,291,150	$12,291,150	
2025	$1,931,750	$9,860,790	0	$11,792,540	$11,792,540	$310,443.01
2024	$1,931,750	$9,389,510	0	$11,321,260	$11,097,240	$292,440.75

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$12,291,150	$12,291,150	$12,291,150	$12,291,150
Portability	0	0	0	0
Assessed / SOH	$12,291,150	$12,291,150	$12,291,150	$12,291,150
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	$12,291,150	$12,291,150	$12,291,150	$12,291,150

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
07/10/2015	Special Warranty Deed Qualified Sale	$10,225,000	113107089
09/20/2000	Multi Warranty Deed	$700,000	30888 / 1168

LAND CALCULATIONS

Unit Price	Units	Type
$20.00	193,175 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Detail by Entity Name

Foreign Limited Liability Company
PHILLIPS EDISON & COMPANY LTD., LLC

Filing Information

Document Number	M03000000920
FEI/EIN Number	31-1669229
Date Filed	03/20/2003
State	OH
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	12/10/2004

Principal Address

11501 Northlake Drive
Cincinnati, OH 45249

Changed: 02/18/2026

Mailing Address

11501 Northlake Drive
Cincinnati, OH 45249

Changed: 02/18/2026

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title President

Myers, Robert F.
11501 Northlake Drive
Cincinnati, OH 45249

Title Executive Vice President, Chief Legal & Administrative Officer

Summons/Case #C26 03 0128
Lyons Commerce Park
6820 Lyons Technology Cir #225
Violation: 13-38-a
Failure to complete permit process-permit expired

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

SUMMONS TO APPEAR

State of Florida NO. C26030128
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 18 2026
At 12:00 AM / PM

Owner Name Lyons Commerce Park
Last First MI

Last First MI

Owner Address 4701 SW 72 Ave
Miami FL 33155
City State Zip

Legal/Folio 4842 0614 0018

Violation Location 6820 Lyons Tech Cir #223
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Failure to complete permit process - Permit expired

In violation of Chapter(s) 13 Section(s) 39-9 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 3/5/26 Date 322 ID#

Luis Martagon-Garcia
Printed Name

-Posted- 3/5/26
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 973-6746 between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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
C26030128	6820 LYONS TECHNOLOGY CIR #225	484206140018	LYONS COMMERCE PARK 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: 03/18/2026

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 – F.S. 162.12(1):

✓ □ Certified Mail – Date Sent: 05/06/26 - Receipt/Article #:9589071052703748574465- 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: 05/05/26 - Time: 10:55 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 6 day of May, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

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 5744 65

LYONS COMMERCE PARK LLC
% ZEDAN, BORIS
4701 SW 72 AVE
MIAMI FL 33155

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 Fees
$

Sent To
LYONS COMMERCE PARK LLC

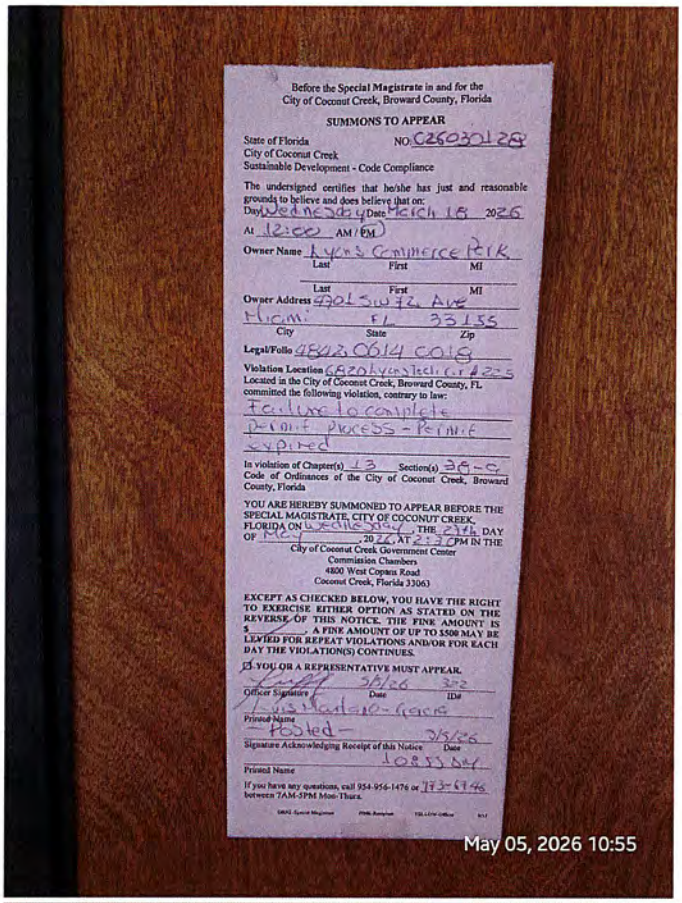
Street and Apt. No., or PO Box No.
% ZEDAN, BORIS
4701 SW 72 AVE

City, State, ZIP+4®
MIAMI FL 33155

PS Form 3800

C0603028
Summers
Postmark Here
cmg 5/6/26

9589 0710 5270 3748 5744 65



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

SUMMONS TO APPEAR

State of Florida NO: C2503012S
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 18 2026
At 12:00 AM / PM
Owner Name Lyons Commerce Park
Last First MI
Last First MI
Owner Address 7901 SW 72 Ave
Miami FL 33155
City State Zip
Legal/Folio 4842 0614 0018
Violation Location 6820 Lyons Tech Cir #225
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
failure to complete
Permit process - Permit
expired
In violation of Chapter(s) 13 Section(s) 36-9
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 3/26/26 Date 312 ID#
Printed Name
-Posted- 3/5/26
Signature Acknowledging Receipt of this Notice Date
Printed Name
If you have any questions, call 954-956-1476 or 793-6746 between 7AM-5PM Mon-Thurs.

May 05, 2026 10:55

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: 484206140018

Property Owner(s):LYONS COMMERCE PARK LLC

Mailing Address:4701 SW 72 AVE MIAMI, FL 33155

Property Address:6810 - 6820 LYONS TECHNOLOGY CIRCLE COCONUT CREEK, 33073

Property Use: 18-02 Office building, multi tenant - 2 or more stories

Millage Code: 3212

Adj. Bldg. S.F: 39456

Bldg Under Air S.F:

Effective Year: 2007

Year Built: 2006

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.: LYONS CORPORATE PARK 153-45 B PORTION OF PARCEL A DESC AS COMM AT NE COR OF PAR A,S 337.72 ALGE/L OF PAR A TO POB,CONT S FOR 318.89,SW 9.84,SWLY ARC DIST OF 77.63,W 268.78,NWLY ARC DIST OF 18.74,N 244.17,NELY ARC DIST OF 38.79,NLY ARC DIST 50.67,E 322.31 TO POB

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$2,398,280	$3,716,900	0	$6,115,180	$6,115,180	
2025	$839,400	$5,290,600	0	$6,130,000	$6,130,000	$183,128.51
2024	$839,400	$5,290,600	0	$6,130,000	$6,130,000	$178,704.02

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$6,115,180	$6,115,180	$6,115,180	$6,115,180
Portability	0	0	0	0
Assessed / SOH	$6,115,180	$6,115,180	$6,115,180	$6,115,180
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	$6,115,180	$6,115,180	$6,115,180	$6,115,180

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
11/07/2011	Special Warranty Deed Disqualified Sale	$4,226,300	48316 / 1941

LAND CALCULATIONS

Unit Price	Units	Type
$20.00	119,914	Square Foot

Detail by Entity Name

Florida Limited Liability Company
LYONS COMMERCE PARK, LLC

Filing Information

Document Number	L11000120564
FEI/EIN Number	35-2426084
Date Filed	10/21/2011
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/10/2011
Event Effective Date	NONE

Principal Address

4701 SW 72 AVE
MIAMI, FL 33155

Changed: 04/14/2014

Mailing Address

4701 SW 72 AVE
MIAMI, FL 33155

Changed: 04/14/2014

Registered Agent Name & Address

ZEDAN, BORIS
4701 SW 72 AVE
MIAMI, FL 33155

Address Changed: 04/14/2014

Authorized Person(s) Detail

Name & Address

Title MGRM

ZEDAN, BORIS
4701 SW 72 AVE
MIAMI, FL 33155

CODE OFFICER JAN MOPPERT
SPECIAL MAGISTRATE CASES

Summons/Case # C24100120
Young, Charles
3411 NW 21 St
Vio: 6-36-b-1 (fence in disrepair: west side of back patio)

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

CHARLES YOUNG
3411 NW 21st STREET
COCONUT CREEK, FL 33066
Respondent

IN RE:
DOCKET NO: **C24-10-0120**

Property Address: 3411 NW 21st Street

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 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.

This Order dated 27th Day of April, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

4/29/2026
Date Received

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

CERTIFIED MAIL®

9589 0710 5270 1776 0347 22

YOUNG, CHARLES
3411 NW 21 ST
COCONUT CREEK FL 33066-3016

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

C24000824, 20 cent
Postmark Here
JM 5/14/26

YOUNG, CHARLES
3411 NW 21 ST
COCONUT CREEK FL 33066-3016

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

9589 0710 5270 1776 0347 22

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

YOUNG, CHARLES
3411 NW 21 ST
COCONUT CREEK FL 33066-3016

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
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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. C24|00120

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:
Day Tuesday Date April 8 2025
At 10:57 (AM) PM

Owner Name YOUNG, Charles
Last First MI

Last First MI

Owner Address 3411 NW 21 ST
Coconut Creek FL 33066-3016
City State Zip

Legal/Folio 4842 29 15 0170

Violation Location 3411 NW 21 ST
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Fence in disrepair: west side of back yard

In violation of Chapter(s) 6 Section(s) 36-6-1 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 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.**

Jan Moppert 4/6/26 310
Officer Signature Date ID#

Jan Moppert
Printed Name *POSTED*

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.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24100120	3411 NW 21 ST	484229150170	YOUNG,CHARLES

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: 11/07/2024

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: 4/1/2026 - Receipt/Article #:9589 0710 5270 1607 5743 04
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: 4/6/26 - Time: 01:21 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 MOPPERT
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 APRIL, 2026 by MOPPERT, JAN who is personally known to me.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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®

9589 0710 5270 1607 5743 04

YOUNG, CHARLES
3411 NW 21 ST
COCONUT CREEK FL 33066-3016

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 $ C24100120

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $ C24100124
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ Summons
- ☐ Adult Signature Restricted Delivery $ J.M 4/1/26

Postage $

Total Postage & Fees $

Sent To YOUNG, CHARLES

Street and Apt. 3411 NW 21 ST

City, State, ZIP+4 COCONUT CREEK FL 33066-3016

PS Form 3800

9589 0710 5270 1607 5743 04

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

SUMMONS TO APPEAR

State of Florida NO. C24100124
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 6 20 25
At 10:57 AM/PM
Owner Name Young, charles
Last First MI
Last First MI
Owner Address 3411 NW 21 ST
Coconut Creek FL 33066-3016
City State Zip
Legal/Folio 4842 29 15 0170
Violation Location 3411 NW 21 ST
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Back patio decking in disrepair

In violation of Chapter(s) 6 Section(s) 36-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

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☑ **YOU OR A REPRESENTATIVE MUST APPEAR.**

Jan Moppert 4/6/26 310
Officer Signature Date ID#
Jan Moppert
Printed Name *POSTED*

Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 1539 between 7AM-5PM Mon-Thurs.

ORIG-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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

SUMMONS TO APPEAR

State of Florida NO. C24100120
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 6 20 25
At 10:57 AM/PM
Owner Name Young, charles
Last First MI
Last First MI
Owner Address 3411 NW 21 ST
Coconut Creek FL 33066-3016
City State Zip
Legal/Folio 4842 29 15 0170
Violation Location 3411 NW 21 ST
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Fence in disrepair. west side of back patio

In violation of Chapter(s) 6 Section(s) 36-b-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 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.**

Jan Moppert 4/6/26 310
Officer Signature Date ID#
Jan Moppert
Printed Name *POSTED*

Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 1539 between 7AM-5PM Mon-Thurs.

ORIG-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

04/06/2026 13:21

3411 NW 21 St (Centura Parc) C24100120 & C24100124 posted 4/6/26: 1:22 PM. JM

3411 NW 21 St (Centura Parc) Observed fence & deck in disrepair. 4/6/26: 1:21PM JM

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.

(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.

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(Ord. No. 145-95, § 2, 11-9-95)

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	3411 NW 21 STREET, COCONUT CREEK FL 33066-3016
Property Owner	YOUNG, CHARLES
Mailing Address	3411 NW 21 ST COCONUT CREEK FL 33066-3016

ID #	4842 29 15 0170
Millage	3212
Use	01-05

Abbr Legal Description	LAKEVIEW HOMES AT CENTURA PARC II 134-18 B LOT 145

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).

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2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$482,120	$482,120	$482,120	$482,120
Portability	0	0	0	0
Assessed/SOH 22	$460,270	$460,270	$460,270	$460,270
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	$408,859	$435,270	$408,859	$408,859

Sales History

Date	Type	Price	Book/Page or CIN
6/29/2021	WD-Q	$420,000	117403500
8/6/2014	QCD-T	$100	112503687
10/1/1988	WD	$111,000	15935 / 702

Land Calculations

Price	Factor	Type
$10.00	8,160	SF

Adj. Bldg. S.F. (Card, Sketch)	1864
Units/Beds/Baths	1/3/2
Eff./Act. Year Built: 1989/1988	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1			.19					

Summons/Case # C24100124
Young, Charles
3411 NW 21 St
Vio: 6-36-a (back patio in disrepair)

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

CHARLES YOUNG
3411 NW 21st STREET
COCONUT CREEK, FL 33066
Respondent

IN RE:
DOCKET NO: **C24-10-0124**

Property Address: 3411 NW 21st Street

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 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.

This Order dated 27th Day of April, 2026

CITY OF COCONUT CREEK, FLORIDA

R. Rupnow
SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

4/29/2026
Date Received

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

CERTIFIED MAIL®

9589 0710 5270 1776 0347 22

YOUNG, CHARLES
3411 NW 21 ST
COCONUT CREEK FL 33066-3016

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 $ 4.10 (0124, 20 cent)
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

Postmark Here, JM 5/14/26

YOUNG, CHARLES
3411 NW 21 ST
COCONUT CREEK FL 33066-3016

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

9589 0710 5270 1776 0347 22

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

YOUNG, CHARLES
3411 NW 21 ST
COCONUT CREEK FL 33066-3016

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. C24100124
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 8 20 25

At 10:57 (AM)/ PM

Owner Name Young, Charles
Last First MI

Last First MI

Owner Address 3411 NW 21 ST
Coconut Creek FL 33066-3016
City State Zip

Legal/Folio 4842 29 15 0170

Violation Location 3411 NW 21 ST
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Brick patio decking in disrepair

In violation of Chapter(s) 6 Section(s) 36-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
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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 Mappert 4/6/26 310
Officer Signature Date ID#

Jan Mappert
Printed Name *POSTED*

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.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24100124	3411 NW 21 ST	484229150170	YOUNG,CHARLES

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: 11/07/2024

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: 4/1/2026 - Receipt/Article #:9589 0710 5270 1607 5743 04
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: 4/6/26 - Time: 01:21 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 Moppert
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 APRIL, 2026 by MOPPERT, JAN who is personally known to me.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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®

9589 0710 5270 1607 5743 04

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COCONUT CREEK FL 33066-3016

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 $ C241100120
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 YOUNG, CHARLES
Street and Apt. 3411 NW 21 ST
City, State, ZIP+4 COCONUT CREEK FL 33066-3016
PS Form 3800

C241100120 Postmark Here 12/4
Simmons J.M 11'1120

9589 0710 5270 1607 5743 04

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City State Zip
Legal/Folio 4842 29 15 0170
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Back Patio decking in disrepair

In violation of Chapter(s) 6 Section(s) 36-a
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(Ord. No. 145-95, § 2, 11-9-95)

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BROWARD COUNTY
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Senior	0	0	0	0
Exempt Type	0	0	0	0
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Sales History

Date	Type	Price	Book/Page or CIN
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Eff./Act. Year Built: 1989/1988	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1			.19					

Summons/Case # C25060054
Yamashiro, Jeffrey Yoshio
3461 NW 47 Ave #31105
Vio: 13-38-a (failure to obtain & complete the permit process: gazebo)

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: **C25-06-0054**

JEFFREY YOSHIO YAMASHIRO
3461 NW 47 AVE #31105
COCONUT CREEK FL 33063
Respondent

Property Address: 3461 NW 47 Avenue #31105

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 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.

This Order dated 27th Day of April, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

4/29/2026
Date Received

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:

YAMASHIRO, JEFFREY YOSHIO
3461 NW 47 AVE #31105
COCONUT CREEK FL 33063

9590 9402 9875 5335 0903 72

2. Article Number (Transfer from service label)
9589 0710 5270 1776 0347 39

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Jeffrey Yamashiro C. Date of Delivery 5/7/26

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

YAMASHIRO, JE
3461 NW 47
COCONUT CR

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

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

COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

CERTIFIED MAIL

9589 0710 5270 1776 0347 39

YAMASHIRO, JEFFREY YOSHIO
3461 NW 47 AVE #31105
COCONUT CREEK FL 33063

9589 0710 5270 1776 0347 39

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 Posta
$
Sent To
Street and
City, State,

C25060054
cont
Postmark Here
JM 5/4/26

YAMASHIRO, JEFFREY YOSHIO
3461 NW 47 AVE #31105
COCONUT CREEK FL 33063

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

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. C250600054
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 6 2026
At 7:00 (AM)/ PM

Owner Name Yamashiro, Jeffrey Yoshio
Last First MI

Last First MI

Owner Address 3461 NW 47 Ave #31105
Coconut Creek FL 33063
City State Zip

Legal/Folio 4042 19 CC 0250

Violation Location 3461 NW 47 Ave #31105
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Failure to obtain & complete the permit process: gazebo

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.**

Jan Moppert 4/6/26 310
Officer Signature Date ID#

Jan Moppert
Printed Name *POSTED*

Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-~~1476~~ or 1530 between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25060054	3461 NW 47 AVE 31105	484219CC0250	YAMASHIRO,JEFFREY YOSHIO

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: 06/25/2025

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: 4/1/2026 - Receipt/Article #: 9589 0710 5270 1607 5743 28
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: 4/6/26 - Time: 12:34 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 Moppert
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 April, 2026 by MOPPERT, JAN who is personally known to me.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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:

YAMASHIRO, JEFFREY YOSHIO
3461 NW 47 AVE #31105
COCONUT CREEK FL 33063

9590 9402 8966 4064 7149 04

2. Article Number (Transfer from service label)

9589 0710 5270 1607 5743 28

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name) Jeffrey Yamashiro

C. Date of Delivery 4/10/26

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

9589 0710 5270 1607 5743 28

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 and Fees $

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800,

YAMASHIRO, JEFFREY YOSHIO
3461 NW 47 AVE #31105
COCONUT CREEK FL 33063

C2506005H Summons
4/10/2026

9589 0710 5270 1607 5743 28

CERTIFIED MAIL

YAMASHIRO, JEFFREY YOSHIO
3461 NW 47 AVE #31105
COCONUT CREEK FL 33063

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

Coconut Creek
PROUDLY CAPITAL OF THE WORLD®

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

SUMMONS TO APPEAR

State of Florida NO. C25060054
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 6 20 26
At 7:00 (AM) PM
Owner Name Yamashiro, Jeffrey Yoshio
Last First MI
Last First MI
Owner Address 3461 NW 47 Ave #31105
Coconut Creek FL 33063
City State Zip
Legal/Folio 4042 19 CC 0250
Violation Location 3461 NW 47 Ave #31105
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Failure to obtain & complete the permit process! 9x260

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

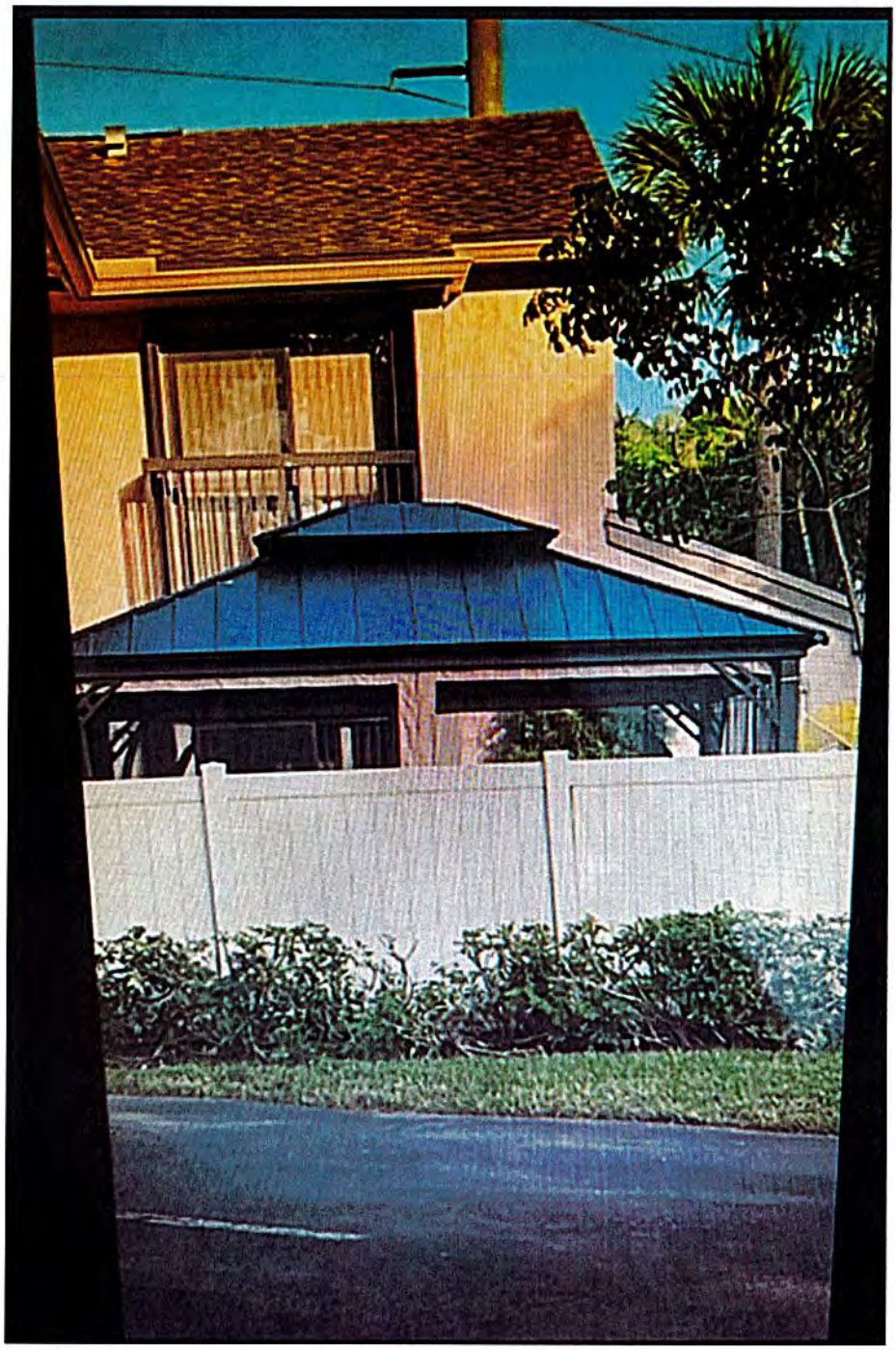
YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 22 DAY OF April, 2026, AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

04/06/2026 12:34

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.

3461 NW 47 Ave 31105 (Karanda Vil V) Posted Summons 4/6/26: 12:34 PM. JM



3461 NW 47 Ave #31105 (Karanda Village V) Observed gazebo 6/24/25. JM

2602 Calliandra Ter (Tamarind Vil V) Observed gazebo 4/2/26. JM

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 sustainable development 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 sustainable 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 department of sustainable development.

(3) Applications are returned to the applicant for correction or approved as submitted.

(4) Following all required approvals, the director of sustainable development shall authorize issuance of the building permit.

(d) *General requirements.*

(1) Building permits may not be issued by the director of sustainable development for any applicable purpose except when in conformance with the regulations of this chapter and the Florida Building Code.

(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 sustainable 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 sustainable 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; Ord. No. 2024-012, § 2, 4-11-24)

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.

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(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; Ord. No. 2024-012, § 2, 4-11-24)

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	3461 NW 47 AVENUE #31105, COCONUT CREEK FL 33063-5906
Property Owner	YAMASHIRO, JEFFREY YOSHIO
Mailing Address	3461 NW 47 AVE #31105 COCONUT CREEK FL 33063

ID #	4842 19 CC 0250
Millage	3212
Use	04

Abbr Legal Description	KARANDA VILLAGE V-A CONDO UNIT 31105 BLDG 17 PER CDO BK/PG: 12328/845

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*	$25,550	$229,990	$255,540	$255,540	
2025	$27,730	$249,580	$277,310	$277,310	$6,159.95
2024	$28,030	$252,310	$280,340	$280,340	$6,217.16

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$255,540	$255,540	$255,540	$255,540
Portability	0	0	0	0
Assessed/SOH	$255,540	$255,540	$255,540	$255,540
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	$255,540	$255,540	$255,540	$255,540

Sales History

Date	Type	Price	Book/Page or CIN
6/27/2024	WD-Q	$335,000	119662419
3/24/2022	QCD-T	$100	118031025
5/18/2005	WD	$210,000	39716 / 1759
5/1/1985	WD	$59,900	12524 / 790

Land Calculations

Price	Factor	Type

Adj. Bldg. S.F.	1140
Units/Beds/Baths	1/2/2.5
Eff./Act. Year Built: 1986/1985	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
M			CM					
1			.07					

Summons/Case # C25090078
White, Joesian A & Brian C
Brian C & Joesian A White Rev Tr
Address: 1920 NW 35 Ter
Vio: 13-38-a (failure to obtain & complete the permit process:
bathroom renovation

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

BRIAN C & JOESIAN A WHITE
BRIAN C & JOESIAN A WHITE REV TR
1920 NW 35 TERRACE
COCONUT CREEK FL 33066-3032
Respondent

IN RE:
DOCKET NO: **C25- 09-0078**

Property Address: 1920 NW 35th Terrace

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 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.

This Order dated 24th Day of April, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

R. M. Pooly
SPECIAL MAGISTRATE

4/29/2026
Date Received

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®

9589 0710 5270 1776 0347 15

WHITE, JOESIAN A & BRIAN C
BRIAN C & JOESIAN A WHITE REV TR
1920 NW 35 TER
COCONUT CREEK FL 33066-3032

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
WHITE, JOESIAN A & BRIAN C

Street and Apt
BRIAN C & JOESIAN A WHITE REV TR
1920 NW 35 TER

City, State, ZIP
COCONUT CREEK FL 33066-3032

CQ509078 cont
Postmark Here
J.M. 5/4/23

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

9589 0710 5270 1776 0347 15

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

WHITE, JOESIAN A & BRIAN C
BRIAN C & JOESIAN A WHITE REV TR
1920 NW 35 TER
COCONUT CREEK FL 33066-3032

Outlook

Re: Request for Continuance -Citation #C25090078

From Moppert, Janet <JMoppert@coconutcreek.net>
Date Mon 4/20/2026 3:04 PM
To Brian White <bcwhite107@gmail.com>

Hi Brian,

A Continuance has been granted for the Special magistrate Hearing of May 27, 2026, originally scheduled for April 22, 2026.

The Hearing will be held at 2:30 pm in the Commission Chambers. The doors open at 2:00 pm and the cases are typically heard in the order in which attendees sign in.

Best Regards,

Jan Moppert
Code Compliance Officer
COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®
4800 W Copans Road
Coconut Creek, FL 33063
954-956-1538
www.coconutcreek.net

City Hall is open M – TH, 7am to 6pm, and closed on Fridays.

From: Brian White <bcwhite107@gmail.com>
Sent: Friday, April 17, 2026 10:29 AM
To: Moppert, Janet <JMoppert@coconutcreek.net>
Cc: Brian White <bcwhite107@gmail.com>
Subject: Fwd: Request for Continuance -Citation #C25090078

---------- Forwarded message ---------
From: **Brian White** <bcwhite107@gmail.com>
Date: Tue, Apr 14, 2026 at 9:14 PM
Subject: Request for Continuance -Citation #C25090078
To: <JMoppert@coconutcreek.gov>
Cc: <miamipermits@jacuzzi.com>

Good Afternoon, Jan **Moppert**

I am writing to formally request a continuance for the property located at 1920 NW 35th Terrace, Coconut Creek, FL 33066, regarding Citation #C25090078.

We have submitted a permit application to address and comply with the matter cited. We are actively working through the process and will ensure that all required inspections are completed in accordance with the applicable regulations.

I, Brian White, the homeowner, respectfully request additional time to complete the necessary steps to bring the property into full compliance.

Please let me know if any further documentation or information is needed to support this request.

Thank you for your time and consideration.

Sincerely,
Brian White
Homeowner

This email and any attachments are confidential and may be legally privileged. If you are not the intended recipient, please notify the author by replying to this email message, and then delete all copies of the email on your system. If you are not the intended recipient, you must not disclose, distribute, copy, print, or use this email in any manner. Email messages and attachments may contain viruses. Although we take precautions to check for viruses, we make no assurances about the absence of viruses. We accept no liability and suggest that you carry out your own virus checks.

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
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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
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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. C2509007B
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 September 17 2025
At 1:55 AM (PM)

Owner Name White, Joesian A
Last First MI
White, Brian C
Last First MI

Owner Address 1920 NW 35 Ter
Coconut Creek FL 33066-3032
City State Zip

Legal/Folio 4842 29 15 0700

Violation Location 1920 NW 35 TER
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Failure to obtain & complete the permit process: bathroom renovation

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.**

Jan Moppert 4/6/26 310
Officer Signature Date ID#
Jan Moppert
Printed Name *POSTED*

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.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25090078	1920 NW 35 TER	484229150700	WHITE,JOESIAN A & BRIAN C

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: 09/17/2025

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: 4/7/2026 - Receipt/Article #:9589 0710 5270 1607 5744 58
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: 4/6/26 - Time: 01:27 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 MOPPERT
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 April, 2026 by MOPPERT, JAN who is personally known to me.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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:

WHITE, JOESIAN A & BRIAN C
BRIAN C & JOESIAN A WHITE REV TR
1920 NW 35 TER
COCONUT CREEK FL 33066-3032

9590 9402 8966 4064 7149 28

2. Article Number (Transfer from service label)
9589 0710 5270 1607 5744 58

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ 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

9589 0710 5270 1607 5744 58

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
WHITE, JOESIAN A & BRIAN C
BRIAN C & JOESIAN A WHITE REV TR
Street and Apt. 1920 NW 35 TER
City, State, ZIP+4 COCONUT CREEK FL 33066-3032

Postmark Here
Coco 33066
Summers
1-4-24

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

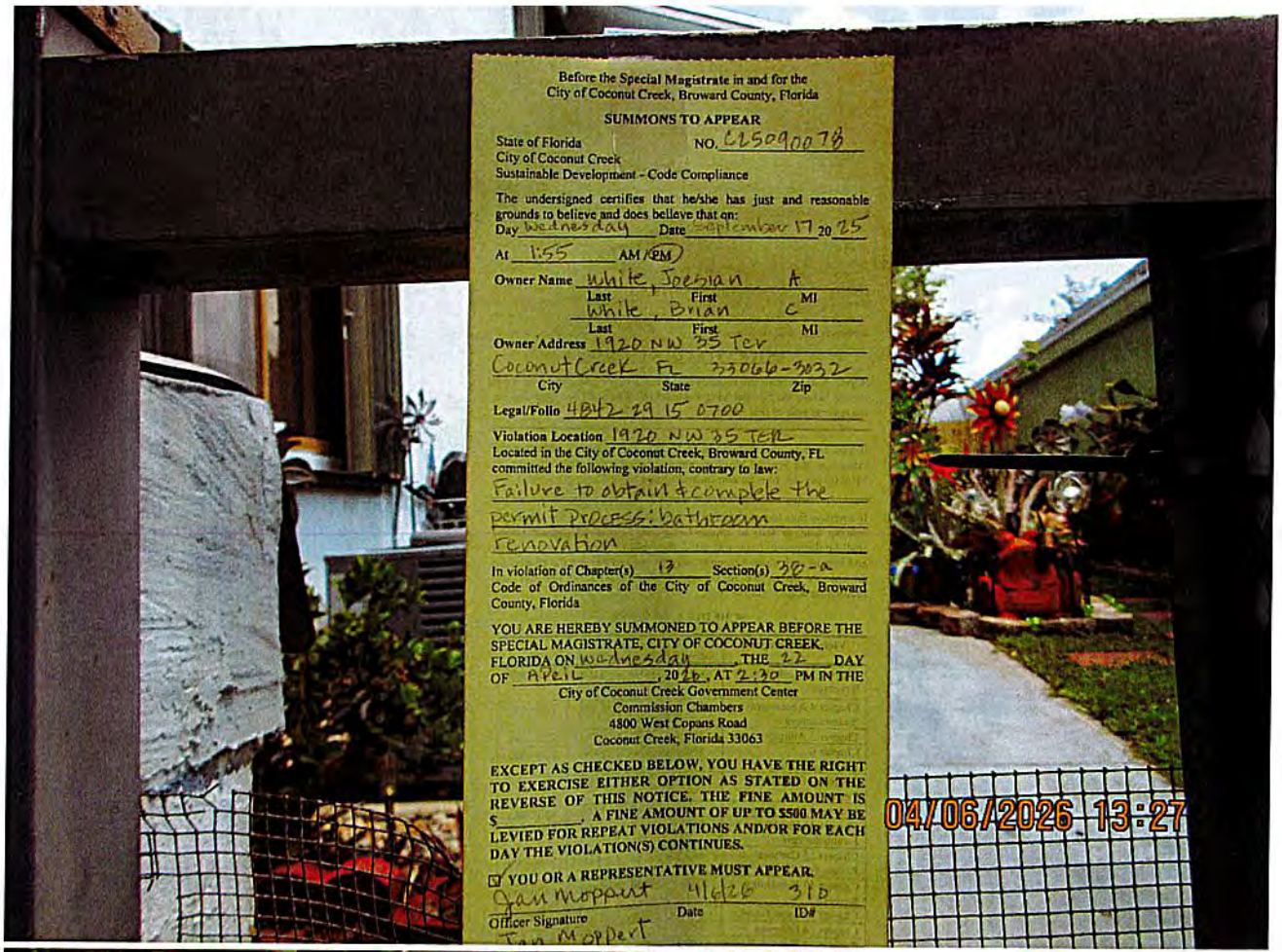
9589 0710 5270 1607 5744 58

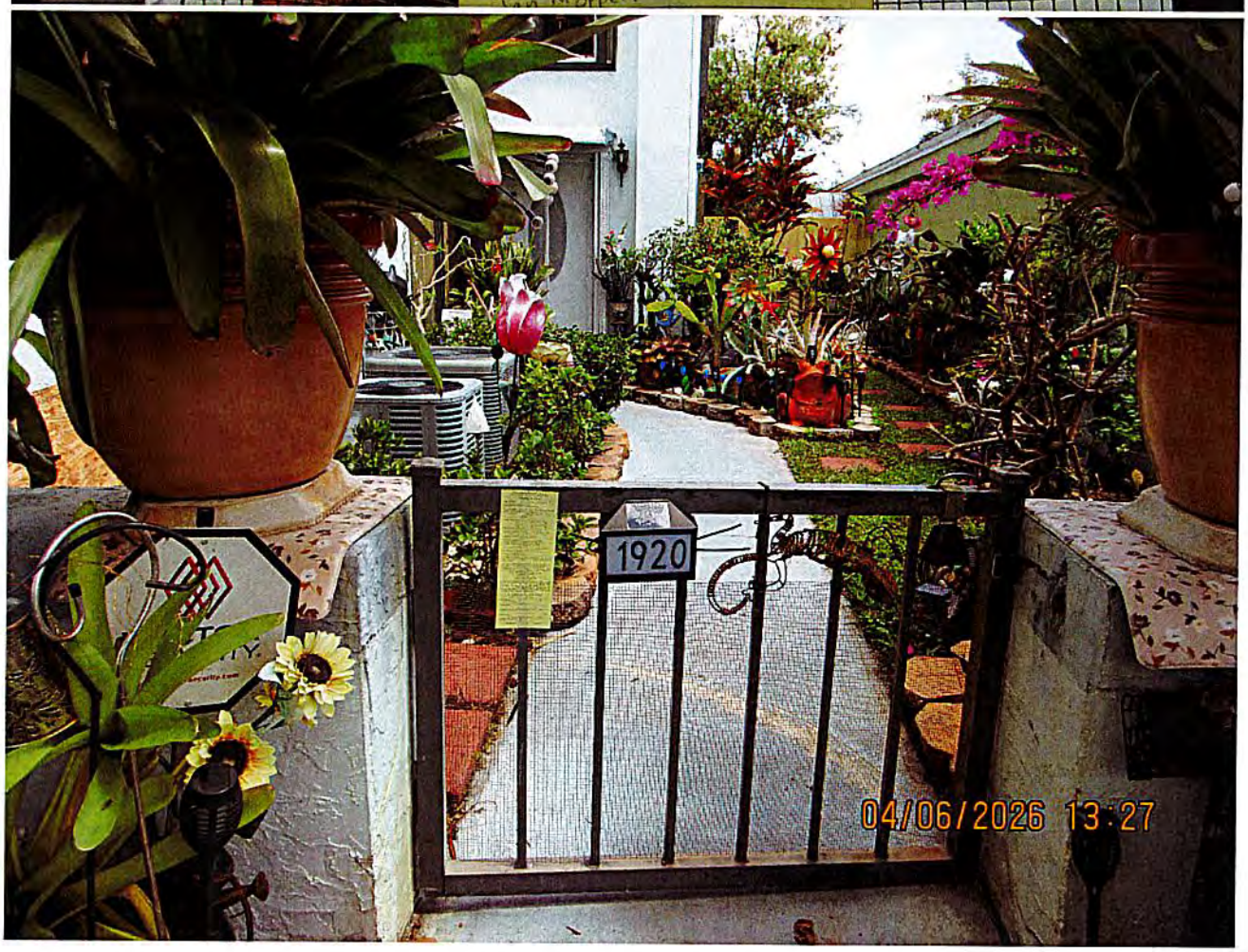
CERTIFIED MAIL®

WHITE, JOESIAN A & BRIAN C
BRIAN C & JOESIAN A WHITE REV TR
1920 NW 35 TER
COCONUT CREEK FL 33066-3032

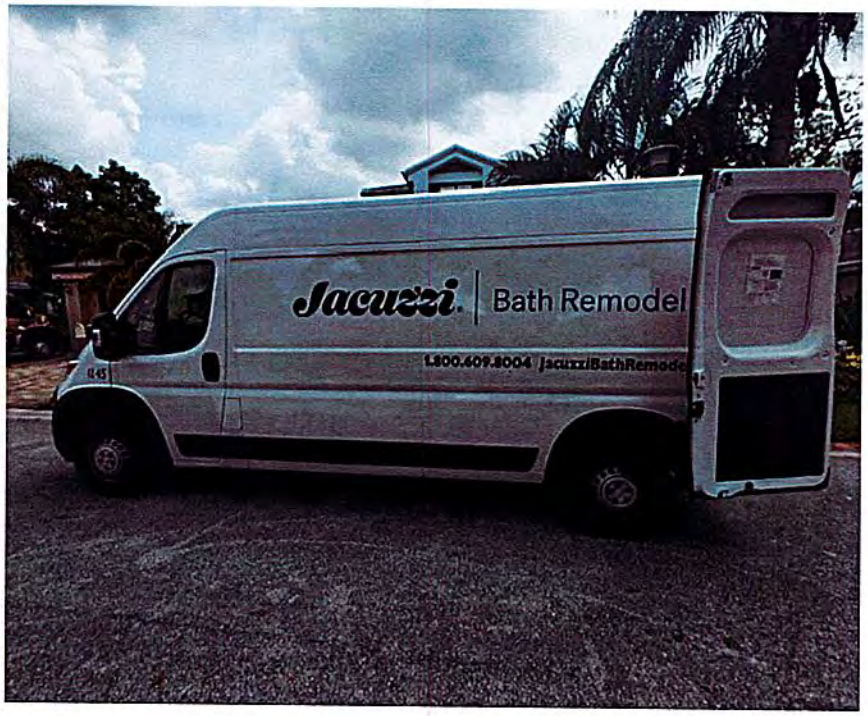
CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

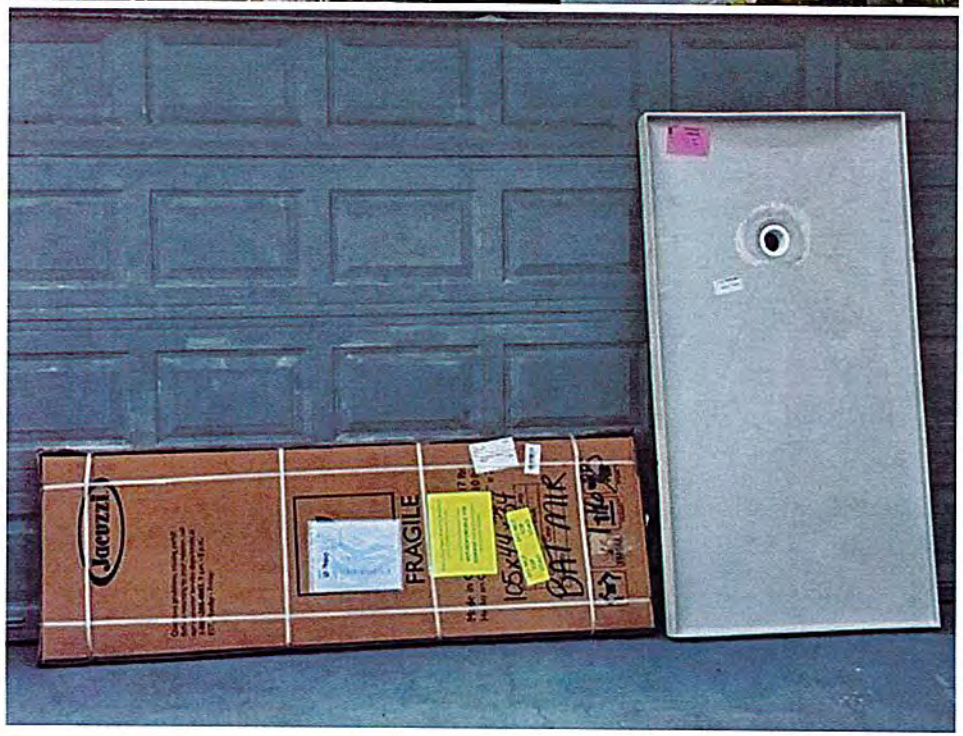
Coconut Creek
BUTTERFLY CAPITAL OF THE WORLD®

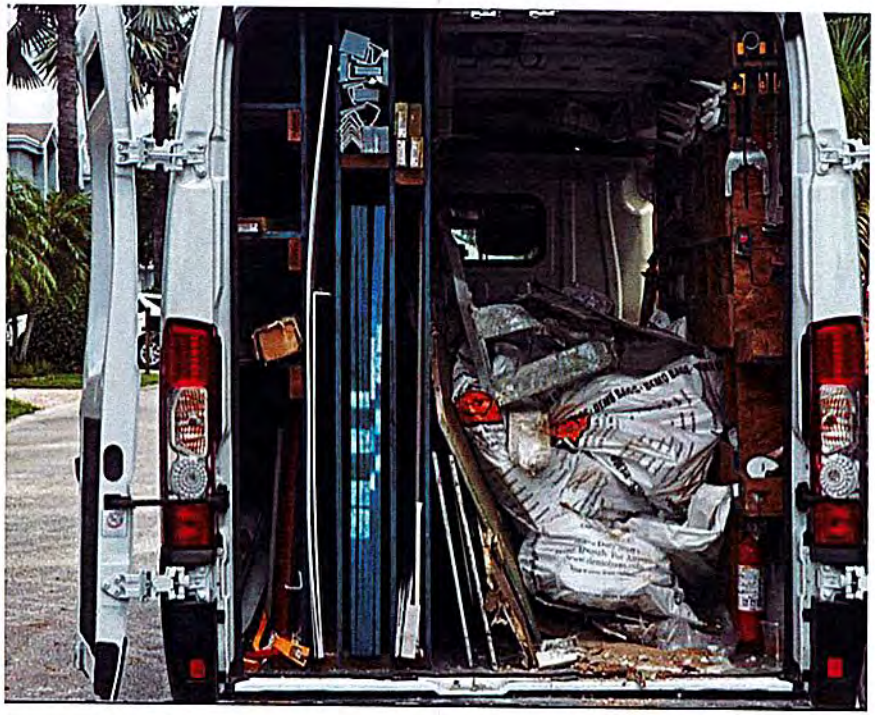




1920 NW 35 Ter (centura Parc) Posted Summons 4/6/26: 1:27PM JM







1920 NW 35 Ter (Centura Parc) Observed by Luis Montano-Garcia, SCO during a zoning inspection on 9/4/25.

Outlook

FW: Permit Clarification – 1920 NW 35 Ter, Parcel ID 484229150700

From Moppert, Janet <JMoppert@coconutcreek.net>
Date Tue 10/7/2025 8:12 AM
To valeria.shrouder@jacuzzi.com <valeria.shrouder@jacuzzi.com>
Cc Daren.Portillo@jacuzzi.com <Daren.Portillo@jacuzzi.com>

Hi Valeria,

Please see Marcelo Almas, Chief Structural Inspector's response below.

Sincerely,

Jan Moppert
Code Compliance Officer
Coconut Creek
Butterfly Capital of the World®
4800 W Copans Road
Coconut Creek, FL 33063
954-956-1538
www.coconutcreek.net

City Hall is open M – TH, 7am to 6pm, and closed on Fridays.

From: Almas, Marcelo <MAlmas@coconutcreek.net>
Sent: Tuesday, October 7, 2025 7:57 AM
To: Moppert, Janet <JMoppert@coconutcreek.net>
Subject: RE: Permit Clarification – 1920 NW 35 Ter, Parcel ID 484229150700

Good morning Jan,

The contractor explicit states that they did a shower to shower renovation, that is a bathroom remodel and requires a permit.

Regards,

Marcelo Almas

Chief Structural Inspector

City of Coconut Creek
Sustainable Development
Building Division
Ph: (954) 973-6750 Ext. 1564
COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

From: Moppert, Janet <JMoppert@coconutcreek.net>
Sent: Monday, October 6, 2025 11:03 AM
To: Almas, Marcelo <MAlmas@coconutcreek.net>
Subject: FW: Permit Clarification – 1920 NW 35 Ter, Parcel ID 484229150700

Hi Marcelo,

Would you be able to help me with this? Do they still need a permit based on the email below?

I sent a violation notice to the owner of 1920 NW 35 Ter for 'work without a permit'.

Sincerely,

Jan Moppert
Code Compliance Officer
COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®
4800 W Copans Road
Coconut Creek, FL 33063
954-956-1538
www.coconutcreek.net

City Hall is open M – TH, 7am to 6pm, and closed on Fridays.

From: Valeria Shrouder <valeria.shrouder@jacuzzi.com>
Sent: Thursday, September 25, 2025 1:18 PM
To: Moppert, Janet <JMoppert@coconutcreek.net>
Cc: Daren Portillo-Sarti <Daren.Portillo@jacuzzi.com>
Subject: [EXTERNAL] Permit Clarification – 1920 NW 35 Ter, Parcel ID 484229150700

Dear Mr. Moppert,

I am reaching out regarding the property located at **1920 NW 35 Terrace, Parcel ID 484229150700**. We recently completed a **shower-to-shower conversion** at this address. Please note that no structural modifications were made, and no plumbing was moved or altered as part of this project.

Could you kindly clarify **why a building permit would be required** under these circumstances? Additionally, since the work has already been completed, please advise on what documentation or information you would need from us to resolve this matter.

We would greatly appreciate your guidance so that we may address this properly. Please email me back at your earliest convenience.

Thank you for your time and assistance.

Valeria Shrouder | Production Assistant

Jacuzzi. | BATH REMODEL

Miami, FL

Cell: 786-472-0669

www.flbaths.com

This email and any attachments are confidential and may be legally privileged. If you are not the intended recipient, please notify the author by replying to this email message, and then delete all copies of the email on your system. If you are not the intended recipient, you must not disclose, distribute, copy, print, or use this email in any manner. Email messages and attachments may contain viruses. Although we take precautions to check for viruses, we make no assurances about the absence of viruses. We accept no liability and suggest that you carry out your own virus checks.

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 sustainable development 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 sustainable 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 department of sustainable development.

(3) Applications are returned to the applicant for correction or approved as submitted.

(4) Following all required approvals, the director of sustainable development shall authorize issuance of the building permit.

(d) *General requirements.*

(1) Building permits may not be issued by the director of sustainable development for any applicable purpose except when in conformance with the regulations of this chapter and the Florida Building Code.

(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 sustainable 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 sustainable 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; Ord. No. 2024-012, § 2, 4-11-24)

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	1920 NW 35 TERRACE, COCONUT CREEK FL 33066-3032
Property Owner	WHITE, JOESIAN A & BRIAN C BRIAN C & JOESIAN A WHITE REV TR
Mailing Address	1920 NW 35 TER COCONUT CREEK FL 33066-3032

ID #	4842 29 15 0700
Millage	3212
Use	01-05

Abbr Legal Description	LAKEVIEW HOMES AT CENTURA PARC II 134-18 B LOT 198

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*	$35,550	$438,140	$473,690	$195,260	
2025	$35,550	$455,160	$490,710	$190,130	$3,772.50
2024	$35,550	$412,960	$448,510	$184,780	$3,635.05

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$473,690	$473,690	$473,690	$473,690
Portability	0	0	0	0
Assessed/SOH 02	$195,260	$195,260	$195,260	$195,260
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	$143,849	$170,260	$143,849	$143,849

Sales History

Date	Type	Price	Book/Page or CIN
5/6/2008	WD-T	$100	45384 / 1214
9/21/2001	WD	$163,000	32166 / 919
8/25/1995	WD	$113,500	23842 / 603
7/1/1991	WD	$107,000	18540 / 34
9/1/1990	QCD	$100	

Land Calculations

Price	Factor	Type
$7.00	5,079	SF
Adj. Bldg. S.F. (Card, Sketch)		2269
Units		1
Eff./Act. Year Built: 1990/1989		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1								

Summons/Case # C26030186
Morris, Carl
8797 SW 1 PL
Vio Address: 3790 NW 23 Place
Vio: 13-38-a (failure to complete the permit process: Patio – Expired Permit #21000875)

IMPORTANT INSTRUCTIONS

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Coconut Creek, FL 33063

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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.

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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. C260301806
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 MARCH 26 2026
At 10:24 (AM) / PM

Owner Name MORRIS CARL
Last First MI

Last First MI

Owner Address 8797 SW 1 PL
Coconut Creek FL 33071-7522
City State Zip

Legal/Folio 4842 29 17 0200

Violation Location 3790 NW 23 PLACE
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
FAILURE TO COMPLETE PERMIT PROCESS:
PATIO (EXPIRED PERMIT)

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 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 5/6/26 310
Officer Signature Date ID#
JAN MOPPERT
Printed Name

POSTED 5/6/26
X
Signature Acknowledging Receipt of this Notice Date

X
Printed Name

If you have any questions, call 954-956-1476 or 1538 between 7AM-5PM Mon-Thurs.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030186	3790 NW 23 PL	484229170200	MORRIS,CARL

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: 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: 5/12/26 - Receipt/Article #:9589 0710 5270 3748 5745 26
9589 0710 5270 3748 5745 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: 5/6/26 - Time: 10:40 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.)

Jan Moppert
Signature of Code Compliance Officer

Jan Moppert
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 MOPPERT, JAN who is personally known to me.

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 513841
EXPIRES: April 22, 2028

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 5745 33

MORRIS, CARL
8797 SW 1 PL
COCONUT CREEK FL 33071-7522

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 Fees $

Sent To

Street and Apt. No.

City, State, ZIP+4®

C20230186
Summons
Postmark Here
J.M
5/2/26

MORRIS, CARL
8797 SW 1 PL
COCONUT CREEK FL 33071-7522

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

9589 0710 5270 3748 5745 33

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 5745 26

3790 NW 23 PLACE
COCONUT CREEK FL 33066-2270

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 an
$

Sent To

Street and Apt. N

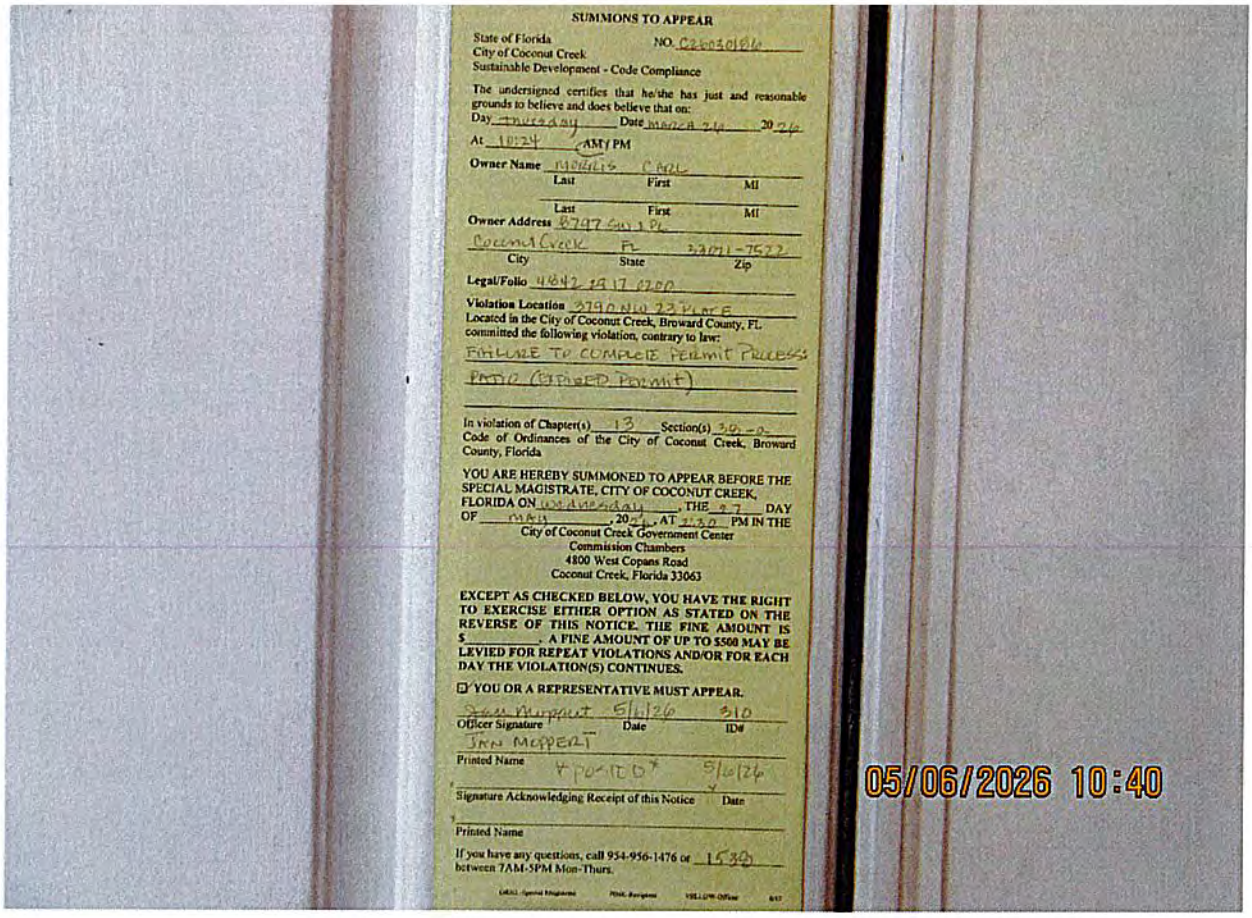
City, State, ZIP+4

C0603018
Summons
Postmark Here
J.M 5/1/26

3790 NW 23 PLACE
COCONUT CREEK FL 33066-2270

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

9589 0710 5270 3748 5745 26



SUMMONS TO APPEAR

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

NO. C26030186

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 10:24 AM / PM
Owner Name Morris Carl
Last First MI
Last First MI
Owner Address 8797 SW 1 Pl
Coconut Creek FL 33071-7522
City State Zip
Legal/Folio 4842 29 17 0700
Violation Location 3790 NW 23 Place
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
FAILURE TO COMPLETE PERMIT PROCESS
Patio (Expired Permit)

In violation of Chapter(s) 13 Section(s) 36-02
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 1:30 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 Muppert 5/6/26 310
Officer Signature Date ID#
JAN MEPPERT
Printed Name Posted 5/6/26
Signature Acknowledging Receipt of this Notice Date
Printed Name
If you have any questions, call 954-956-1476 or 1530 between 7AM-5PM Mon-Thurs.

05/06/2026 10:40

3790 NW 23 PL (Centura Parc) Posted Summons 5/6/26 10:40 AM. JM

Code Compliance Division
4800 W Copans Rd
Coconut Creek, FL 33063
954.956.1476

Written Warning

CASE #: C26030186
VIOLATION LOCATION: 3790 NW 23 PL
PARCEL ID: 484229170200
DATE ISSUED: 03/26/26

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:

Failure to complete permit process (13-38-a): Permit #: 21000875 (patio) Action Required - Permit is Expired

VIOLATION DESCRIPTION:
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.

CORRECTIVE ACTION REQUIRED:
Contact the Building Division to complete the required permit process: 954-973-6750 or https://coconutcreek.gov/sd/building-department.

COMPLIANCE DATE: 04/26/2026

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 Compliance
Resilient Design & Development
Code Compliance Division
4800 W Copans Rd
Coconut Creek, Fl 33083

MORRIS, CARL
3790 NW 23 PLACE
COCONUT CREEK FL 33066-2270

Jan Moppert, Code Compliance
Resilient Design & Development
Code Compliance Division
4800 W Copans Rd
Coconut Creek, Fl 33083

MORRIS, CARL
8797 SW 1 PL
COCONUT CREEK FL 33071-7522

Coconut Creek

PERMIT STATUS

Permit #	Status	Type	Owner	Address
21003836	CLOSED	WINDOWS/DOORS	MORRIS,CARL	3790 NW 23 PL
21001421	CLOSED	FENCE	MORRIS,CARL	3790 NW 23 PL
21000875	EXPIRED	PATIO	MORRIS,CARL	3790 NW 23 PL
20001032	CLOSED	RE-ROOF	MORRIS,CARL	3790 NW 23 PL
15003513	CLOSED	TREE REMOVAL/RELOCATION	MAZZARELLA,RICHARD P	3790 NW 23 PL
95001116	CLOSED	LOW VOLTAGE/COMMUNICATION SYSTEMS	BORMAN,FRANK	3790 NW 23 PL
94001817	CLOSED	SINGLE FAMILY RESIDENCE - R-3 OCCUPANCY	NEXT COPANS LTD	3790 NW 23 PL

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PERMIT STATUS

Permit #:	21000875
Property ID:	484229170200
Permit Desc:	PATIO
Property Address:	3790 NW 23 PL 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		3/31/2021	**Reviewer:** SSCHMITT **Notes:** EMAIL SENT - EMAIL CAME BACK UNDELIVERABLE - LEFT V.M. 03-31-21 @ 2:15PM
BUILDING (STRUCTURAL)	HOLD	3/23/2021 3/25/2021	**Reviewer:** MALMAS **Notes:** PROVIDE SLAB DETAIL.
G-ENGINEERING	HOLD	3/23/2021 3/31/2021	**Reviewer:** MALBASSA **Notes:** 1. PROVIDE DISTANCE FROM THE PROPERTY LINE TO THE PROPO SED CONCRETE PATIO EDGE. BE AWARE OF THE EXISTING DRAIN AGE EASEMENT SOUTH OF THE PROPERTY.
LANDSCAPING	HOLD	3/23/2021 3/24/2021	**Reviewer:** SMASSEY **Notes:** OWNER MUST COMPLETE `OWNER`S AFFIDAVIT FOR TREE REMOVAL S/REPLACEMENTS`, WHICH EXPLAINS THE CITY`S MINIMUM LAND SCAPE REQUIREMENTS. INDICATE REQUIRED STREET TREE. INDICATE ON SURVEY THE LOCATION OF ALL REQUIRED TREE S AND PALMS ALONG WITH THEIR ESTIMATED TRUNK AND HEIGHT/S IZES.

ZONING	HOLD	3/23/2021 3/29/2021	**Reviewer:** AKORTH **Notes:** 1) PROVIDE HOA APPROVAL LETTER. 2) PROVIDE DISTANCE FROM EDGE OF CONCRETE PATIO TO REA R PROPERTY LINE. BE ADVISED, A MINIMUM 5 FT. SETBACK IS REQUIRED. 3) BE ADVISED, A ZONING PRE-POUR INSPECTION IS REQUIRE D PRIOR TO THE INSTALLATION OF CONCRETE.

© 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.

PERMIT STATUS

Permit #:	21000875
Property ID:	484229170200
Permit Desc:	PATIO
Property Address:	3790 NW 23 PL COCONUT CREEK, FL 33066
Amount Due:	.00
Pending Payment:	.00

Notes

Notes / Special Conditions

SCAN

1-20-26 PERMIT EXPIRED PER BUILDING OFFICIAL

SFLANAGAN- CODE NOTIFIED- TJ

6-14-21 NULL AND VOID LETTER SENT TJ

10-7-21 CALLED CARL AND LEFT A VOICEMAIL

CONTACT INFO:

CARL MORRIS 646-266-0270 - LEFT V.M. AS EMAIL

ADDRESS CAME BACK UNDELIVERABLE-SS

CMORRIS_05@HOTMAIL.COM

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 sustainable development 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 sustainable 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 department of sustainable development.

(3) Applications are returned to the applicant for correction or approved as submitted.

(4) Following all required approvals, the director of sustainable development shall authorize issuance of the building permit.

(d) *General requirements.*

(1) Building permits may not be issued by the director of sustainable development for any applicable purpose except when in conformance with the regulations of this chapter and the Florida Building Code.

(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 sustainable 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 sustainable 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; Ord. No. 2024-012, § 2, 4-11-24)

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	3790 NW 23 PLACE, COCONUT CREEK FL 33066-2270
Property Owner	MORRIS, CARL
Mailing Address	8797 SW 1 PL COCONUT CREEK FL 33071-7522

ID #	4842 29 17 0200
Millage	3212
Use	01-05

Abbr Legal Description	CENTURA PARC AT COCONUT CREEK 120-16 B A POR TRACT"B"DESC'D AS:COMM NW COR SAID TRACT B;E 388.37, S 291.48 TO POB;S 106.50,E 40, N 106.50,W 40 TO POB AKA: LOT 20 OF COCO POINTE

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*	$42,600	$454,140	$496,740	$496,740	
2025	$42,600	$454,140	$496,740	$250,160	$5,041.03
2024	$42,600	$375,460	$418,060	$243,110	$4,871.89

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$496,740	$496,740	$496,740	$496,740
Portability	0	0	0	0
Assessed/SOH	$496,740	$496,740	$496,740	$496,740
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	$496,740	$496,740	$496,740	$496,740

Sales History

Date	Type	Price	Book/Page or CIN
1/28/2020	SWD-Q	$314,000	116328759
4/30/2013	DRR-D	$147,800	111501260
2/12/2013	CET-T		111425530
12/19/2012	VCT-T		49401 / 860
9/6/2012	CET-D	$138,000	49183 / 840

Land Calculations

Price	Factor	Type
$10.00	4,260	SF

Adj. Bldg. S.F. (Card, Sketch)	1860
Units/Beds/Baths	1/3/2
Eff./Act. Year Built: 1996/1995	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1								

Summons/Case # C26030187
Tatyane, Barbosa
Address: 3370 NW 22 Court
Vio: 13-38-a (failure to complete the permit process: Fence – Expired Permit #21001027)

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. C260301B7
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 MARCH 26 2026
At 10:29 (AM) / PM

Owner Name BARBOSA TATYANE
Last First MI

Last First MI

Owner Address 3370 NW 22 CT
Coconut Creek FL 33066-2231
City State Zip

Legal/Folio 4842 29 16 0980

Violation Location 3370 NW 22 COURT
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Failure to complete permit PROCESS!
FENCE (EXPIRED PERMIT)

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 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 5/6/26 310
Officer Signature Date ID#

JAN MOPPERT
Printed Name

X *POSTED* 5/6/26
Signature Acknowledging Receipt of this Notice Date

X
Printed Name

If you have any questions, call 954-956-1476 or 1538 between 7AM-5PM Mon-Thurs.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030187	3370 NW 22 CT	484229160980	BARBOSA,TATYANE

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: 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: 5/12/26 - Receipt/Article #:9589 0710 5270 3748 5745 40
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: 5/6/26 - Time: 11:11 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.)

Jan Moppert
Signature of Code Compliance Officer

JAN MOPPERT
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 MOPPERT, JAN who is personally known to me.

RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Reshma Heraman
Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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®

9589 0710 5270 3748 5745 40

BARBOSA, TATYANE
3370 NW 22 CT
COCONUT CREEK FL 33066-2231

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 Postag
$

Sent To

Street and A

City, State, Z

PS Form 38

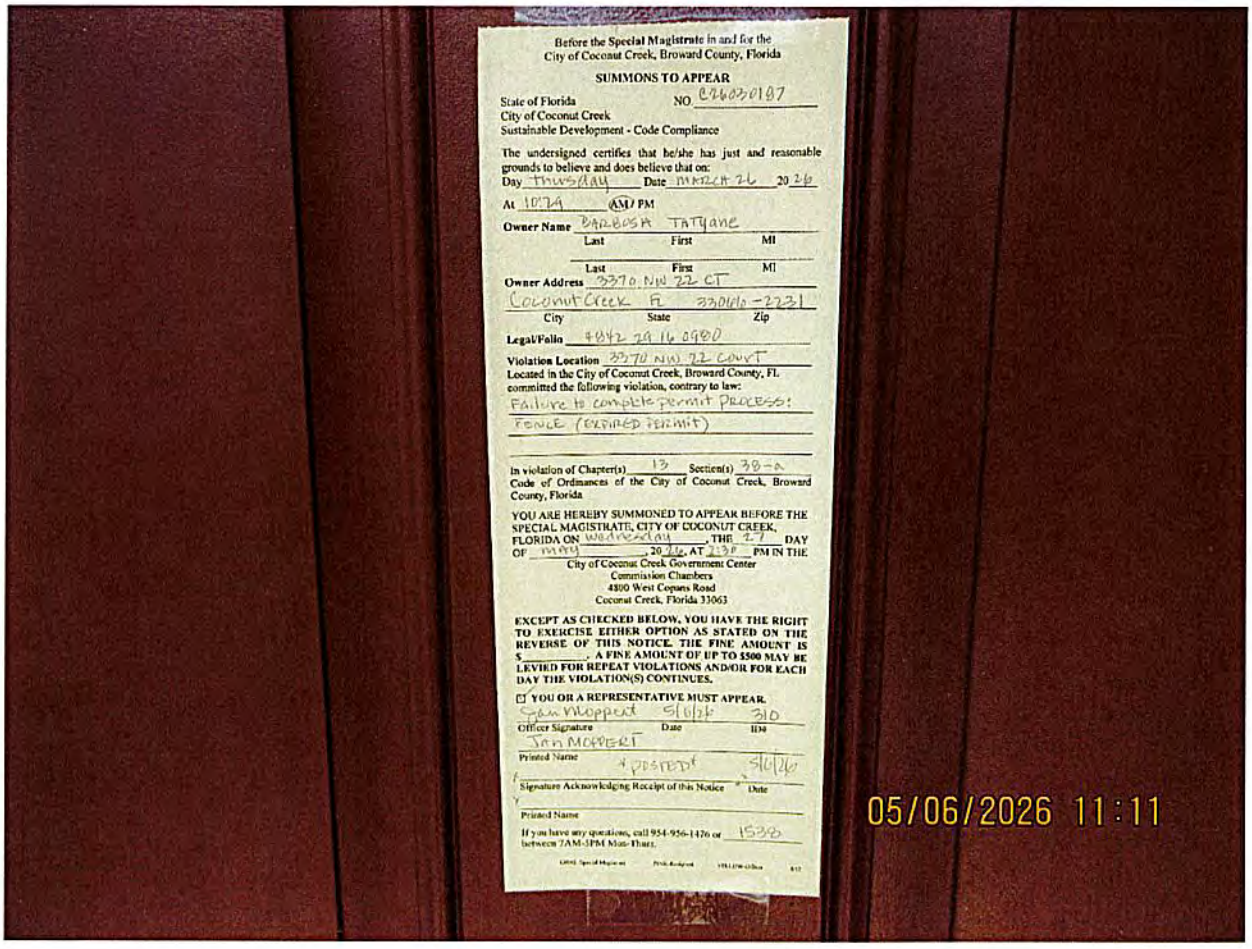
Postmark Here

C0603018T

Summary
SM - 5/12/26

BARBOSA, TATYANE
3370 NW 22 CT
COCONUT CREEK FL 33066-2231

9589 0710 5270 3748 5745 40



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

SUMMONS TO APPEAR

State of Florida NO C2603O187
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 MARCH 26 20 26
At 10:29 (AM) PM
Owner Name BARBOSA TATYANE
Last First MI
Last First MI
Owner Address 3370 NW 22 CT
Coconut Creek FL 33066-2231
City State Zip
Legal/Folio 4042 29 16 0980
Violation Location 3370 NW 22 COURT
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
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Code of Ordinances of the City of Coconut Creek, Broward County, Florida

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☐ YOU OR A REPRESENTATIVE MUST APPEAR.

Sam Moppert 5/6/26 310
Officer Signature Date ID#
JAN MOPPERT
Printed Name
POSTED 5/6/26
Signature Acknowledging Receipt of this Notice Date
Printed Name
If you have any questions, call 954-956-1476 or between 7AM-3PM Mon-Thurs. 1538

05/06/2026 11:11

3370 NW 22 Court (Centura Parc) Posted Summons 5/6/26 11:11 AM. JM

Code Compliance Division
4800 W Copans Rd
Coconut Creek, FL 33063
954.956.1476

Written Warning

CASE #: C26030187
VIOLATION LOCATION: 3370 NW 22 CT
PARCEL ID: 484229160980
DATE ISSUED: 03/26/26

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:

Failure to complete permit process (13-38-a): Permit #: 21001027 (fence) Action Required - Permit is Expired

VIOLATION DESCRIPTION:
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.

CORRECTIVE ACTION REQUIRED:
Contact the Building Division to complete the required permit process: 954-973-6750 or https://coconutcreek.gov/sd/building-department.

COMPLIANCE DATE: 04/26/2026

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

PERMIT STATUS

Permit #	Status	Type	Owner	Address
25002214	CLOSED	RE-ROOF	PAINTER,VANESSA M	3370 NW 22 PL
25001164	CLOSED	FENCE	PAINTER,VANESSA M	3370 NW 22 PL
22001690	CLOSED	PLUMBING EQUIPMENT	PLANTE,MICHAEL H/E	3370 NW 22 PL
21001027	EXPIRED	FENCE	BARBOSA,TATYANE	3370 NW 22 CT
20002332	CLOSED	PLUMBING EQUIPMENT	BARBOSA,TATYANE	3370 NW 22 CT
14002233	CLOSED	A/C REPLACEMENT	PLANTE,MICHAEL H/E	3370 NW 22 PL
14000182	CLOSED	WINDOWS/DOORS	SCIME,JOSEPH F JR & DOROTHY A	3370 NW 22 CT
13002975	CLOSED	A/C REPLACEMENT	SCIME,JOSEPH F JR & DOROTHY A	3370 NW 22 CT
13002488	CLOSED	WINDOWS/DOORS	SCIME,JOSEPH F JR & DOROTHY A	3370 NW 22 CT
13000826	CLOSED	RE-ROOF	SCIME,JOSEPH F JR & DOROTHY A	3370 NW 22 CT
13000782	CLOSED	LOW VOLTAGE/COMMUNICATION SYSTEMS	SCIME,JOSEPH F JR & DOROTHY A	3370 NW 22 CT
11000745	CLOSED	FENCE	PAINTER,VANESSA M	3370 NW 22 PL
08001578	CLOSED	WATERHEATER REPL	SCIME,JOSEPH F JR & DOROTHY A	3370 NW 22 CT
06001177	CLOSED	RE-ROOF	FORD,DAVID E & NANCY E	3370 NW 22 PL

PERMIT STATUS

Permit #:	21001027
Property ID:	484229160980
Permit Desc:	FENCE
Property Address:	3370 NW 22 CT 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		4/7/2021	**Reviewer:** TNOGUERA **Notes:** 4-7-21 SENT EMAIL.
ZONING	HOLD	4/1/2021 4/6/2021	**Reviewer:** AKORTH **Notes:** 1) PROVIDE PROPERTY SURVEY AND HIGHLIGHT LOCATION OF PROPOSED FENCE. INDICATE DIMENSIONS OF PROPOSED FENCE ON PLAN. 2) BE ADVISED, DECORATIVE SIDE (GOOD SIDE) OF FENCE MUST FACE OUT. 3) BE ADVISED, A ZONING PRE POUR INSPECTION WILL BE REQUIRED PRIOR TO THE INSTALLATION OF THE FENCE. THE PROPOSED LOCATION OF THE FENCE SHALL BE SHOWN BY STRING LINE, STAKES, OR POST HOLES. APPLICANT MUST SCHEDULE THE PRE POUR INSPECTION WITH THE BUILDING DIVISION.
BUILDING (STRUCTURAL)	HOLD	4/1/2021 4/6/2021	**Reviewer:** MALMAS **Notes:** 1. PROVIDE A SURVEY AND MARK THE LOCATION OF THE FENCE WITH DIMENSIONS AND GATE LOCATIONS, IF ANY. 2. PROVIDE FENCE REQUIREMENTS, THE DOCUMENT CAN BE FOU ND AT COCONUTCREEK.NET.

PERMIT STATUS

Permit #:	21001027
Property ID:	484229160980
Permit Desc:	FENCE
Property Address:	3370 NW 22 CT COCONUT CREEK, FL 33066
Amount Due:	.00
Pending Payment:	.00

Notes

Notes / Special Conditions

SCAN

1-20-26 PERMIT EXPIRED PER BUILDING OFFICIAL

SFLANAGAN- CODE NOTIFIED- TJ

6/7/21 SENT NULL AND VOID LETTER. MUST COMPLY BY

6/21/21.

CONTACT:

TATYANE BARBOSA

305-417-3918

TATYANEBARBOSA@HOTMAIL.COM

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 sustainable development 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 sustainable 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 department of sustainable development.

(3) Applications are returned to the applicant for correction or approved as submitted.

(4) Following all required approvals, the director of sustainable development shall authorize issuance of the building permit.

(d) *General requirements.*

(1) Building permits may not be issued by the director of sustainable development for any applicable purpose except when in conformance with the regulations of this chapter and the Florida Building Code.

(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 sustainable 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 sustainable 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; Ord. No. 2024-012, § 2, 4-11-24)

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	3370 NW 22 COURT, COCONUT CREEK FL 33066-2231
Property Owner	BARBOSA, TATYANE
Mailing Address	3370 NW 22 CT COCONUT CREEK FL 33066-2231

ID #	4842 29 16 0980
Millage	3212
Use	01-05

Abbr Legal Description	LAKEVIEW HOMES AT CENTURA PARC IV 138-39 B LOT 98

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*	$39,900	$387,180	$427,080	$328,340	
2025	$39,900	$412,030	$451,930	$319,710	$6,510.73
2024	$34,910	$401,680	$436,590	$310,700	$6,305.11

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$427,080	$427,080	$427,080	$427,080
Portability	0	0	0	0
Assessed/SOH 21	$328,340	$328,340	$328,340	$328,340
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	$276,929	$303,340	$276,929	$276,929

Sales History

Date	Type	Price	Book/Page or CIN
8/17/2020	WD-Q	$335,000	116699596
2/1/1990	WD	$96,200	17202 / 361

Land Calculations

Price	Factor	Type
$8.00	4,987	SF

Adj. Bldg. S.F. (Card, Sketch)	1726
Units/Beds/Baths	1/2/2
Eff./Act. Year Built: 1991/1990	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	1		CM					
1			.11					

Summons/Case # C26030188
Pasquale & Maria Poerio Rev Tr /Poerio, Pasquale trustee Etal
6712 Peruzzi Way
Vio Address: 3219 Carambola Cir S #23110
Vio: 13-38-a (failure to complete the permit process: Shutters–Expired Permit #21001351)

Outlook

Re: 3219 Carambola expired permit 21001351

From camillo poerio <master-electric@bellsouth.net>
Date Wed 5/13/2026 11:43 PM
To Moppert, Janet <JMoppert@coconutcreek.net>

You don't often get email from master-electric@bellsouth.net. Learn why this is important

Thank you I will work on getting a new permit.

Thanks Camillo

On Wednesday, May 13, 2026 at 01:08:30 PM EDT, Moppert, Janet <jmoppert@coconutcreek.net> wrote:

Hi Camillo,

I'm glad to hear you're working to resolve this expired permit issue at 3219 Carambola Cir S.

You have been granted a continuance for the Special Magistrate Hearing, which is scheduled for 2:30 pm on June 24, 2026, in the Commission Chambers located at 4800 W Copans Rd, Coconut Creek, Florida, 33063.

Please don't hesitate to contact me if you need further assistance.

Best Regards,

Jan Moppert

Code Compliance Officer

COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

4800 W Copans Road

Coconut Creek, FL 33063

954-956-1538

www.coconutcreek.net

From: camillo poerio <master-electric@bellsouth.net>
Sent: Tuesday, May 12, 2026 11:44 PM
To: Moppert, Janet <JMoppert@coconutcreek.net>
Subject: 3219 Carambola

Hey Jan

Here is the permit letter and stuff for my dads place. Let me know if you can extend the summons.
I have a GC I work with to help me close this out.

Thanks Camillo 954-249-0527

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.

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. C2603198
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 MARCH 26 2026

At 10:33 (AM) / PM

Owner Name PASQUALE & MARIA POERIO REV TR
Last First MI
POERIO, PASQUALE Trustee ETAL
Last First, MI

Owner Address 6712 PERUZZI WAY
LAKE WORTH FL 33467
City State Zip

Legal/Folio 4842 20 AH 0140

Violation Location 3219 Carambola Circle S #23110
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
FAILURE to complete permit process;
SHUTTERS (EXPIRED PERMIT)

In violation of Chapter(s) 13 Section(s) 36-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 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 5/6/26 310
Officer Signature Date ID#

Jan Moppert
Printed Name

x *POSTED* 5/6/26
Signature Acknowledging Receipt of this Notice Date

x
Printed Name

If you have any questions, call 954-956-1476 or 1538 between 7AM-5PM Mon-Thurs.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030188	3219 CARAMBOLA CIR S	484220AH0140	PASQUALE & MARIA POERIO REV TR

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: 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: 5/11/2026 - Receipt/Article #: 9589 0710 5270 3748 5745 64 / 9589 0710 5270 3748 5745 57
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: 5/6/26 - Time: 11:41 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.)

Jan Moppert
Signature of Code Compliance Officer

Jan Moppert
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 May, 2026 by MOPPERT, JAN who is personally known to me.

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

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 5745 57

PASQUALE & MARIA POERIO REV TR
POERIO, PASQUALE TRSTEE ETAL
6712 PERUZZI WAY
LAKE WORTH FL 33467

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 PASQUALE & MARIA POERIO REV TR
POERIO, PASQUALE TRSTEE ETAL

Street and Apt. 6712 PERUZZI WAY

City, State, ZIP+ LAKE WORTH FL 33467

C28030188
Summons
Postmark Here
JM 5/11/26

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

9589 0710 5270 3748 5745 57

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®

9589 0710 5270 3748 5745 64

3219 CARAMBOLA CIRCLE S #23110
COCONUT CREEK FL 33066

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, ZI

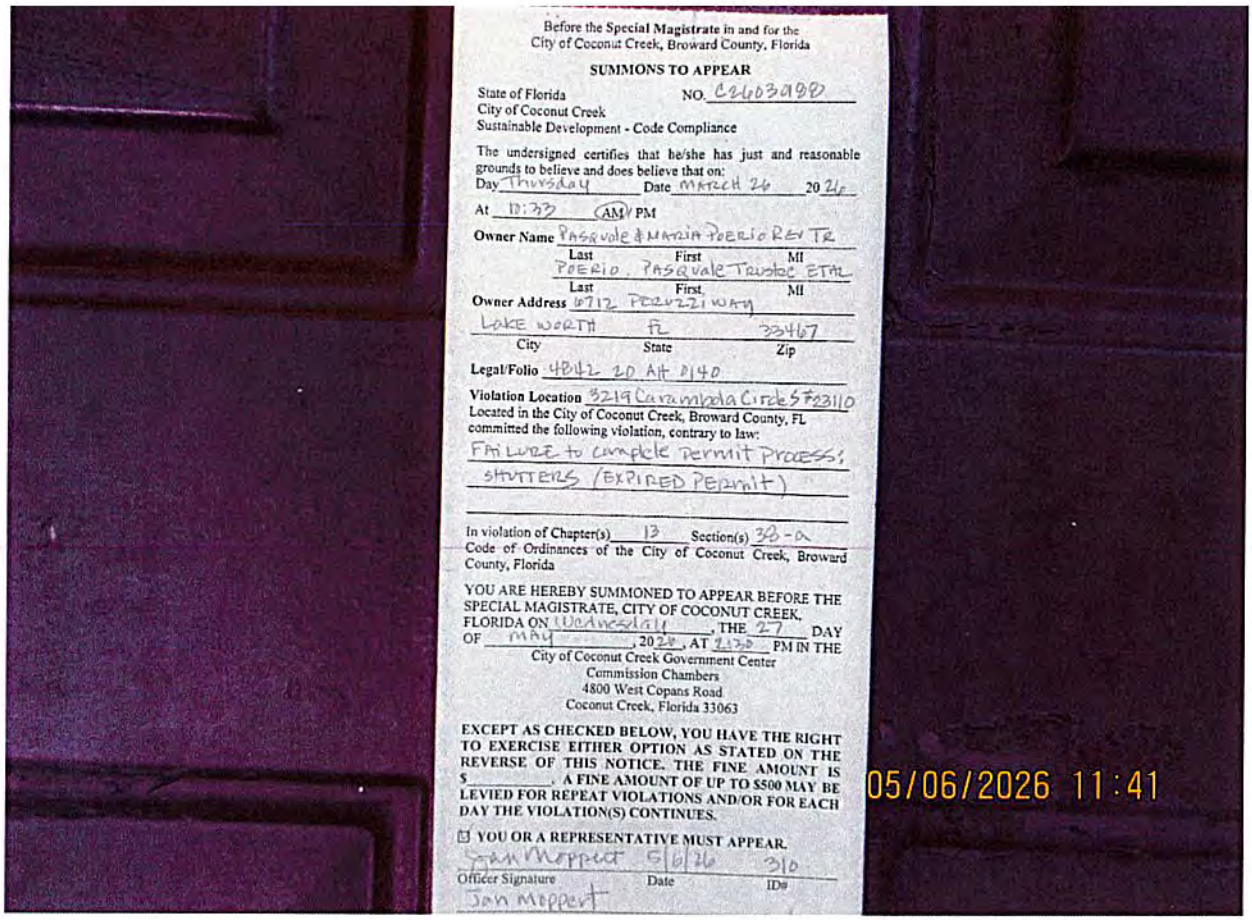
Postmark Here

C2603018 8
Summons
JM 5/11/26

3219 CARAMBOLA CIRCLE S #23110
COCONUT CREEK FL 33066

PS Form 380

9589 0710 5270 3748 5745 64



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

SUMMONS TO APPEAR

State of Florida NO. C26030190
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 MARCH 26 20 26
At 10:33 (AM) PM
Owner Name PASQUALE & MARIA POERIO REV TR
Last First MI
POERIO PASQUALE Trustee ETAL
Last First MI
Owner Address 6712 PERUZZI WAY
LAKE WORTH FL 33467
City State Zip
Legal/Folio 4842 20 AH 0140
Violation Location 3219 Carambola Circle S #3110
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
FAILURE to complete permit process;
SHUTTERS (EXPIRED Permit)

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 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 $_____. 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 5/6/26 310
Officer Signature Date ID#
Jan Moppert

05/06/2026 11:41

3219 Carambola Cir S (Pond Apple Place IV) Posted Summons 5/6/26 11:42 AM. JM

Code Compliance Division
4800 W Copans Rd
Coconut Creek, FL 33063
954.956.1476

Written Warning

CASE #: C26030188
VIOLATION LOCATION: 3219 CARAMBOLA CIR S
PARCEL ID: 484220AH0140
DATE ISSUED: 03/26/26

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:

Failure to complete permit process (13-38-a): Permit #:21001351 (shutters) Action Required - Permit is Expired

VIOLATION DESCRIPTION:
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.

CORRECTIVE ACTION REQUIRED:
Contact the Building Division to complete the required permit process: 954-973-6750 or https://coconutcreek.gov/sd/building-department.

COMPLIANCE DATE: 04/26/2026

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 Compliance
Resilient Design & Development
Code Compliance Division
4800 W Copans Rd
Coconut Creek, Fl 33083

PASQUALE & MARIA POERIO REV TR
6712 PERUZZI WAY
LAKE WORTH FL 33467

Jan Moppert, Code Compliance
Resilient Design & Development
Code Compliance Division
4800 W Copans Rd
Coconut Creek, Fl 33083

PASQUALE & MARIA POERIO REV TR
3219 CARAMBOLA CIRCLE S #23110
COCONUT CREEK FL 33066

PERMIT STATUS

Permit #	Status	Type	Owner	Address
21002980	CLOSED	WATERHEATER REPL	POERIO,MARIA	3219 CARAMBOLA CIR S
21001351	EXPIRED	SHUTTERS/STORM SCREENS	PASQUALE & MARIA POERIO REV TR	3219 CARAMBOLA CIR S
17001206	CLOSED	A/C REPLACEMENT	POERIO,MARIA	3219 CARAMBOLA CIR S
04000143	CLOSED	A/C REPLACEMENT	MALLAT,SHAHNAZ	3219 CARAMBOLA CIR

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PERMIT STATUS

Permit #:	21001351
Property ID:	484220AH0140
Permit Desc:	SHUTTERS/STORM SCREENS
Property Address:	3219 CARAMBOLA CIR S 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		5/3/2021	**Reviewer:** TNOGUERA **Notes:** 5-3-21 SENT EMAIL.
BUILDING (STRUCTURAL)	HOLD	5/3/2021 5/3/2021	**Reviewer:** DTORESCO **Notes:** SITE SPECIFIC PLANS SIGNED AND SEALED BY A FLORIDA LICENSED ARCHITECT OR ENGINEER INDICATING ALL RETRO OPENINGS WITH DESIGN PRESSURES IS REQUIRED FOR CONDOMINIUMS. NO GENERIC CHARTS PERMITTED.

PERMIT STATUS

Permit #:	21001351
Property ID:	484220AH0140
Permit Desc:	SHUTTERS/STORM SCREENS
Property Address:	3219 CARAMBOLA CIR S COCONUT CREEK, FL 33066
Amount Due:	.00
Pending Payment:	.00

Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes

Required Inspections to be Completed

FINAL STRUCTURAL	1

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COCONUT CREEK

PERMIT STATUS

Permit #:	21001351
Property ID:	484220AH0140
Permit Desc:	SHUTTERS/STORM SCREENS
Property Address:	3219 CARAMBOLA CIR S COCONUT CREEK, FL 33066
Amount Due:	.00
Pending Payment:	.00

Notes

Notes / Special Conditions

E-PERMIT INSTALL 4 ACCORDION HURRICANE SHUTTERS

1-20-26 PERMIT EXPIRED PER BUILDING OFFICIAL

SFLANAGAN- CODE NOTIFIED- TJ

CONTACT: MICHEL MENARD 19043451774

EMAIL: AYKONMANAGEMENT@GMAIL.COM

TEMPORARY PERMIT#: 11024

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 sustainable development 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 sustainable 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 department of sustainable development.

(3) Applications are returned to the applicant for correction or approved as submitted.

(4) Following all required approvals, the director of sustainable development shall authorize issuance of the building permit.

(d) *General requirements.*

(1) Building permits may not be issued by the director of sustainable development for any applicable purpose except when in conformance with the regulations of this chapter and the Florida Building Code.

(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 sustainable 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 sustainable 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; Ord. No. 2024-012, § 2, 4-11-24)

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	3219 CARAMBOLA CIRCLE S #23110, COCONUT CREEK FL 33066
Property Owner	PASQUALE & MARIA POERIO REV TR POERIO, PASQUALE TRSTEE ETAL
Mailing Address	6712 PERUZZI WAY LAKE WORTH FL 33467

ID #	4842 20 AH 0140
Millage	3212
Use	04

Abbr Legal Description	POND APPLE PLACE IV-C CONDO UNIT 23110 BLDG 7 PER CDO BK 11171/PG 151

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*	$20,790	$187,130	$207,920	$207,920	
2025	$24,660	$221,980	$246,640	$214,690	$5,043.86
2024	$24,340	$219,070	$243,410	$195,180	$4,723.21

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$207,920	$207,920	$207,920	$207,920
Portability	0	0	0	0
Assessed/SOH	$207,920	$207,920	$207,920	$207,920
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	$207,920	$207,920	$207,920	$207,920

Sales History

Date	Type	Price	Book/Page or CIN
10/21/2024	WD-T	$100	119859408
10/10/2014	WD-Q-SS	$92,000	112592013
10/9/2003	QCD	$100	36303 / 798
7/31/2000	WD	$77,500	30734 / 1846
7/28/1997	WD	$100	26775 / 391

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		1140
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1984/1983		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
M			CM					
1			.07					

Summons/Case # C26030189
Gove, Gregory
3159 Carambola Cir S #2380
Vio: 13-38-a (failure to complete the permit process: A/C Replacement – Expired Permit #21001431)

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. C26030189
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 MARCH 26 20 26
At 10:38 (AM)/ PM

Owner Name GOVE, GREGORY
Last First MI

Last First MI

Owner Address 3159 Carambola Cir S #2380
Coconut Creek FL 33066
City State Zip

Legal/Folio 4042 20 AG 0440

Violation Location 3159 Casambola Cir S #2380
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Failure to complete Permit Process!
A/C REPLACEMENT (EXPIRED PERMIT)

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 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 5/6/26 310
Officer Signature Date ID#

JAN MOPPERT
Printed Name

X * POSTED* 5/6/26
Signature Acknowledging Receipt of this Notice Date

X
Printed Name

If you have any questions, call 954-956-1476 or 1538 between 7AM-5PM Mon-Thurs.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030189	3159 CARAMBOLA CIR S 2380	484220AG0440	GOVE,GREGORY

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: 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: 5/11/26 - Receipt/Article #:9589 0710 5270 3748 5745 19
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: 5/6/26 - Time: 11:31 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.)

Jan Moppert
Signature of Code Compliance Officer

Jan Moppert
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 May, 2026 by MOPPERT, JAN who is personally known to me.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

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 5745 19

GOVE, GREGORY
3159 CARAMBOLA CIR S #2380
COCONUT CREEK FL 33066

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

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

OFFICIAL USE

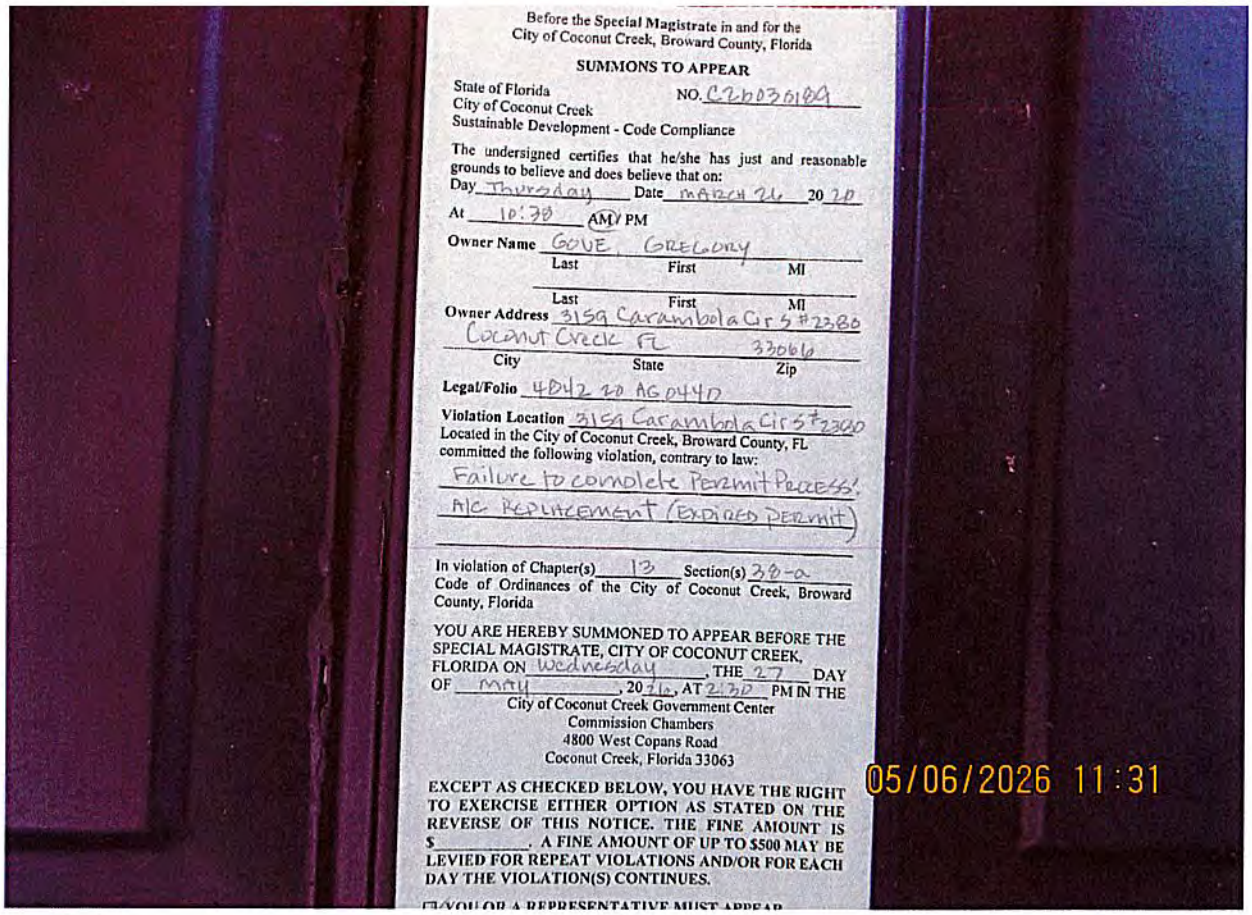
Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $
Total Postage and $
Sent To
Street and Apt. No.
City, State, ZIP+4

C060301 89
Summons
Postmark Here
SU- 5/11/26

GOVE, GREGORY
3159 CARAMBOLA CIR S #2380
COCONUT CREEK FL 33066

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

9589 0710 5270 3748 5745 19



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. C2603180

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 10:30 AM / PM

Owner Name GOUE GREGORY
Last First MI

Last First MI

Owner Address 3159 Carambola Cir S #2380
Coconut Creek FL 33066
City State Zip

Legal/Folio 4042 20 AG 0440

Violation Location 3159 Carambola Cir S #2380
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Failure to complete Permit Process/
AIC REPLACEMENT (EXPIRED PERMIT)

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☐ YOU OR A REPRESENTATIVE MUST APPEAR

05/06/2026 11:31

3159 Carambola Cir S (Pond Apple Place IV) Posted Summons 5/6/26 11:32 AM. JM

Code Compliance Division
4800 W Copans Rd
Coconut Creek, FL 33063
954.956.1476

Written Warning

CASE #: C26030189
VIOLATION LOCATION: 3159 CARAMBOLA CIR 2380
PARCEL ID: 484220AG0440
DATE ISSUED: 03/26/26

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:

Failure to complete permit process (13-38-a): Permit #:21001431 (A/C Replacment) Action Required - Permit is Expired

VIOLATION DESCRIPTION:
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.

CORRECTIVE ACTION REQUIRED:
Contact the Building Division to complete the required permit process: 954-973-6750 or https://coconutcreek.gov/sd/building-department.

COMPLIANCE DATE: 04/26/2026

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

PERMIT STATUS

Permit #	Status	Type	Owner	Address
21001431	OPEN	A/C REPLACEMENT	GOVE,GREGORY	3159 CARAMBOLA CIR S 2380
97000809	CLOSED	WATERHEATER REPL	KOTHER,SCOTT R	3159 CARAMBOLA CIR S 2380
93000936	EXPIRED	STRUCTURAL CONSTRUCTION	KOTHER,SCOTT R	3159 S CARAMBOLA CIR, #2380

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PERMIT STATUS

Permit #:	21001431
Property ID:	484220AG0440
Permit Desc:	A/C REPLACEMENT
Property Address:	3159 CARAMBOLA CIR S 2380 COCONUT CREEK, FL 33066
Amount Due:	75.00
Pending Payment:	.00

Plan Review

*** Plan Review Information

Revision Stop	Status	Date In/Out	Reviewer/Notes
PROCESSING	READY FOR PICKUP	4/28/2026 4/28/2026	**Reviewer:** TROBAIN **Notes:** REVISION 1
REVISION 1 MEC	APPROVED	4/27/2026 4/27/2026	**Reviewer:** BCANFIEL
SUBMITTAL NOTES	COMPLETED	4/27/2026 4/28/2026	**Reviewer:** TROBAIN **Notes:** REVISION 1 AC CHANGE OUT
PROCESSING	READY FOR PICKUP	5/11/2021 5/11/2021	**Reviewer:** TNOGUERA
MECHANICAL (A/C)	APPROVED	5/11/2021 5/11/2021	**Reviewer:** MBECK **Notes:** ADDENDUM NEEDS TO BE SIGNED BY THE REVIEWER.
MECHANICAL (A/C)	APPROVED	5/6/2021 5/10/2021	**Reviewer:** MBECK **Notes:** REVIEWED BY BILL DIXON

PERMIT STATUS

Permit #:	21001431
Property ID:	484220AG0440
Permit Desc:	A/C REPLACEMENT
Property Address:	3159 CARAMBOLA CIR S 2380 COCONUT CREEK, FL 33066
Amount Due:	75.00
Pending Payment:	.00

Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
FINAL MECHANICAL	2	CANFIELD,B	4/20/2026	4/20/2026	F		FBC 107.4 CHANGE OF PLANS REQUIRED MODEL NUMBERS ON PLANS DO NOT MATCH THE UNIT THAT WAS I NSTALLED
FINAL MECHANICAL	1	CANFIELD,B	4/15/2026	4/14/2026	C		CANCELLED BY CONTRACTOR 954-614-1469 OSS @ 04142026.1306.00153

Required Inspections to be Completed

FINAL MECHANICAL	3

PERMIT STATUS

Permit #:	21001431
Property ID:	484220AG0440
Permit Desc:	A/C REPLACEMENT
Property Address:	3159 CARAMBOLA CIR S 2380 COCONUT CREEK, FL 33066
Amount Due:	75.00
Pending Payment:	.00

Notes

Notes / Special Conditions

E-PERMIT A/C CHANGE OUT

1-15-26 PERMIT EXPIRED PER BUILDING OFFICIAL

SFLANAGAN- CODE NOTIFIED- TJ

1-9-23 EXPIRATION LETTER SENT. MUST COMPLY BY

2-9-23. TN

6-12-23 SENT TO CODE.

CONTACT: ROBERT MURPHY 9542750863

EMAIL: AAAABLE@BELLSOUTH.NET

TEMPORARY PERMIT#: 11100

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.

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(c) *Processing of application.*

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(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; Ord. No. 2024-012, § 2, 4-11-24)

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	3159 CARAMBOLA CIRCLE S #2380, COCONUT CREEK FL 33066
Property Owner	GOVE, GREGORY
Mailing Address	3159 CARAMBOLA CIR S #2380 COCONUT CREEK FL 33066

ID #	4842 20 AG 0440
Millage	3212
Use	04

Abbr Legal Description	POND APPLE PLACE IV-B CONDO UNIT 2380 BLDG 5 PER CDO BK 10952/PG 457

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).

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Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	$20,220	$181,970	$202,190	$119,760	
2025	$23,980	$215,850	$239,830	$116,620	$1,859.25
2024	$23,670	$213,030	$236,700	$113,340	$1,777.41

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$202,190	$202,190	$202,190	$202,190
Portability	0	0	0	0
Assessed/SOH 15	$119,760	$119,760	$119,760	$119,760
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	$68,349	$94,760	$68,349	$68,349

Sales History

Date	Type	Price	Book/Page or CIN
8/25/2014	SWD-Q-DS	$95,000	112498382
2/7/2014	WD-T	$100	112498381
12/10/2013	CET-D	$62,300	112050652
5/28/2004	WD	$140,500	37663 / 461
12/17/2001	WD	$99,000	32569 / 1682

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		1010
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1984/1983		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32			CM					
M			CM					
1			.08					

Summons/Case # C26030194
Bailey, Clifton
8203 W. Sample Rd Apt 30
Vio Address: 1901 NW 35 Ave
Vio: 13-38-a (failure to complete the permit process: Re-roof – Expired Permit #21002809)

IMPORTANT INSTRUCTIONS

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

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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. C2603O194
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 MARCH 26 2026
At 10:59 (AM) / PM

Owner Name BAILEY, CLIFTON
Last First MI

Last First MI

Owner Address 8203 W Sample RD Apt 30
Coral Springs FL 33065-4646
City State Zip

Legal/Folio 4842 29 15 0730

Violation Location 1901 NW 35 AVE
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Failure to complete Permit process;
RE-ROOF (EXPIRED PERMIT)

In violation of Chapter(s) 13 Section(s) 39-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 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 5/6/26 310
Officer Signature Date ID#

JAN MOPPERT
Printed Name

POSTED 5/6/26
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.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030194	1901 NW 35 AVE	484229150730	BAILEY,CLIFTON

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: 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: 5/11/2026 - Receipt/Article #9589 0710 5270 3748 5745 02 9589 0710 5270 3748 5744 96
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: 5/6/26 - Time: 11:03 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.)

Jan Moppert
Signature of Code Compliance Officer

Jan Moppert
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 May, 2026 by MOPPERT, JAN who is personally known to me.

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Reshma Heraman
Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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

9589 0710 5270 3748 5745 02

BAILEY, CLIFTON
8203 W SAMPLE RD APT 30
CORAL SPRINGS FL 33065-4646

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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

C260301941
Summons
Postmark Here
5/11/26

BAILEY, CLIFTON
8203 W SAMPLE RD APT 30
CORAL SPRINGS FL 33065-4646

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

9589 0710 5270 3748 5745 02

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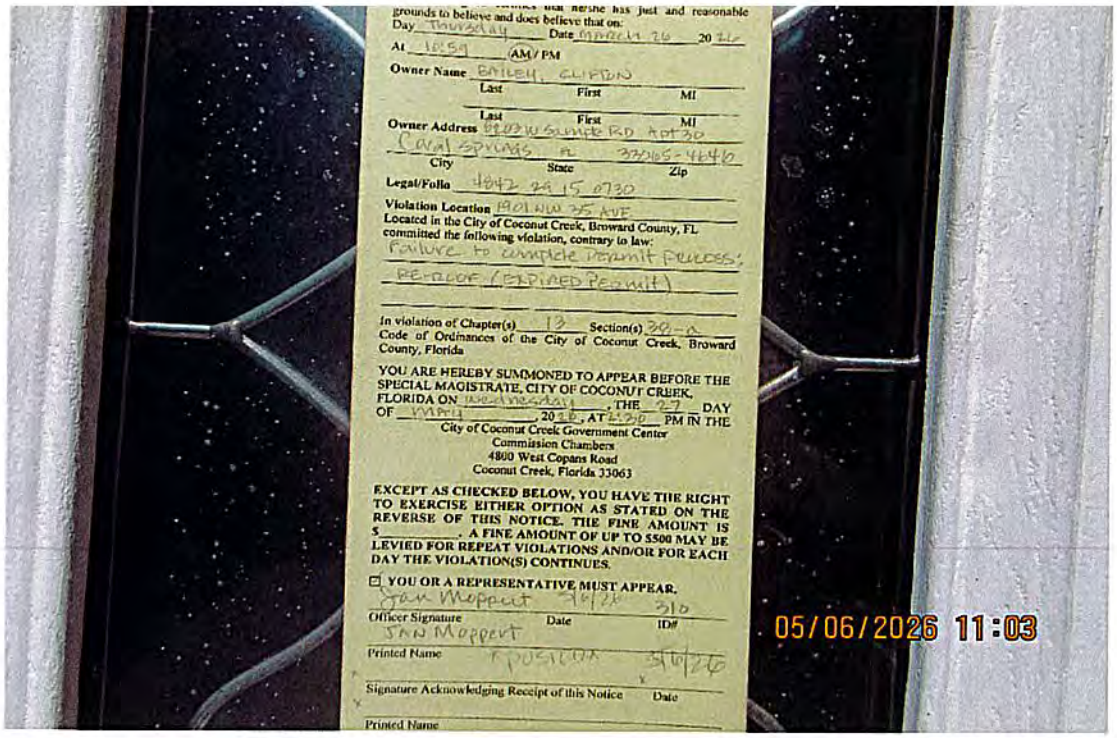
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage
$
Sent To
Street and Apt.
City, State, Z

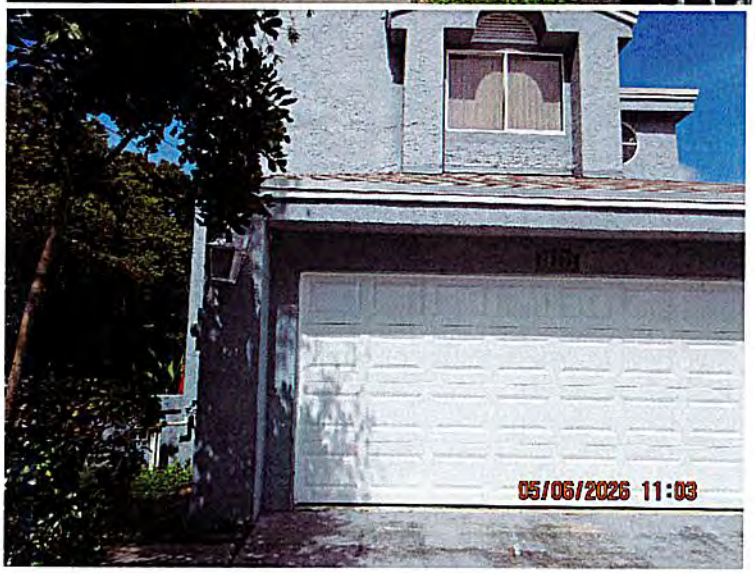
C2K0 30194
Summons
Postmark Here
J.M
5/11/26

1901 NW 35 AVENUE
COCONUT CREEK FL 33066

PS Form 3800

9589 0710 5270 3748 5744 96





1901 NW 35 Ave (Centura Parc) Posted Summons 5/6/26 11:03. JM

Code Compliance Division
4800 W Copans Rd
Coconut Creek, FL 33063
954.956.1476

Written Warning

CASE #: C26030194
VIOLATION LOCATION: 1901 NW 35 AVE
PARCEL ID: 484229150730
DATE ISSUED: 03/26/26

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:

Failure to complete permit process (13-38-a): Permit #:21002809 (re-roof) Action Required - Permit is Expired

VIOLATION DESCRIPTION:
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.

CORRECTIVE ACTION REQUIRED:
Contact the Building Division to complete the required permit process: 954-973-6750 or https://coconutcreek.gov/sd/building-department.

COMPLIANCE DATE: 04/26/2026

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

PERMIT STATUS

Permit #	Status	Type	Owner	Address
21002809	EXPIRED	RE-ROOF	BAILEY,CLIFTON	1901 NW 35 AVE
98001791	CLOSED	LOW VOLTAGE/COMMUNICATION SYSTEMS	COUTO	1901 NW 35 AVE
91001426	CLOSED	FENCE	CUOTO	1901 NW 35 AVE
89000200	CLOSED	FENCE	COCONUT CREEK DEVELOPERS	1901 NW 35 AVE

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PERMIT STATUS

Permit #:	21002809
Property ID:	484229150730
Permit Desc:	RE-ROOF
Property Address:	1901 NW 35 AVE COCONUT CREEK, FL 33066
Amount Due:	.00
Pending Payment:	.00

Plan Review

*** Plan Review Information

Revision Stop	Status	Date In/Out	Reviewer/Notes
PROCESSING	READY FOR PICKUP	10/6/2021 10/7/2021	**Reviewer:** FETIENNE
BUILDING (STRUCTURAL)	APPROVED	10/6/2021 10/6/2021	**Reviewer:** MALMAS
ZONING	APPROVED	10/6/2021 10/6/2021	**Reviewer:** AKORTH
HOLD FILE	BLDG CORR SUBMITTED	9/13/2021 10/6/2021	**Reviewer:** TJOSEPH **Notes:** 9-13-21 SENT EMAIL. 10-6-21 CORRECTIONS SUBMITTED BY MOHAMMAD
ZONING	HOLD	9/8/2021 9/13/2021	**Reviewer:** NJOSIAH **Notes:** PROVIDE HOA APPROVAL LETTER
BUILDING (STRUCTURAL)	HOLD	9/8/2021 9/8/2021	**Reviewer:** MALMAS **Notes:** 1. PROVIDE A COMPLETED ROOF PACKAGE, N/A SECTIONS NOT B EING USED. 2. PROVIDE A COMPLETED ROOF MITIGATION FORM.

PERMIT STATUS

Permit #:	21002809
Property ID:	484229150730
Permit Desc:	RE-ROOF
Property Address:	1901 NW 35 AVE COCONUT CREEK, FL 33066
Amount Due:	.00
Pending Payment:	.00

Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
PERMIT RENEWAL	2	TORESCO,DO	5/13/2024	5/13/2024	P		
PERMIT RENEWAL	1		6/13/2023	6/13/2023	P		PERMIT RENEWAL ONLY
FINAL STRUCTURAL	1	ALMAS,MARC	11/1/2021	11/1/2021	F		PROVIDE PICTURES OF WORK. FBC 110.5.
SHINGLE IN PROGRESS	2	ALMAS,MARC	11/1/2021	11/1/2021	F		PROVIDE PICTURES OF WORK. FBC 110.5.
TIN TAG	2	ALMAS,MARC	11/1/2021	11/1/2021	F		PROVIDE PICTURES OF WORK. FBC 110.5.
SHINGLE IN PROGRESS	1	TORESCO,DO	10/28/2021	10/28/2021	F		NO PERMIT ON SITE FBC 105.7
TIN TAG	1	TORESCO,DO	10/28/2021	10/28/2021	F		NO PERMIT ON SITE FBC 105.7

Required Inspections to be Completed

FINAL STRUCTURAL	2
SHINGLE IN PROGRESS	3

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
SHINGLE IN PROGRESS	4						
TIN TAG	3						
TIN TAG	4						

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PERMIT STATUS

Permit #:	21002809
Property ID:	484229150730
Permit Desc:	RE-ROOF
Property Address:	1901 NW 35 AVE COCONUT CREEK, FL 33066
Amount Due:	.00
Pending Payment:	.00

Notes

Notes / Special Conditions

SHINGLE ROOF

1-15-26 PERMIT EXPIRED PER BUILDING OFFICIAL

SFLANAGAN- CODE NOTIFIED- TJ

4-9-24 PERMIT RENEWED UNTIL 7-13-24

3-20-23 PERMIT RENEWED UNTL 9-13-2023- TJ

3-14-23 PERMIT RENEWAL SUBMITTED AWATING APPROVAL-

TJ

2-14-23 SENT EXPIRATION LETTER- TJ

CONTACT: DAVIAN 7867402549

EMAIL: DAVIANR305@GMAIL.COM

TEMPORARY PERMIT#: 12395

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 sustainable development 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 sustainable 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 department of sustainable development.

(3) Applications are returned to the applicant for correction or approved as submitted.

(4) Following all required approvals, the director of sustainable development shall authorize issuance of the building permit.

(d) *General requirements.*

(1) Building permits may not be issued by the director of sustainable development for any applicable purpose except when in conformance with the regulations of this chapter and the Florida Building Code.

(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 sustainable 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 sustainable 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; Ord. No. 2024-012, § 2, 4-11-24)

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	1901 NW 35 AVENUE, COCONUT CREEK FL 33066
Property Owner	BAILEY, CLIFTON
Mailing Address	8203 W SAMPLE RD APT 30 CORAL SPRINGS FL 33065-4646

ID #	4842 29 15 0730
Millage	3212
Use	01-05

Abbr Legal Description	LAKEVIEW HOMES AT CENTURA PARC II 134-18 B LOT 201

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*	$50,550	$455,910	$506,460	$506,460	
2025	$50,550	$455,910	$506,460	$496,340	$11,213.86
2024	$50,550	$413,710	$464,260	$451,220	$10,267.70

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$506,460	$506,460	$506,460	$506,460
Portability	0	0	0	0
Assessed/SOH	$506,460	$506,460	$506,460	$506,460
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	$506,460	$506,460	$506,460	$506,460

Sales History

Date	Type	Price	Book/Page or CIN
1/17/2014	SWD-Q-DS	$225,000	112216981
6/24/2012	ACT-T		48877 / 5
4/26/2012	CET-D	$140,100	48754 / 1481
10/7/2010	VCT-T		47461 / 86
4/22/2010	CET	$125,100	47082 / 948

Land Calculations

Price	Factor	Type
$7.00	7,222	SF

Adj. Bldg. S.F. (Card, Sketch)	2269
Units	1
Eff./Act. Year Built: 1990/1989	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1			.17					

Summons/Case # C25120008
Powell, Ena
Vio Address: 4806 NW 14 St
Vio: 6-16: Minimum Housing Code for Broward Cty: house deemed unsafe due to house fire

VP

may 28 $50

Stopped may 27 $25

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

ENA POWELL
4806 NW 14 STREET
COCONUT CREEK FL 33063
Respondent

IN RE:
DOCKET NO: **C25-12-0008**

FINAL ORDER

VIOLATION: MINIMUM HOUSING CODE FOR BROWARD COUNTY, RESIDENCE UNSAFE DUE TO HOUSE FIRE / CITY CODE SEC. 6-16

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 4806 NW 14 Street and more particularly described as follows:

Property Id: 4842 30 28 0240

LYONS WEST 137-40 B POR TR "C" DESC AS COMM SE COR TR "C",W 617.01 TO POB,CONT W 55,N 98.75,E 55,S 98.75 TO POB AKA: LOT 24 BLK 1 HAMMOCK ESTATES

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 unsafe residential home due to fire, 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 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. 6-16 AND THE RESPONDENT IS GIVEN UNTIL MAY 28, 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 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

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 27th DAY OF MARCH, 2026

CITY OF COCONUT CREEK, FLORIDA

R. McPoon

SPECIAL MAGISTRATE

Reshma Heraman

SPECIAL MAGISTRATE CLERK

4/1/2026

Date Received

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

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4806 NW 14 ST
COCONUT CREEK FL 33063

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Certified Mail Fee $ C251200008

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 $ 4.26

Total Postage a $ 4.26

Sent To POWELL, ENA

Street and Apt. 4806 NW 14 ST

City, State, ZIP+ COCONUT CREEK FL 33063

Postmark Here 260 20012

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

9589 0710 5270 0954 9568 01

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

POWELL, ENA
4806 NW 14 ST
COCONUT CREEK FL 33063

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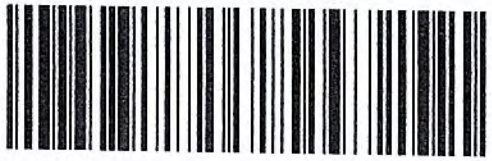

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POWELL, ENA
342 SW 34 TERRACE
DEERFIELD BEACH, FL 33442

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

C260 300 18
Postmark Here
JM 1-50
4/2/26

Postage $

Total Postage an $

Sent To
POWELL, ENA

Street and Apt. N
342 SW 34 TERRACE

City, State, ZIP+4
DEERFIELD BEACH, FL 33442

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

9589 0710 5270 0954 9568 18

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

POWELL, ENA
342 SW 34 TERRACE
DEERFIELD BEACH, FL 33442

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. C25120008
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 December 2 2025
At 10:42 (AM)/ PM

Owner Name Powell ENA
Last First MI

Last First MI

Owner Address 4806 NW 14 ST
Coconut Creek FL 33063-3956
City State Zip

Legal/Folio 4842 3028 0240

Violation Location 4806 NW 14 ST
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Minimum Housing Code For Broward County: house deemed unsafe due to house fire

In violation of Chapter(s) 4 Section(s) 16 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.**

Jan Moppert 3/9/26 310
Officer Signature Date ID#

Jan Moppert
Printed Name

POSTED x 3/9/26
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.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

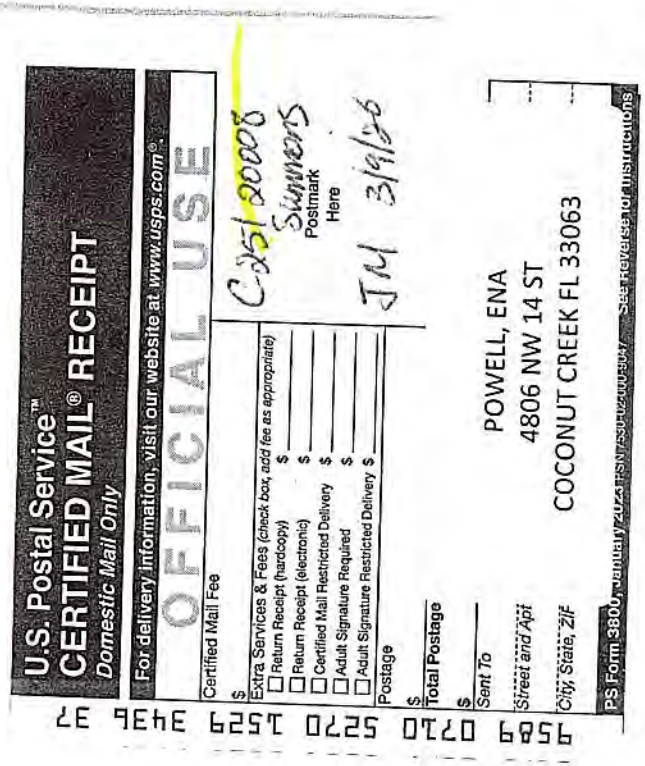
Coconut Creek
PERFECTLY CAPITAL OF THE WORLD®

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

CERTIFIED MAIL

9589 0710 5270 1529 3436 37

POWELL, ENA
4806 NW 14 ST
COCONUT CREEK FL 33063



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25120008	4806 NW 14 ST	484230280240	POWELL,ENA

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: 12/02/2025

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: 3/9/26 - Receipt/Article #: 9589 0710 5270 1529 3436 37
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: 3/9/26 - Time: 12:19 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 Moppert
Printed Name of Code Compliance Officer

State of Florida
County of Broward

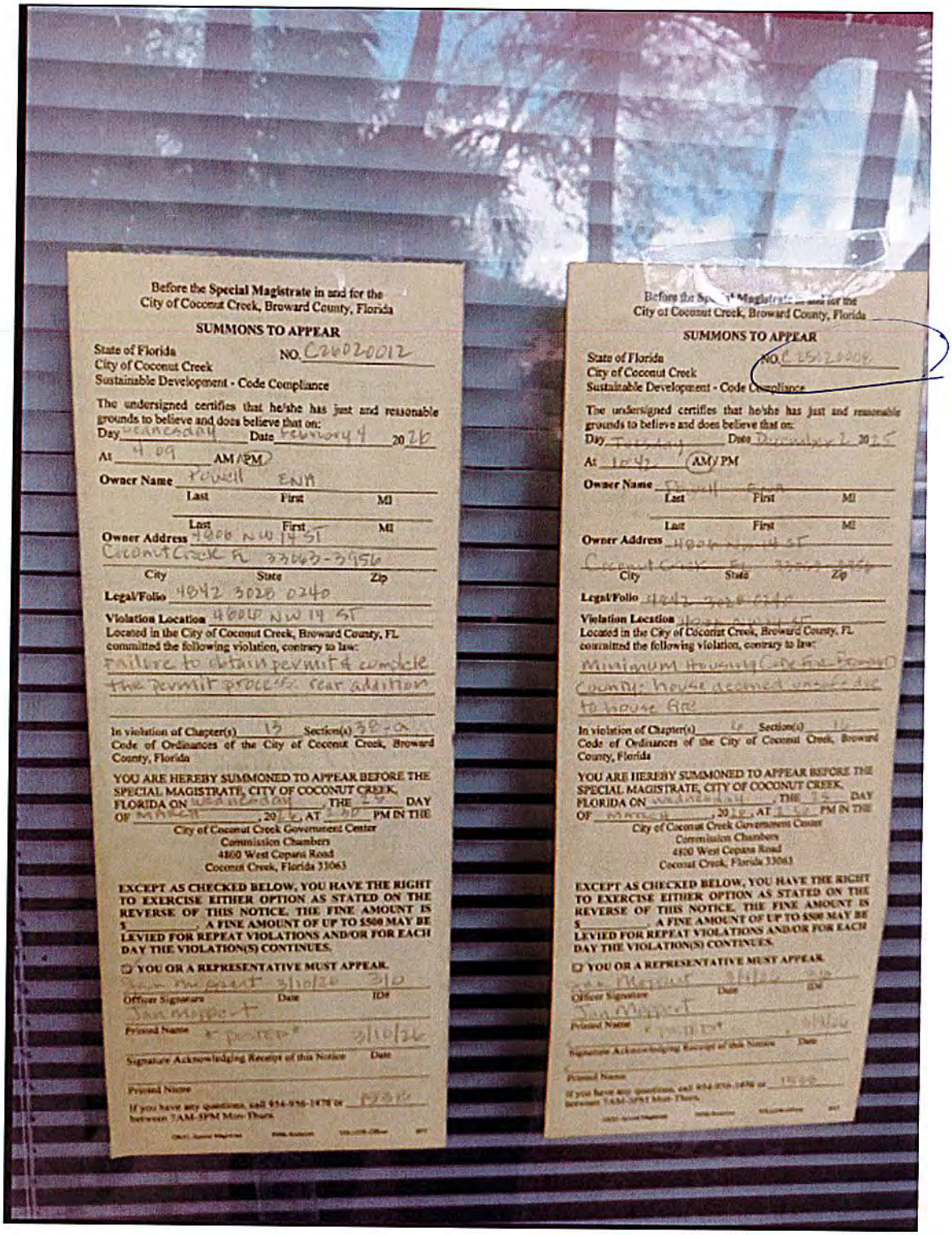
Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization on this 9 day of MARCH, 2026 by MOPPERT, JAN who is personally known to me.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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

SUMMONS TO APPEAR

State of Florida NO. C26020012
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 February 4 2026
At 4:09 AM/PM
Owner Name Powell Enn
Last First MI
Last First MI
Owner Address 4806 NW 14 St
Coconut Creek FL 33063-3956
City State Zip
Legal/Folio 4042 3028 0240
Violation Location 4806 NW 14 St
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Failure to obtain permit & complete the permit process rear addition

In violation of Chapter(s) 13 Section(s) 38-31
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 2:00 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 $_____. 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#
Jan Mapport 3/10/26 310
Printed Name
Jan Mapport
Signature Acknowledging Receipt of this Notice Date
Printed Name
If you have any questions, call 954-956-1478 or 954-956-3956 between 7AM-3PM Mon-Thurs.

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

SUMMONS TO APPEAR

State of Florida NO. C25120004
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 December 2 2025
At 10:42 AM/PM
Owner Name Powell Enn
Last First MI
Last First MI
Owner Address 4806 NW 14 ST
Coconut Creek FL 33063-3956
City State Zip
Legal/Folio 4042 3028 0240
Violation Location 4806 NW 14 ST
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Minimum Housing Code Violation County House deemed unsafe due to house fire

In violation of Chapter(s) 4 Section(s) 16
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

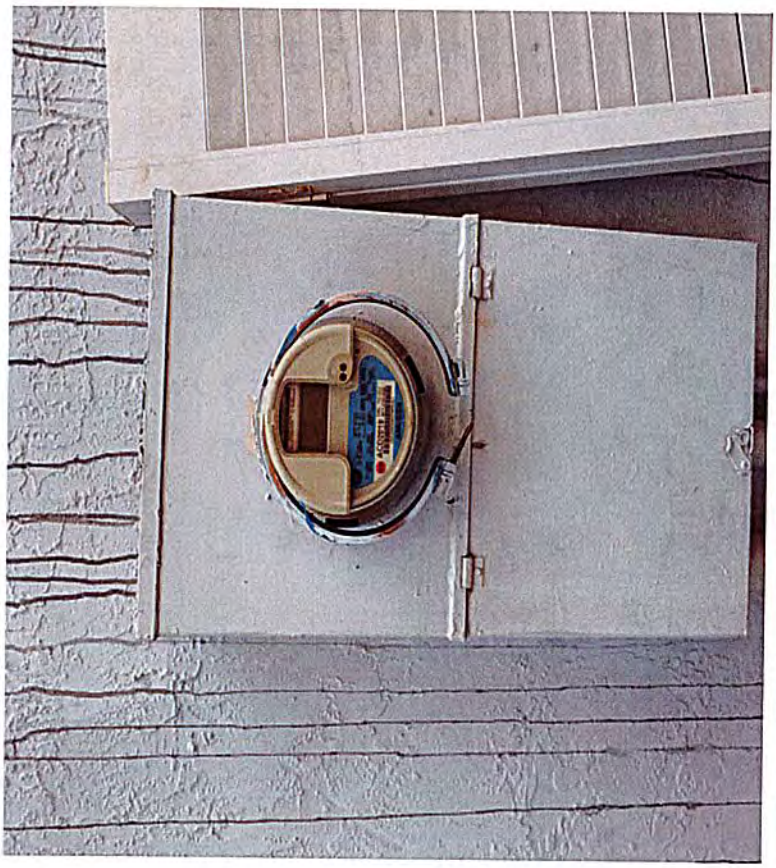
YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 14 DAY OF March, 2026, AT 2:00 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

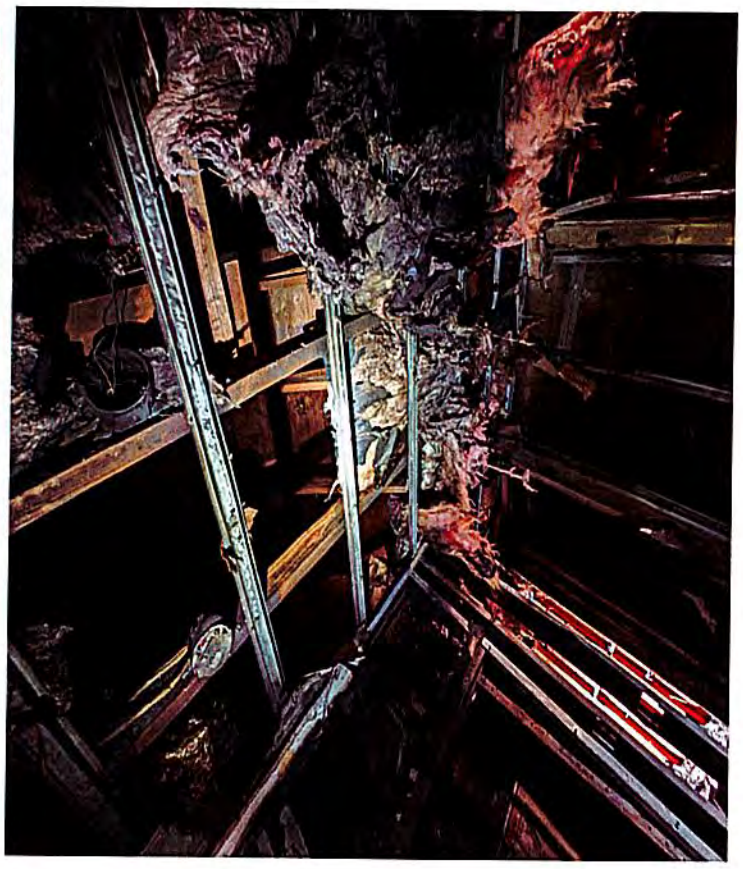
EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS $_____. A FINE AMOUNT OF UP TO $500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

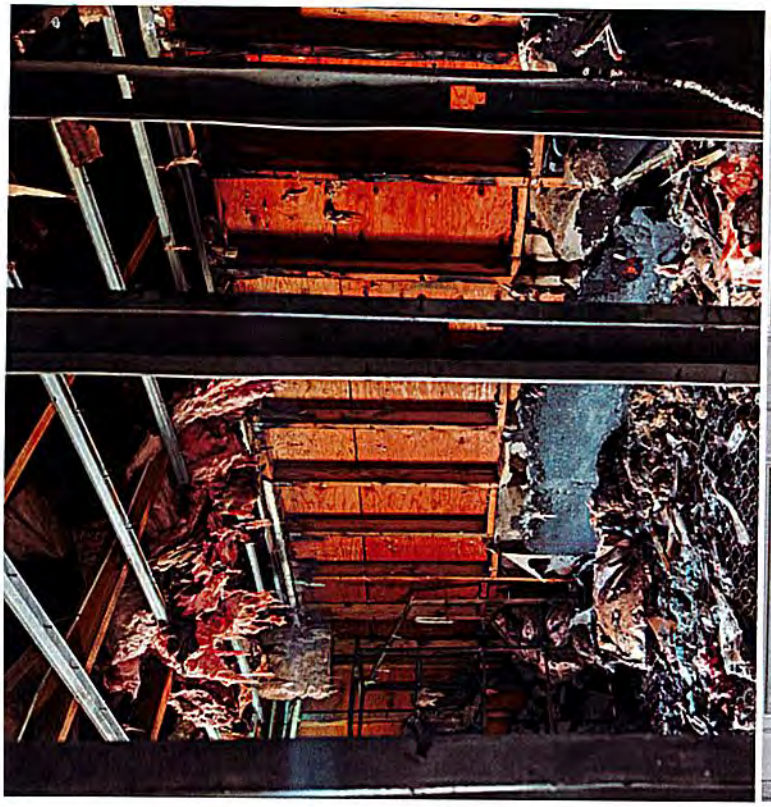
☐ **YOU OR A REPRESENTATIVE MUST APPEAR.**

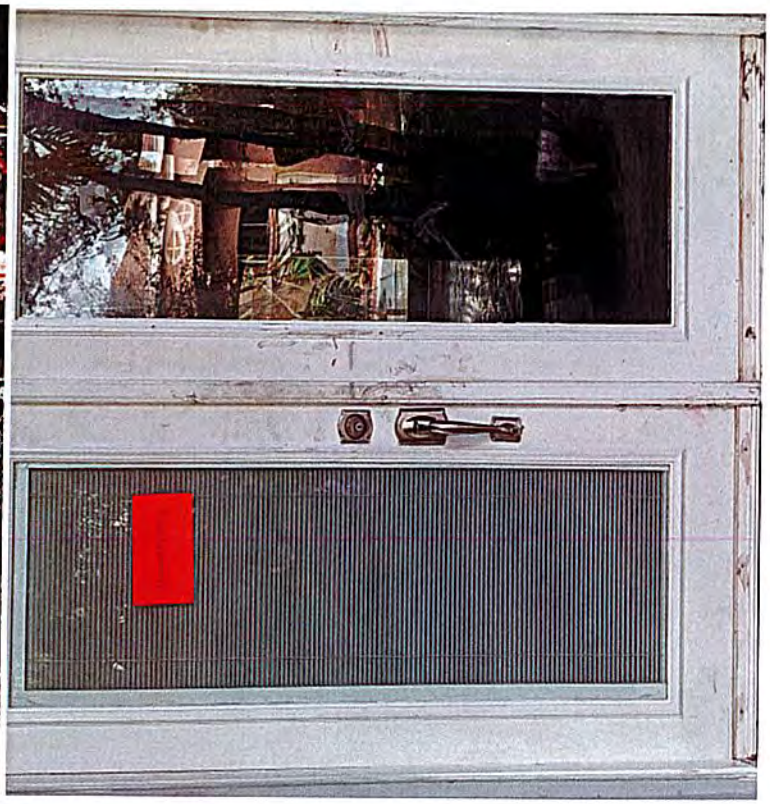
Officer Signature Date ID#
Jan Mapport 3/10/26 310
Printed Name
Jan Mapport
Signature Acknowledging Receipt of this Notice Date
Printed Name
If you have any questions, call 954-956-1478 or 954-956-3956 between 7AM-3PM Mon-Thurs.

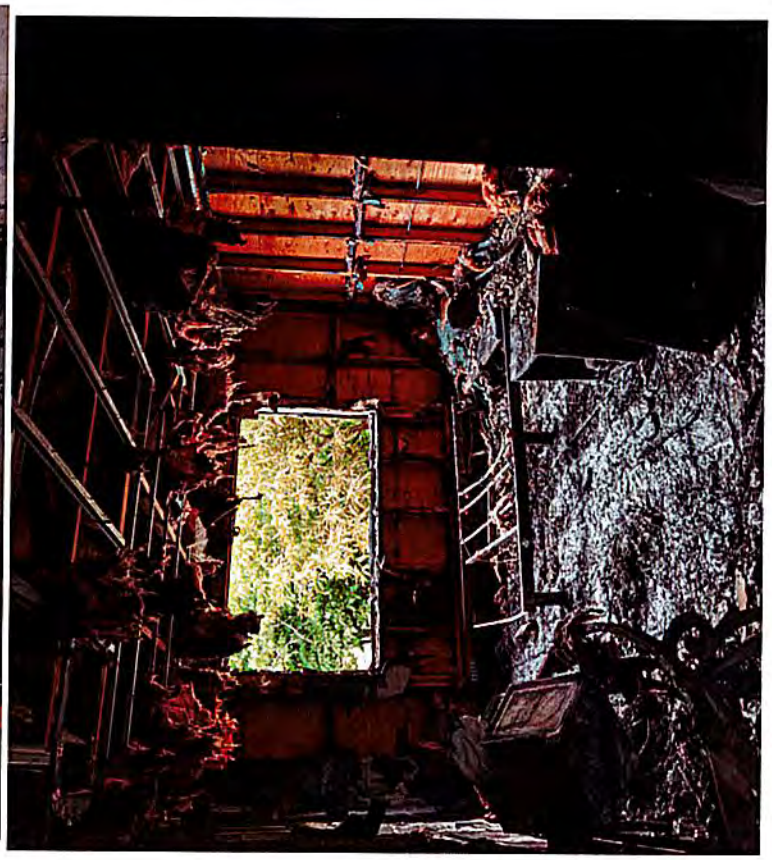
4806 NW 14 St (Hammock Estates) posted both Summons on door: 3/9/26 & 3/10/26. JM

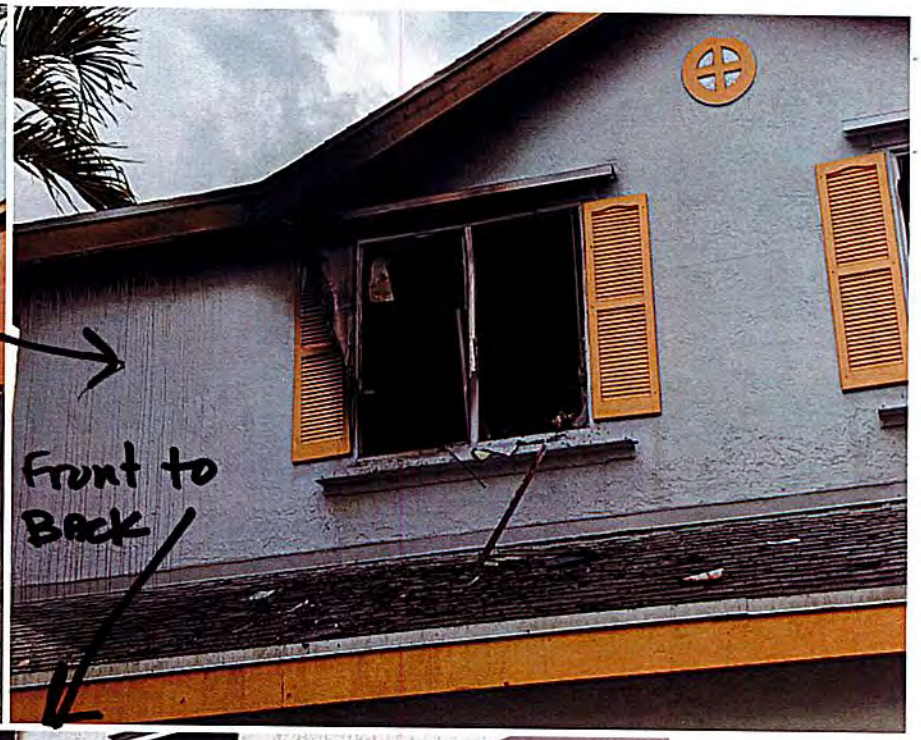


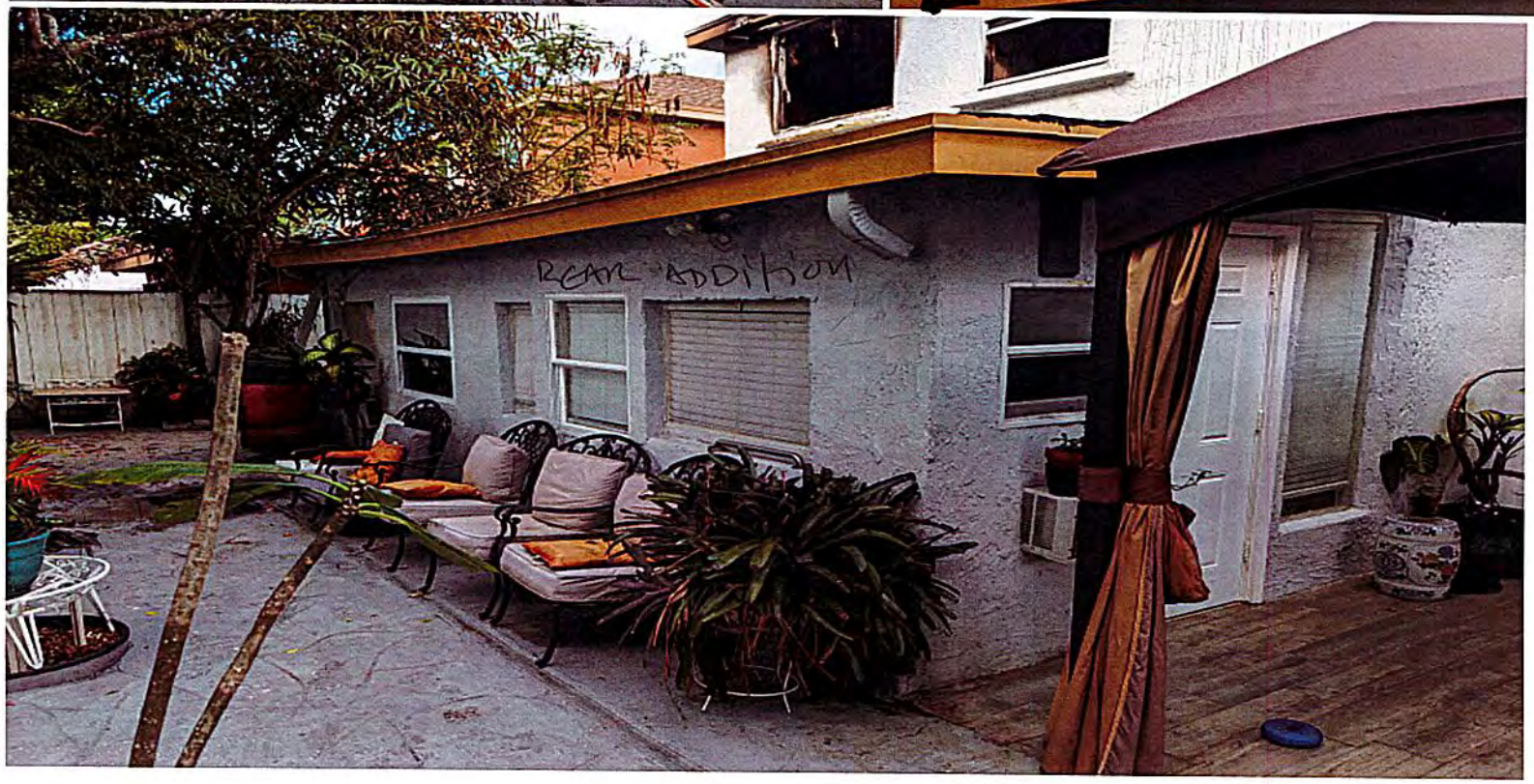









Front to
Back


REAR ADDITION

4806 NW 14 St (Hammocks) Fire. Pictures taken on 11/25/25 by Marcelo Almas, Chief Structural Inspector

Moppert, Janet

From: Moppert, Janet <JMoppert@coconutcreek.net>
Sent: Tuesday, March 10, 2026 5:33 PM
To: ena.lindopowell@gmail.com
Cc: Flanagan, Sean; Almas, Marcelo; Joseph, Tamara; Capone, Briana; JeanLouis, Stevenson
Subject: 4806 NW 14 St Summons CORRECTION

CORRECTION: The original permit number is #18000351 for the sunroom, and C17060249 is the associated code case number.

Hi Ena,

Unfortunately, I must inform you that two (2) Summons have been issued for the Special Magistrate Hearing scheduled for March 25, 2026, as detailed below:

Summons:
Code Case C25120008
Violation 6-16: Minimum Housing Code for Broward County: house deemed unsafe due to fire

Summons:
Code Case C26020012
Violation 13-38-a: Failure to obtain permit & complete the permit process: rear addition (modifications)

Please note that these Summons have been posted at 4806 NW 14 St, and also sent by certified mail to the same address.

The Hearing will begin at 2:30 PM in the Commission Chambers. The doors will open at 2:00 pm and cases will be heard in the order of the sign-in sheet. You may wish to arrive early so you do not have to wait through other cases before yours is called.

It has now been approximately 90 days since the fire at your property rendered your home unsafe to occupy. To date, we have not seen any progress toward obtaining permits to begin restoration of the house. Your insurance adjuster or contractor may be working on this, however, neither the Building Department nor I have received any communication regarding the matter. I understand that you previously reached out and left me a voicemail asking for a return call.

While the Building and Fire inspectors were assessing the damage on November 25, 2025, they observed that the addition at the rear of the house - formerly a screened patio that was later converted into an enclosed room with vinyl windows and doors - does not match the original approved permit (#17060249). This space is not considered a habitable space, and the modifications do not appear to comply with the permitted plans.

Therefore, you will need to either restore the structure to its originally permitted condition or obtain the appropriate permit(s) for the modifications.

Please contact the Building Department if you have any questions or if there is updated information regarding permit applications.

3/10/26! EMAIL TO OWNER RE: SUMMONS

Please do not hesitate to contact me for assistance.

Best Regards,

Jan Moppert

Code Compliance Officer

4800 W Copans Road

Coconut Creek, FL 33063

954-956-1538

www.coconutcreek.net

City Hall is open from 7am to 6pm, Monday – Thurs. and closed on Fridays

From: Almas, Marcelo <MAlmas@coconutcreek.net>
Sent: Wednesday, November 26, 2025 10:49 AM
To: Capone, Briana <BCapone@coconutcreek.net>; Banyas, Ryan <RBanyas@coconutcreek.net>; JeanLouis, Stevenson <SJeanLouis@coconutcreek.net>
Cc: Flanagan, Sean <SFlanagan@coconutcreek.net>; Proffitt, Justin <JProffitt@coconutcreek.net>; Vanek, Dwayne <DVanek@coconutcreek.net>
Subject: House Fire at 4806 NW 14th street.

Good morning,

An email was sent early on 11/25/2025 by Fire Inspector Stevenson Jean-Louis regarding a house fire at the address listed above. An Unsafe Building notice was posted today (11/25/2025) at the property.

The main electrical meter was locked by Chief Electrical Inspector Dwayne Vanek.

With the authorization of the homeowner, Ena Powell (954-934-8590), Chief Electrical Inspector Dwayne Vanek and I entered the building to conduct an inspection. Photographs were taken during the assessment and are available at:

C:\Users\MAlmas\OneDrive - City of Coconut Creek\Pictures\4806 NW 14th St. (House Fire)

Please let me know if you need any additional information.

Marcelo Almas

Chief Structural Inspector

City of Coconut Creek

Resilient Design and Development Department

Building Division

Ph: (954) 973-6750 Ext. 1564

COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

11/25/25: Email from Inspector about the 'fire' inspection

Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)

Sec. 6-17. - Enforcement.

Code enforcement inspectors for the city are to have concurrent jurisdiction to enforce the applicable rules and regulations of the Minimum Housing Code for Broward County, Florida, and are hereby charged with the responsibility of making inspections of buildings and premises and issuing violation notices when necessary, and shall when necessary rely on and consult with the enforcing officers of the county division of building and zoning.

(Ord. No. 101-88, § 2, 2-11-88)

sis of the specific problem. BORA may establish Panels of Industry, either standing or temporary, for technical analysis of specific subjects.

113.13 Reciprocity.

113.13.1 BORA shall have the authority to meet with similarly constituted and authorized boards for the purposes of discussion, decision and similar matters of area-wide industry concern.

113.13.2 Decisions of the majority of all members at joint meetings as referred to herein, shall not be binding on BORA. The decisions of joint meetings with other boards may be accepted or rejected or accepted with modifications.

113.14 Review of Board Decisions.

113.14.1 Any person aggrieved by a decision of BORA, whether or not a previous party to the decision, may file an appeal pursuant to Section 553.775(3)(c), Florida Statutes. Appeals of decisions within the review jurisdiction of the Florida Building Commission shall be to the Florida Building Code in the manner prescribed in the referenced statute. Review of other decisions of BORA shall be as provided in the Florida Rules of Appellate Procedure for judicial review of administrative action.

113.15 Amendments to Code.

113.15.1 The provisions of the SFBC, Broward Local Amendments to FFPC, and the FBC as applicable to Broward County, shall be amended only by BORA and only to the extent and in the manner specified in this Code, and in Section 553.73(4), Florida Statutes. For fire code related amendments see FFPC and Section 633.0215, Florida Statutes.

113.15.2 Neither the Broward County Board of County Commissioners nor any municipality within Broward County may enact any ordinance in conflict with Chapter 71-575, as amended, the Florida Building Code, or the SFBC.

Section 114 Violations

114.1 Violations and Penalties. Any person, firm or corporation, who violates a provision of this Code, or FFPC or fails to comply therewith, or with any of the requirements thereof, shall be guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code or FFPC is committed or continued, and upon conviction of any such violation, such person shall be punishable by a fine of not less than fifty dollars ($50.00) nor more than five hundred dollars ($500.00), or by imprisonment not exceeding sixty (60) days, or by both such fine and imprisonment.

Section 115 Stop Work Order

115.1 Authority. Whenever the Building Official or Fire Chief finds any work regulated by this Code being performed in a manner either contrary to the provisions of this Code or dangerous or unsafe, the Building Official is authorized to issue a stop work order. See also Sections 105.4, 105.6, 111.4, and 112.3.

115.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work, or posted on the job site in a conspicuous location. Upon issuance of a stop work order, the cited work shall immediately cease by such persons. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

115.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

Section 116 Unsafe Structures and Equipment

116.1 General.

116.1.1 Buildings or structures that in the opinion of the Building Official are, or hereafter shall become unsafe, unsanitary or deficient in adequate facilities for means of egress, or which constitute a fire or windstorm hazard, or illegal or improper use, occupancy or maintenance, or which do not comply with the provisions of the applicable Minimum Housing Code, or which have been substantially damaged by the elements, acts of God, fire, explosion or otherwise shall be deemed unsafe buildings and a permit shall be obtained to demolish the structure or bring the building to comply with the applicable Codes.

116.1.2 Incomplete buildings or structures commenced without a permit or the permit for which has expired, or completed buildings or structures commenced without a permit or the permit for which

expired prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe.

116.1.3 Unsafe buildings or structures shall be demolished and removed from the premises concerned, or made safe, sanitary and secure in a manner required by the Building Official and as provided in this Code, provided that where replacement, repair, alteration or demolition is required on Buildings or structures within the purview of the applicable Minimum Housing Code, the provisions of such Code shall be complied with and shall control.

116.1.4 A permit shall be issued for the demolition of any unsafe building or structure in accordance with Section 105.18 of this Code.

116.2 Criteria. When any one (1) of the following conditions exist, a building may be deemed unsafe or a fire hazard:

116.2.1 Physical Criteria.

116.2.1.1 A Building shall be deemed a fire hazard and/or unsafe when:

116.2.1.1.1 It is vacant, unguarded and open at doors or windows.

116.2.1.1.2 There is an unwarranted accumulation of dust, debris or other combustible material therein.

116.2.1.1.3 The building condition creates hazards with respect to means of egress and fire protection as provided herein for the particular occupancy.

116.2.1.2 A building shall be deemed unsafe when:

116.2.1.2.1 There is a failure, hanging loose or loosening of any siding, block, brick, or other building material.

116.2.1.2.2 There is a deterioration of the structure or structural parts.

116.2.1.2.3 The building is partially destroyed.

116.2.1.2.4 There is an unusual sagging or leaning out of plumb of the Building or any parts of the building and such effect is caused by deterioration or over-stressing.

116.2.1.2.5 The electrical or mechanical installations or systems create a hazardous condition in violation of this Code.

116.2.1.2.6 An unsanitary condition exists by reason of inadequate or malfunctioning sanitary facilities or waste disposal systems.

116.2.1.2.7 Swimming pools that contain stagnant water are deemed unsanitary and dangerous to human life and public welfare and shall be presumed and deemed unsafe.

116.2.1.2.8 By reason of use or Occupancy the area, height, type of construction, fire-resistivity, means of egress, electrical equipment, plumbing, air conditioning or other features regulated by this Code do not comply with this Code for the use and Group of Occupancy.

116.2.1.2.9 Any mobile home that is being modified in violation of Department of Highway safety and motor vehicles Florida Administrative Code section 15C-2.0081 may be deemed unsafe or a fire hazard.

116.2.1.3 A Building, or part thereof, shall be presumed to be unsafe if:

116.2.1.3.1 The construction, installation of electrical, plumbing or other equipment therein or thereon, or the partial construction or installation of equipment has been commenced or completed without a permit therefore having been obtained or the permit therefore expired prior to completion and a Certificate of Occupancy issued.

116.2.1.3.2 By reason of illegal or improper use, occupancy, or maintenance does not comply with this Code or the Code in effect at the time of construction or the applicable Minimum Housing Code.

116.2.2 Valuation Criteria.

116.2.2.1 If the cost of completion, alteration, repair and/or replacement of an unsafe building or structure or part thereof exceeds fifty (50) percent of its value, such building shall be demolished and removed from the premises. If the cost of completion, alteration, repair and/or replacement of an unsafe building or structure or part thereof does not exceed fifty (50) percent of such replacement cost, such building or structure may be repaired and made safe, as provided in the FBC Existing Building.

116.2.2.2 If the cost of structural repair or structural replacement of an unsafe building or structure or part thereof exceeds thirty-three (33) percent of the structural value such building or structure or part thereof shall be demolished and removed from the premises; and if the cost of such structural repairs does not exceed thirty-three (33) percent of such replacement cost, such building or structure or part thereof may be structurally repaired and made safe, as provided in FBC Existing Building.

116.2.2.3 In order to determine the value of a building or structure and the cost of alterations, repairs and replacement, the guides and standards provided in the FBC Existing Buildings shall apply.

116.2.2.4 An Exception to the above percentages may be recognized provided:

116.2.2.4.1 The owner of property has the ways and means to complete the work.

116.2.2.4.2 All imminent danger has been removed from the site.

116.2.2.4.3 All applicable Zoning regulations are met.

116.2.2.4.4 All applicable requirements of other departments and agencies are met.

116.2.2.4.5 Criteria noted in FBC Existing Building are followed.

116.2.2.4.6 Any remaining portion of the structure to be used in rebuilding is certified as safe by an Engineer or Architect.

116.3 Inspection of Unsafe Buildings and Structures. The Building Official, on his or her own initiative or as a result of reports by others, shall examine or cause to be examined every building or structure appearing or reported to be unsafe, and if such is found to be an unsafe Building or structure as defined in this Section, the Building Official shall post the property concerned and shall furnish the owner of such Building or structure with written notice, the manner of posting and furnishing of written notice is provided hereinafter.

116.4 Posting. The Building Official shall post a signed notice in a conspicuous location on the building or structure which has been determined to be unsafe. The posted notice shall read substantially as follows:

"UNSAFE BUILDING." This building or structure is, in the opinion of the Building Official, unsafe, as defined in Section 116 of this Code.

This Building Shall Be Vacated — Shall Not Be Occupied. Action shall be taken by the owner as further prescribed by written notice previously served. This Notice Shall Not Be Removed Except By The Building Official. Date _____

116.5 Emergency Action.

116.5.1 When in the opinion of the Building Official, there is actual or immediate danger of the failure or the collapse of a building or structure, or there is a health, windstorm or fire hazard, he or she may order the occupants to vacate, temporarily close for use or occupancy the rights-of-way thereto, sidewalks, streets or adjacent buildings or nearby area and institute such other temporary safeguards, including securing posting and demolition of the building or structure, as he or she may deem necessary under the circumstances, and may employ the necessary labor and materials to perform the required work as expeditiously as possible.

116.5.2 Costs incurred in the performance of such emergency work shall be paid by the appropriate governmental authority and upon the recording in the public records of this County a certificate executed by the Building Official, certifying the amount so expended and why expended, the same shall become a lien against the property involved.

116.6 Notice of Violation. The Building Official shall give the owner of record of the premises concerned written notice by certified or registered mail, addressed to such person's last known address. If proof of service

by registered or certified mail is not completed by signed return receipt, then a copy of the written notice shall be affixed to the structure concerned and such procedure shall be deemed proper service, and the time for compliance, stipulated in the notice, shall be deemed to commence with the date such notice is so affixed. This written notice shall state the defects which constitute a violation of this Section and shall prescribe the action to be taken to comply and the time within which compliance must be accomplished, such time to be ten (10) business days, subject to reasonable extension when requested in writing, for reasons which the Building Official considers justifying an extension of time. All such extensions of time shall be by written approval of the Building Official. In addition, this written notice will explain the right of appeal of the decision of the Building Official to the Unsafe Structures and Housing Appeals Board, and also advise that unless there is compliance with the instructions in the Notice of Violation or an appeal is filed that a public hearing before the Unsafe Structures and Housing Appeals Board will be initiated by the Building Official after time for compliance has expired.

116.7 Recording of Notice of Violation.

116.7.1 If the owner of the property concerned has not complied with the requirements as stated in the Notice of Violation within the time stipulated or has not appealed the action of the Building Official as stated in the Notice of Violation within the time specified, the Building Official may file an appropriate instrument in the office of the Clerk of the Circuit Court, to be recorded in the public records of this County, indicating that violations of this Code, and of Section 116 thereof, exist upon the property involved.

116.7.2 The recording of such notice shall constitute constructive notice to all concerned, as well as to any subsequent purchasers, transferees, grantees, mortgages, lessees and all persons claiming or acquiring interest in said property.

116.7.3 When the violation specified in the Notice of Violation has been corrected, the Building Official shall file for record a certificate certifying that the violation has been corrected, upon being paid for the filing fees incurred.

116.8 Appeal and Review. The owner or anyone having an interest in a building or structure which has been determined to be unsafe, and concerning which a Notice of Violation has been served by the Building Official, may appeal the decision of the Building Official as stated in the Notice of Violation, to the Unsafe Structures and Housing Appeals Board, if such appeal is filed prior to the expiration of the time allowed for compliance specified in such notice; provided, in no event shall appeal period be less than ten (10) business days. Such appeal shall be in writing, addressed to the Secretary of the Unsafe Structures and Housing Appeals Board, and shall be in the form of a certified statement, stating the reasons for such an appeal and stating wherein they consider the Building Official to be in error. Upon receipt of the appeal, the Secretary of the Board will proceed to notify all parties in interest as to the time and place the Unsafe Structures and Housing Appeals Board shall conduct a public hearing on the matter. The procedure for the serving of and the form of notice is provided hereinafter.

116.9 Notice of Public Hearing. If the owner, or other parties having an interest do not comply with the terms of the Notice of Violation and do not file an appeal within the time stipulated, the Building Official shall then apply for a public hearing to be conducted by the Unsafe Structures and Housing Appeals Board, and the Secretary of the Unsafe Structures and Housing Appeals Board shall notify all parties in interest of the time and place of such public hearing on the matter. The procedure for the serving and the form of notice shall be the same as in the case where an appeal has been filed by the owner or other parties in interest and such procedure and form of notice shall be as set forth hereinafter.

116.9.1 When an appeal has been properly filed, or when the public hearing is initiated by the Building Official, as provided herein, the Secretary of the Unsafe Structures and Housing Appeals Board shall issue a notice in the Board's name, requiring the owner of record and all parties having an interest to appear before the Board in person or by an attorney at the time set forth in such notice, but not earlier than ten (10) days after service thereof, and show cause why the decision of the Building Official should not be carried out.

116.9.2 As many alias and pluries notices may be issued as may be necessary.

116.9.3 Service of such notices shall be certified or registered mail to the last known address of the party being served, if known; however, failure to

receive such notice shall not invalidate the same as such notice shall also be perfected by posting such notice on the property and by publishing a copy thereof in a newspaper published in this County, such publication to be for two (2) times one (1) week apart.

116.9.4 The time for appearing and showing cause as aforesaid, and a description of the property shall be as set forth in such published notice; provided, such time shall not be less than ten (10) days after the last publication thereof.

116.9.5 Any person or party who shall not appear and show cause as aforesaid shall be as fully bound by proceedings taken as if he or she had appeared and shown cause.

116.10 Public Hearing.

116.10.1 On the day established in the notice of public hearing the Board shall review all pertinent evidence and hear all testimony from the Building Official, the owner and other parties in interest and their respective witnesses.

116.10.2 The Board may modify, rescind, or uphold the decision of the Building Official as recited in the Notice of Violation and may order the owner or persons responsible for the building or structure to vacate, or cause to be vacated forthwith, to make repairs and to take necessary action to secure the building, or to demolish the building or structure and remove the salvage, contents debris and abandoned property from the premises, all within the time stipulated in the order by the Board.

116.10.3 Such order shall be entered in the minute book of the Board within three (3) days after such public hearing and a copy of such order shall be forwarded to the owner and all parties in interest by registered or certified mail and a copy thereof posted on the premises.

116.10.4 If the owner or those responsible shall fail to comply with the order of the Board within the time stipulated therein, and such order is to repair, or secure the building to make safe, then the Building Official shall cause such building to be vacated, if occupied, and shall through his or her employees or through a contractor making the lowest responsible bid, secure the building or structure.

116.10.5 If the order is to demolish the building or structure and to remove the salvage, contents, debris and abandoned property from the premises, and the owner or those responsible shall have failed to comply with such order, then the Building Official may do so thereafter through his or her employees or through a contractor making the lowest responsible bid.

116.10.6 The Building Official may sell to the highest bidder or bidders for cash the salvage and the contents of such building or other structure so demolished which have not been removed by the owner of the land.

116.10.7 If no bids are received for such salvage or contents the Building Official may destroy that for which no bids are received.

116.10.8 Advertisement calling for bids shall be published by the Building Official one (1) time in a newspaper published in the County.

116.11 Recovery of Cost.

116.11.1 The entire costs incurred pursuant to Section 116.5 to Section 116.10 of this Code shall be paid by the owner or occupant of the premises or by the person who caused or maintained the violation.

116.11.2 The Building Official shall file among his or her records an affidavit stating with fairness and accuracy the items of expense and the date of execution of actions authorized by Section 116.5 or Section 116.10 of this Code.

116.11.3 The enforcing agency may institute a suit to recover such expenses against any liable person or may cause such expenses to be charged against the property as a lien or as a special assessment collectable according to established procedures.

116.11.4 Except with respect to a lien imposed for expenses incurred in demolition, nothing herein shall be construed as placing a lien upon property which supersedes the lien of any mortgage on such property executed and recorded prior to the existence of a lien authorized herein.

116.11.5 Any costs incurred pursuant to Section 116.5 or Section 116.10 of this Code which result in demolition of unsafe buildings, structures or equipment shall be a lien prior in dignity to all liens, excepting county tax liens and liens of equal dignity with county tax liens.

Code Compliance Division
4800 W Copans Rd
Coconut Creek, FL 33063
954.956.1476

Written Warning

CASE #: C25120008
VIOLATION LOCATION: 4806 NW 14 ST
PARCEL ID: 484230280240
DATE ISSUED: 12/02/25

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:

Minimum Housing Code for Broward County, Florida (6-16) house deemed unsafe due to fire

VIOLATION DESCRIPTION:
The ""Minimum Housing Code for Broward County, Florida"" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled ""Housing Code,"" Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

CORRECTIVE ACTION REQUIRED:
Restore property to minimum housing code standards.

COMPLIANCE DATE: 1/1/26

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	4806 NW 14 STREET, COCONUT CREEK FL 33063-3956
Property Owner	POWELL, ENA
Mailing Address	4806 NW 14 ST COCONUT CREEK FL 33063

ID #	4842 30 28 0240
Millage	3212
Use	01-01

Abbr Legal Description	LYONS WEST 137-40 B POR TR "C" DESC AS COMM SE COR TR "C",W 617.01 TO POB,CONT W 55,N 98.75,E 55,S 98.75 TO POB AKA: LOT 24 BLK 1 HAMMOCK ESTATES

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*	$43,450	$569,550	$613,000	$440,260	
2025	$43,450	$569,550	$613,000	$428,690	$8,708.02
2024	$43,450	$527,620	$571,070	$416,610	$8,444.86

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$613,000	$613,000	$613,000	$613,000
Portability	0	0	0	0
Assessed/SOH 18	$440,260	$440,260	$440,260	$440,260
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$26,411	0	$26,411	$26,411
Wid/Vet/Dis 1	$5,000	$5,000	$5,000	$5,000
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$383,849	$410,260	$383,849	$383,849

Sales History

Date	Type	Price	Book/Page or CIN
10/13/2013	QCD-T	$100	111884265
9/27/2012	QCD-T	$100	49796 / 1629
10/17/2005	WD	$462,000	40832 / 232
11/20/2000	WD	$155,000	31045 / 888
3/1/1993	SWD	$128,000	20502 / 924

Land Calculations

Price	Factor	Type
$8.00	5,431	SF

Adj. Bldg. S.F. (Card, Sketch)	2637
Units/Beds/Baths	1/4/2.5
Eff./Act. Year Built: 1994/1993	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1								

Summons/Case # C26020012
Powell, Ena
Vio Address: 4806 NW 14 St
Vio: 13-38-a: Failure to obtain permit & complete the permit process: rear addition

NP

$50

may 28

$25

may 27

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: **C26-02-0012**

ENA POWELL
4806 NW 14 STREET
COCONUT CREEK FL 33063
Respondent

FINAL ORDER

VIOLATION: FAILURE TO OBTAIN AND COMPLETE BUILDING PERMIT PROCESS FOR REAR ROOM ADDITION / CITY CODE SEC. 13-38 (A)

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 4806 NW 14 Street and more particularly described as follows:

Property Id: 4842 30 28 0240

LYONS WEST 137-40 B POR TR "C" DESC AS COMM SE COR TR "C",W 617.01 TO POB,CONT W 55,N 98.75,E 55,S 98.75 TO POB AKA: LOT 24 BLK 1 HAMMOCK ESTATES

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 rear room addition built, 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 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 MAY 28, 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 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

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 27th DAY OF MARCH, 2026

CITY OF COCONUT CREEK, FLORIDA

R. McRoy

SPECIAL MAGISTRATE

Reshma Heraman

SPECIAL MAGISTRATE CLERK

4/1/2026

Date Received

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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POWELL, ENA
342 SW 34 TERRACE
DEERFIELD BEACH, FL 33442

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OFFICIAL USE

Certified Mail Fee $ C2851 20008

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 C080 200 18

Total Postage and $ JM 4/2/26

Sent To POWELL, ENA

Street and Apt. No. 342 SW 34 TERRACE

City, State, ZIP+4 DEERFIELD BEACH, FL 33442

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

9589 0710 5270 0954 9568 18

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

POWELL, ENA
342 SW 34 TERRACE
DEERFIELD BEACH, FL 33442

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Certified Mail Fee $ 4.25
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 $ 2.60
Total Postage a $
Sent To
Street and Apt. I
City, State, ZIP+

Postmark Here
JM FD
4/13/26

POWELL, ENA
4806 NW 14 ST
COCONUT CREEK FL 33063

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

9589 0710 5270 0954 9568 01

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

POWELL, ENA
4806 NW 14 ST
COCONUT CREEK FL 33063

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. C26020012
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 February 4 2026
At 4:09 AM / (PM)

Owner Name Powell ENA
Last First MI

Last First MI

Owner Address 4006 NW 14 ST
Coconut Creek FL 33063-3956
City State Zip

Legal/Folio 4842 3028 0240

Violation Location 4006 NW 14 ST
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
failure to obtain permit & complete the permit process: rear addition

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 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.**

Jan Moppert 3/10/26 310
Officer Signature Date ID#

Jan Moppert
Printed Name

POSTED 3/10/26
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.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26020012	4806 NW 14 ST	484230280240	POWELL,ENA

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: 02/04/2026

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: 3/10/26 - Receipt/Article #: 9589 0710 5270 1529 3436 44
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: 3/10/26 - Time: 12:42PM (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 Moppert
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 10 day of MARCH, 2026 by MOPPERT, JAN who is personally known to me.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

CERTIFIED MAIL

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

9589 0710 5270 1529 3436 44

POWELL, ENA
4806 NW 14 ST
COCONUT CREEK FL 33063

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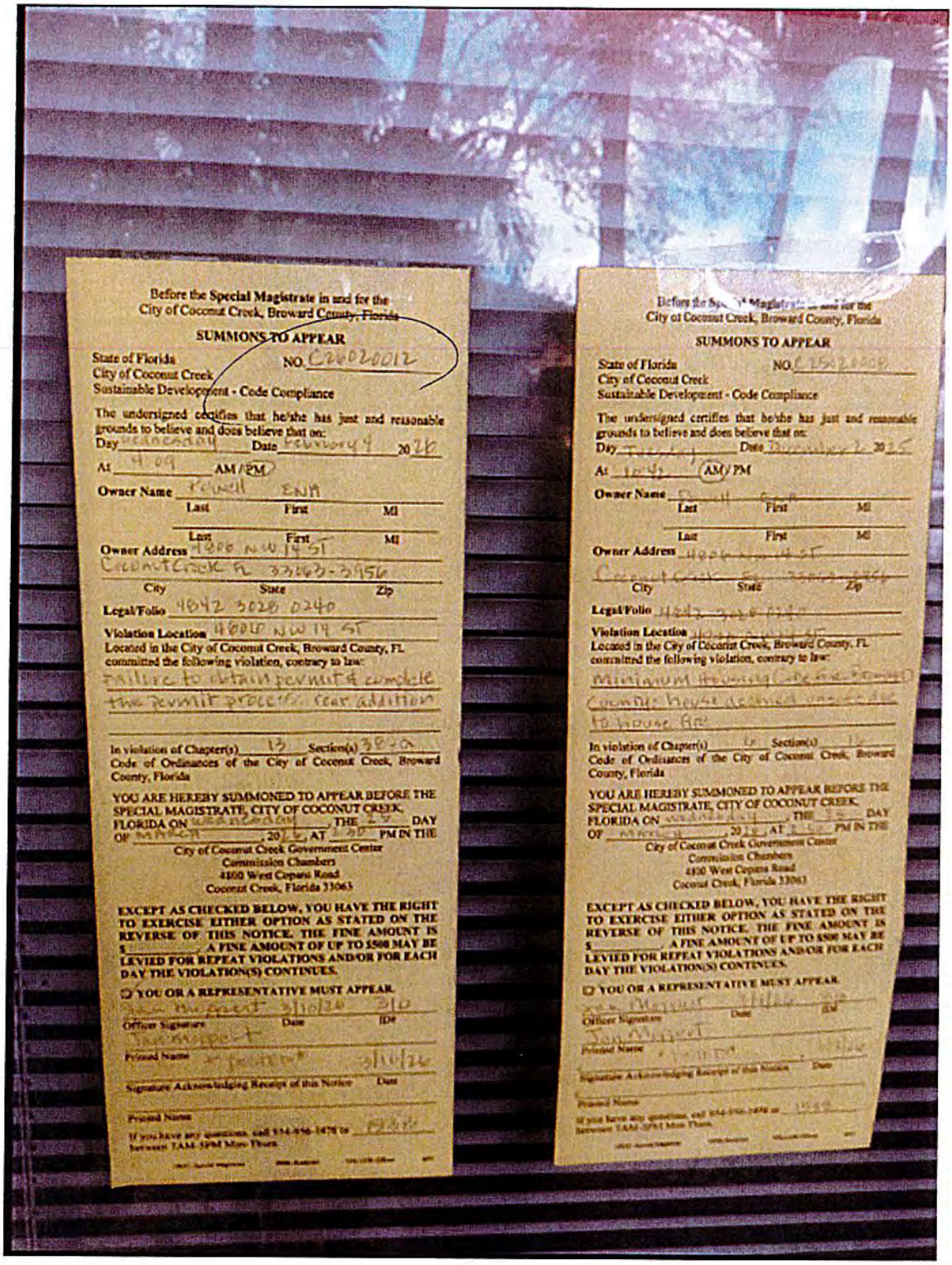
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$
Sent To
Street and Apt.
City, State, ZIP+

Postmark Here

PS Form 3800,

POWELL, ENA
4806 NW 14 ST
COCONUT CREEK FL 33063

9589 0710 5270 1529 3436 44



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

SUMMONS TO APPEAR

State of Florida NO. C260020012
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 February 4 2026
At 4:09 AM / PM
Owner Name Powell ENA
Last First MI
Last First MI
Owner Address 4806 NW 14 St
Coconut Creek FL 33063-3956
City State Zip
Legal/Folio 4042 3028 0240
Violation Location 4806 NW 14 ST
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Failure to obtain permit & complete the permit process. rear addition

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 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 $_____. 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#
Jan Mesquet 3/10/26
Printed Name
Signature Acknowledging Receipt of this Notice Date
Printed Name
If you have any questions, call 954-956-1478 or 954-357-8260 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. C 25 20008
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 December 2 2025
At 12:42 AM / PM
Owner Name Powell ENA
Last First MI
Last First MI
Owner Address 4806 NW 14 ST
Coconut Creek FL 33063-3956
City State Zip
Legal/Folio 4042 3028 0240
Violation Location 4806 NW 14 ST
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Minimum Housing Code Violation
Concrete house deemed unsafe to house AC

In violation of Chapter(s) 13 Section(s) 13-56
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

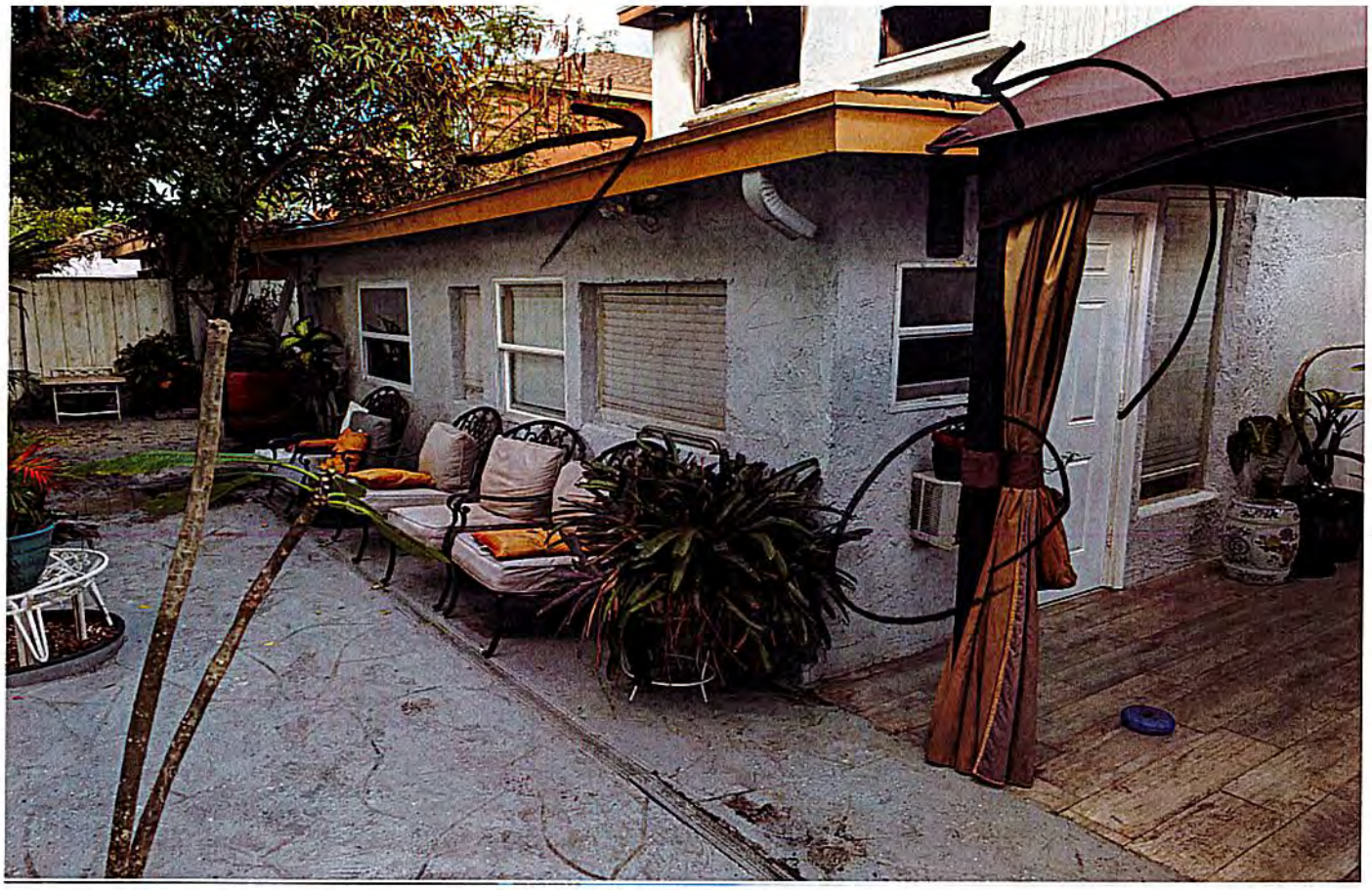
YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday THE 31 DAY OF March 2026 AT 2:00 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS $_____. 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#
Jan Mesquet 12/2/25
Printed Name
Signature Acknowledging Receipt of this Notice Date
Printed Name
If you have any questions, call 954-956-1478 or 954-357-8260 between 7AM-5PM Mon-Thurs.

4806 NW 14 St (Hammock Estates) posted both Summons on door: 3/9/26 & 3/10/26. JM



4806 NW 14 st fire. Rear pictures taken by Marcelo Almas, Chief Structural Inspector on 11/25/26.

Moppert, Janet

From: Moppert, Janet <JMoppert@coconutcreek.net>
Sent: Tuesday, March 10, 2026 5:33 PM
To: ena.lindopowell@gmail.com
Cc: Flanagan, Sean; Almas, Marcelo; Joseph, Tamara; Capone, Briana; JeanLouis, Stevenson
Subject: 4806 NW 14 St Summons CORRECTION

CORRECTION: The original permit number is #18000351 for the sunroom, and C17060249 is the associated code case number.

Hi Ena,

Unfortunately, I must inform you that two (2) Summons have been issued for the Special Magistrate Hearing scheduled for March 25, 2026, as detailed below:

Summons:
Code Case C25120008
Violation 6-16: Minimum Housing Code for Broward County: house deemed unsafe due to fire

Summons:
Code Case C26020012
Violation 13-38-a: Failure to obtain permit & complete the permit process: rear addition (modifications)

Please note that these Summons have been posted at 4806 NW 14 St, and also sent by certified mail to the same address.

The Hearing will begin at 2:30 PM in the Commission Chambers. The doors will open at 2:00 pm and cases will be heard in the order of the sign-in sheet. You may wish to arrive early so you do not have to wait through other cases before yours is called.

It has now been approximately 90 days since the fire at your property rendered your home unsafe to occupy. To date, we have not seen any progress toward obtaining permits to begin restoration of the house. Your insurance adjuster or contractor may be working on this, however, neither the Building Department nor I have received any communication regarding the matter. I understand that you previously reached out and left me a voicemail asking for a return call.

While the Building and Fire inspectors were assessing the damage on November 25, 2025, they observed that the addition at the rear of the house - formerly a screened patio that was later converted into an enclosed room with vinyl windows and doors - does not match the original approved permit (~~#17060249~~). This space is not considered a habitable space, and the modifications do not appear to comply with the permitted plans.

#18000351

Therefore, you will need to either restore the structure to its originally permitted condition or obtain the appropriate permit(s) for the modifications.

Please contact the Building Department if you have any questions or if there is updated information regarding permit applications.

3/10/26: Email sent to owner about Summons (2)

Please do not hesitate to contact me for assistance.

Best Regards,

Jan Moppert

Code Compliance Officer

4800 W Copans Road

Coconut Creek, FL 33063

954-956-1538

www.coconutcreek.net

City Hall is open from 7am to 6pm, Monday – Thurs. and closed on Fridays

From: Almas, Marcelo <MAlmas@coconutcreek.net>
Sent: Wednesday, November 26, 2025 10:49 AM
To: Capone, Briana <BCapone@coconutcreek.net>; Banyas, Ryan <RBanyas@coconutcreek.net>; JeanLouis, Stevenson <SJeanLouis@coconutcreek.net>
Cc: Flanagan, Sean <SFlanagan@coconutcreek.net>; Proffitt, Justin <JProffitt@coconutcreek.net>; Vanek, Dwayne <DVanek@coconutcreek.net>
Subject: House Fire at 4806 NW 14th street.

Good morning,

An email was sent early on 11/25/2025 by Fire Inspector Stevenson Jean-Louis regarding a house fire at the address listed above. An Unsafe Building notice was posted today (11/25/2025) at the property.

The main electrical meter was locked by Chief Electrical Inspector Dwayne Vanek.

With the authorization of the homeowner, Ena Powell (954-934-8590), Chief Electrical Inspector Dwayne Vanek and I entered the building to conduct an inspection. Photographs were taken during the assessment and are available at:

C:\Users\MAlmas\OneDrive - City of Coconut Creek\Pictures\4806 NW 14th St. (House Fire)

Please let me know if you need any additional information.

Marcelo Almas

Chief Structural Inspector

City of Coconut Creek

Resilient Design and Development Department

Building Division

Ph: (954) 973-6750 Ext. 1564

COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

11/25/25. Email from inspector about the 'fire' inspection

Code Compliance Division
4800 W Copans Rd
Coconut Creek, FL 33063
954.956.1476

Written Warning

CASE #: C26020012
VIOLATION LOCATION: 4806 NW 14 ST
PARCEL ID: 484230280240
DATE ISSUED: 02/04/26

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:

Failure to obtain permit AND/OR complete permit process (13-38-a): addition to the back of the house was added without permits

VIOLATION DESCRIPTION:
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.

CORRECTIVE ACTION REQUIRED:
- Contact the Building Division to obtain the required permit(s): 954-973-6750 or https://coconutcreek.gov/sd/building-department.

- Obtain permit, pass required inspections, and close permit to comply violation.

COMPLIANCE DATE: 02/26/2026

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

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 sustainable development 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 sustainable 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 department of sustainable development.

(3) Applications are returned to the applicant for correction or approved as submitted.

(4) Following all required approvals, the director of sustainable development shall authorize issuance of the building permit.

(d) *General requirements.*

(1) Building permits may not be issued by the director of sustainable development for any applicable purpose except when in conformance with the regulations of this chapter and the Florida Building Code.

(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 sustainable 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 sustainable 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; Ord. No. 2024-012, § 2, 4-11-24)

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	4806 NW 14 STREET, COCONUT CREEK FL 33063-3956
Property Owner	POWELL, ENA
Mailing Address	4806 NW 14 ST COCONUT CREEK FL 33063

ID #	4842 30 28 0240
Millage	3212
Use	01-01

Abbr Legal Description	LYONS WEST 137-40 B POR TR "C" DESC AS COMM SE COR TR "C",W 617.01 TO POB,CONT W 55,N 98.75,E 55,S 98.75 TO POB AKA: LOT 24 BLK 1 HAMMOCK ESTATES

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*	$43,450	$569,550	$613,000	$440,260	
2025	$43,450	$569,550	$613,000	$428,690	$8,708.02
2024	$43,450	$527,620	$571,070	$416,610	$8,444.86

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$613,000	$613,000	$613,000	$613,000
Portability	0	0	0	0
Assessed/SOH 18	$440,260	$440,260	$440,260	$440,260
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$26,411	0	$26,411	$26,411
Wid/Vet/Dis 1	$5,000	$5,000	$5,000	$5,000
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$383,849	$410,260	$383,849	$383,849

Sales History

Date	Type	Price	Book/Page or CIN
10/13/2013	QCD-T	$100	111884265
9/27/2012	QCD-T	$100	49796 / 1629
10/17/2005	WD	$462,000	40832 / 232
11/20/2000	WD	$155,000	31045 / 888
3/1/1993	SWD	$128,000	20502 / 924

Land Calculations

Price	Factor	Type
$8.00	5,431	SF
Adj. Bldg. S.F. (Card, Sketch)		2637
Units/Beds/Baths		1/4/2.5
Eff./Act. Year Built: 1994/1993		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1								

PERMIT STATUS

Permit #	Status	Type	Owner	Address
24000907	CLOSED	FENCE	POWELL,ENA	4806 NW 14 ST
18000831	CLOSED	RE-ROOF	POWELL,ENA	4806 NW 14 ST
18000475	CLOSED	FENCE	POWELL,ENA	4806 NW 14 ST
18000351	CLOSED	SUNROOM	POWELL,ENA	4806 NW 14 ST
15003730	CLOSED	ALTERATION RESIDENTIAL	POWELL,ENA	4806 NW 14 ST

No new permits since 2024: status printed 3/24/26

PERMIT STATUS

Permit #	Status	Type	Owner	Address
24000907	CLOSED	FENCE	POWELL,ENA	4806 NW 14 ST
18000831	CLOSED	RE-ROOF	POWELL,ENA	4806 NW 14 ST
18000475	CLOSED	FENCE	POWELL,ENA	4806 NW 14 ST
18000351	CLOSED	SUNROOM	POWELL,ENA	4806 NW 14 ST
15003730	CLOSED	ALTERATION RESIDENTIAL	POWELL,ENA	4806 NW 14 ST

No new permits issued since 2024: This permit status was printed 5/14/26.

Summons/Case # C26010154
Searles, Lari Ann
3966 Cocoplum Cir #3697
Vio Address: 3966-B Cocoplum Cir #3696
Vio:13-38-a: Failure to complete permit process: windows

Paid

~~Paid~~ 3 $50
$25

May 28

May 27 Status

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

LARI ANN SEARLES
3966 COCOPLUM CIR #3697
COCONUT CREEK FL 33063-5957
Respondent

IN RE:
DOCKET NO: **C26-01-0154**

FINAL ORDER

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

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 3966-B Cocoplum Circle #3696 and more particularly described as follows:

Property Id: 4842 19 CK 0300

KARANDA VILLAGE III-E CONDO UNIT 3696 BLDG 18 PER CDO BK/PG: 13578/1

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 residential windows 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 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 MAY 28, 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 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

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 26th DAY OF MARCH, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

4/1/2026
Date Received

COCONUT CREEK
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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 1776 0344 25

SEARLES, LARI ANN
3966 COCOPLUM CIR #3697
COCONUT CREEK FL 33063-5957

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

OFFICIAL USE

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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 Apt.

City, State, Z

C260 10 1541
FO
Postmark Here
JM 4/9/26

SEARLES, LARI ANN
3966 COCOPLUM CIR #3697
COCONUT CREEK FL 33063-5957

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

9589 0710 5270 1776 0344 25

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

SEARLES, LARI ANN
3966 COCOPLUM CIR #3697
COCONUT CREEK FL 33063-5957

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. C26010154
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 January 15 2026
At 12:52 AM (PM)

Owner Name STARLES Lari Ann
Last First MI

Last First MI

Owner Address 3966 Cocoplum Cir #3697
Coconut Creek FL 33063-5957
City State Zip

Legal/Folio 4842 19 CK 0300

Violation Location 3966-B COCOPLUM CIR #3696
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Failure to complete the permit process!. WINDOWS (expired permit)

In violation of Chapter(s) 13 Section(s) 58-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 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.**

Jan Mopperi 3/11/26 310
Officer Signature Date ID#

Jan Mopperi
Printed Name

POSTED 3/11/26
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.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26010154	3966 B COCOPLUM CIR 3696	484219CK0300	SEARLES,LARI ANN

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: 01/15/2026

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: 3/11/26 - Receipt/Article #: 9589 0710 5270 1607 5751 03 (9589 0710 5270 1607 5774 80)
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: 3/11/26 - Time: 12:25 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 Moppert
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 March, 2026 by MOPPERT, JAN who is personally known to me.

Daniella Ordonez
Signature of Notary

DANIELLA ORDONEZ
Notary Public - State of Florida
Commission # HH 636014
My Comm. Expires Apr 10, 2029
Bonded through National Notary Assn.

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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:

Searles, Lori Ann
3966 B Cocoplum Cir #3696
Coconut Creek, FL
33063

9590 9402 8966 4064 7147 13

2. Article Number *(Transfer from service label)*

9589 0710 5270 1607 5774 80

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [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

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

9589 0710 5270 1607 5774 80

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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 and Fees $

Sent To: Searles, Lori Ann

Street and Apt. No., or PO Box No.: 3966-B Cocoplum Cir #3696

City, State, ZIP+4®: Coconut Creek, FL 33063

C26010154
Summons
Postmark Here
JM 3/11/26

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

Lori Ann Searles
3966-B Cocoplum Cir #3696
Coconut Creek, FL 33063

9589 0710 5270 1607 5774 80

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

Coconut Creek
TERRIFLY CAPITAL OF THE WORLD®

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:

Searles, Lari Ann
3966 Cocoplum Cir #3697
Coconut Creek, FL
33063

9590 9402 8966 4064 7147 37

2. Article Number *(Transfer from service label)*

9589 0710 5270 1607 5751 03

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

3/14/26

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

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

9589 0710 5270 1607 5751 03

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 Fees $
- Sent To: Searles, Lari Ann
- Street and Apt. No. or PO Box No.: 3966 Cocoplum Cir #3697
- City, State, ZIP+4®: Coconut Creek FL 33063

Postmark Here: JM 3/11/26

C26010154 Summons

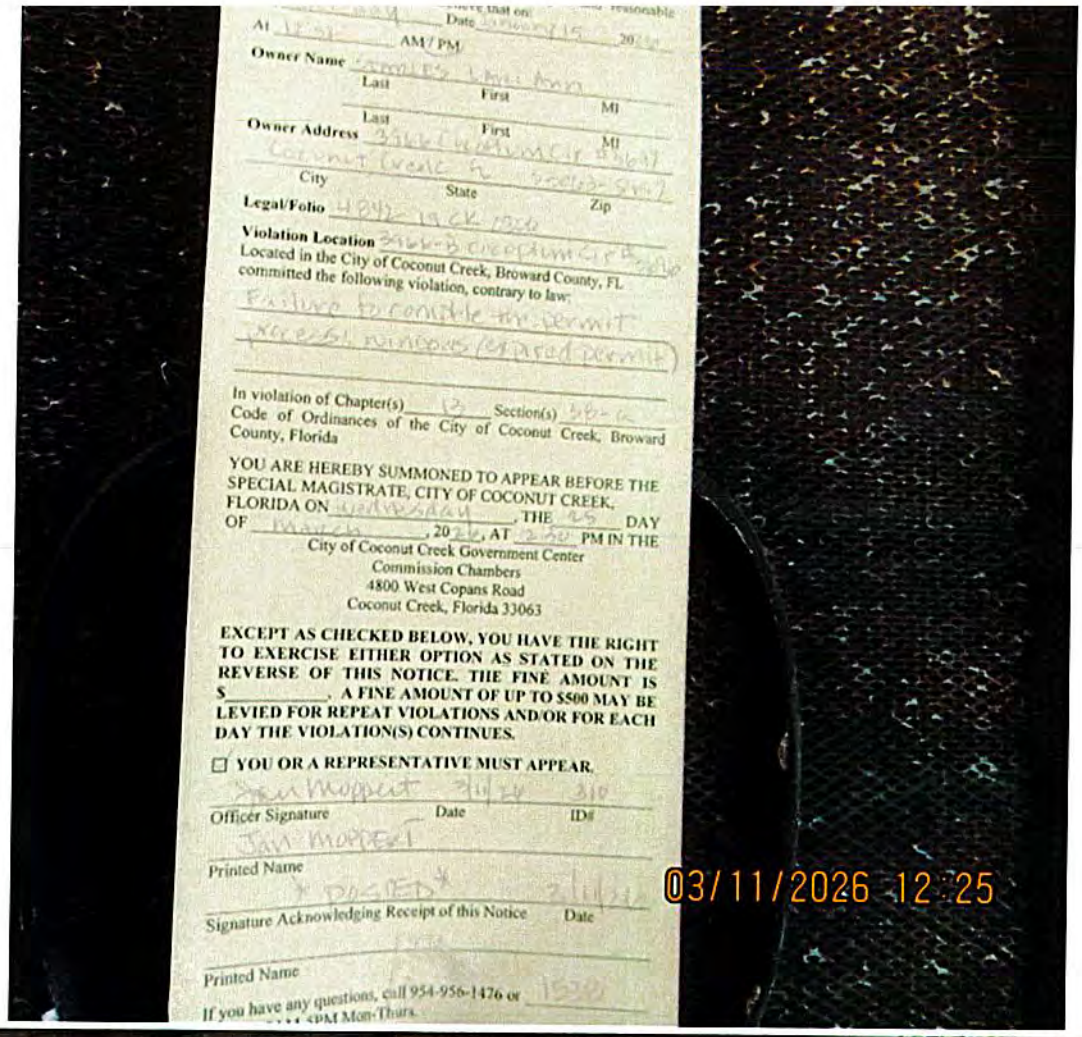
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Lari Ann Searles
3966 Cocoplum Cir #3697
Coconut Creek, FL
33063-5

9589 0710 5270 1607 5751 03

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

Coconut Creek
BUTTERFLY CAPITAL OF THE WORLD®



Date

At AM / PM

Owner Name
Last First MI

Owner Address
Last First MI

City State Zip

Legal/Folio

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

Failure to obtain the permit
(access) numbers (expired permit)

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 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.**

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
8AM-4PM Mon-Thurs.

03/11/2026 12:25

3966 -B Cocoplum Cir Posted Summons on 3/11/26, 12:25 PM. JM

PERMIT STATUS

Permit #	Status	Type	Owner	Address
20003506	EXPIRED	WINDOWS/DOORS	SEARLES,LARI ANN	3966 B COCOPLUM CIR 3696

PULLED 3/11/26.
Status the same, 3/24/26

PERMIT STATUS

Permit #:	20003506
Property ID:	484219CK0300
Permit Desc:	WINDOWS/DOORS
Property Address:	3966 B COCOPLUM CIR 3696 COCONUT CREEK, FL 33063
Amount Due:	.00
Pending Payment:	.00

Plan Review

*** Plan Review Information

Revision Stop	Status	Date In/Out	Reviewer/Notes
PROCESSING	READY FOR PICKUP	11/10/2021 11/10/2021	**Reviewer:** TNOGUERA
HOLD FILE	BLDG CORR SUBMITTED	2/25/2021 11/10/2021	**Reviewer:** TNOGUERA **Notes:** ADDRESS ENTERED INTO WEBFORM WAS 3966 B COCOPLUM CIR 36 96 BU THE APPLICATION STATES 3966 B COCOPLUM CIR 3996 A ND THE NOC SUBMITTED STATES 3966 B COCOPLUM CIR 3697-PL EASE RESOLVE CONFLICT AND ENSURE ALL DOCUMENTS ARE FOR THE SAME ADDRESS THIS PERMIT IS FOR 11-10-21 CORRECTIONS SUBMITTED BY EMAIL.
PROCESSING	DID NOT REVIEW	2/25/2021 2/25/2021	**Reviewer:** SCOVENEY **Notes:** ADDRESS ENTERED INTO WEBFORM WAS 3966 B COCOPLUM CIR 36 96 BU THE APPLICATION STATES 3966 B COCOPLUM CIR 3996 A ND THE NOC SUBMITTED STATES 3966 B COCOPL

			3697-PL EASE RESOLVE CONFLICT AND ENSURE ALL DOCUMENTS ARE FOR THE SAME ADDRESS THIS PERMIT IS FOR
BUILDING (STRUCTURAL)	APPROVED	2/23/2021 2/25/2021	**Reviewer:** MALMAS
HOLD FILE	BLDG CORR SUBMITTED	12/17/2020	**Reviewer:** SSCHMITT **Notes:** EMAIL SENT
BUILDING (STRUCTURAL)	HOLD	12/14/2020 12/17/2020	**Reviewer:** DTORESCO **Notes:** SITE SPECIFIC PLANS SIGNED AND SEALED BY A FLORIDA LICE NSED ARCHITECT OR ENGINEER INDICATING ALL RETRO OPENING S WITH DESIGN PRESSURES IS REQUIRED FOR CONDOMINIUMS. N O GENERIC CHARTS PERMITTED.

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PERMIT STATUS

Permit #:	20003506
Property ID:	484219CK0300
Permit Desc:	WINDOWS/DOORS
Property Address:	3966 B COCOPLUM CIR 3696 COCONUT CREEK, FL 33063
Amount Due:	.00
Pending Payment:	.00

Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes

Required Inspections to be Completed

FINAL STRUCTURAL	1

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PERMIT STATUS

Permit #:	20003506
Property ID:	484219CK0300
Permit Desc:	WINDOWS/DOORS
Property Address:	3966 B COCOPLUM CIR 3696 COCONUT CREEK, FL 33063
Amount Due:	.00
Pending Payment:	.00

Notes

Notes / Special Conditions

E-PERMIT REMOVE & REPLACE 7 HURRICANE IMPACT WINDO

WS

5 OPENINGS

1-14-26 PERMIT EXPIRED PER BUILDING OFFICIAL

SFLANAGAN. CODE NOTIFIED- TJ

2-8-2023 EXPIRATION LETTER SENT. MUST COMPLY BY

3-8-2023. TN

EMAIL: STORMTIGHTPERMITS@OUTLOOK.COM

TEMPORARY PERMIT#: 9710

Code Compliance Division
4800 W Copans Rd
Coconut Creek, FL 33063
954.956.1476

Written Warning

CASE #: C26010154
VIOLATION LOCATION: 3966 B COCOPLUM CIR 3696
PARCEL ID: 484219CK0300
DATE ISSUED: 01/15/26

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:

Failure to complete permit process (13-38-a): Permit #: 20003506 Action Required - Permit is Expired

VIOLATION DESCRIPTION:
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.

CORRECTIVE ACTION REQUIRED:
Contact the Building Division to complete the required permit process: 954-973-6750 or https://coconutcreek.gov/sd/building-department.

COMPLIANCE DATE: 03/05/2026

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

COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

Jan Moppert, Code Compliance
Resilient Design & Development
4800 W Copans Road
Coconut Creek, FL 33083

LARI ANN SEARLES
3966 COCOPLUM CIR #3697
COCONUT CREEK FL 33063-5957

Mailed 1/15/26

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 sustainable development 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 sustainable 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 department of sustainable development.

(3) Applications are returned to the applicant for correction or approved as submitted.

(4) Following all required approvals, the director of sustainable development shall authorize issuance of the building permit.

(d) *General requirements.*

(1) Building permits may not be issued by the director of sustainable development for any applicable purpose except when in conformance with the regulations of this chapter and the Florida Building Code.

(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 sustainable 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 sustainable 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; Ord. No. 2024-012, § 2, 4-11-24)

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	3966-B COCOPLUM CIRCLE #3696, COCONUT CREEK FL 33063
Property Owner	SEARLES, LARI ANN
Mailing Address	3966 COCOPLUM CIR #3697 COCONUT CREEK FL 33063-5957

ID #	4842 19 CK 0300
Millage	3212
Use	04

Abbr Legal Description	KARANDA VILLAGE III-E CONDO UNIT 3696 BLDG 18 PER CDO BK/PG: 13578/1

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*	$33,050	$297,420	$330,470	$112,430	
2025	$35,860	$322,750	$358,610	$109,480	$1,708.39
2024	$36,250	$326,290	$362,540	$106,400	$1,630.25

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$330,470	$330,470	$330,470	$330,470
Portability	0	0	0	0
Assessed/SOH 12	$112,430	$112,430	$112,430	$112,430
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	$61,019	$87,430	$61,019	$61,019

Sales History

Date	Type	Price	Book/Page or CIN
7/15/2010	WD-Q	$132,500	47236 / 1140
3/30/2001	WD	$118,000	31781 / 344
10/10/1995	WD	$80,000	24181 / 892
3/1/1988	WD	$100	15251 / 313
2/1/1988	WD	$83,900	

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		1388
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1987/1986		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
M			CM					
1			.12					

CODE OFFICER DANIELLA ORDONEZ
SPECIAL MAGISTRATE CASES

Summons/Case #C25 07 0187
Mio, James D & Susan Beth
6360 Osprey Terrace
Violation: 6-36-a-2
Roof (non-maintenance)

'ou have been charged with a civil infraction which requires that you omply with one of the following options:

Option 1:

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

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

DO NOT MAIL CASH

ayment of the fine amount shall be considered the same as entering a lea of guilty. Any additional violation of the same offense may be onsidered a repeat violation. The violation must be in compliance or rther action will be pursued.

ENTER A PLEA OF NOT GUILTY

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

---

you elect to have a hearing and are found to have committed the fraction, the Special Magistrate may impose a penalty not to exceed 00.00 per day plus an administrative fee.

---

a person fails to pay the civil penalty 24 hours prior to the scheduled aring date, or fails to appear before the Special Magistrate he/she all be deemed to have waived his/her rights to contest the summons d that in such case, judgment may be entered against the person for amount up to the maximum penalty of $500.00 per day and asonable 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 ections	$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

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

SUMMONS TO APPEAR

State of Florida NO. C25070187
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 July 28 2025
At 12:49 AM / (PM)

Owner Name Mio James D & Susan Beth
Last First MI

Last First MI

Owner Address 6300 Osprey Terrace
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 06 24 0170

Violation Location 6300 Osprey Terrace
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Roof (non-maintenance) - discoloration from dirt, grime, mold and/or mildew

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.**

Daniella Ordonez 5/11/26 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name

Posted 11:27 a.m. 5/11/26
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 954-957-[illegible] between 7AM-5PM Mon-Thurs.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25070187	6360 OSPREY TER	484206240170	MIO,JAMES D & SUSAN BETH

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: 07/28/2025

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: 05/13/2026- Receipt/Article #:9589071052703748574861 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: 11:27 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 13 day of May, 2026 by ORDONEZ, DANIELLA who is personally known to me.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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

9589 0710 5270 3748 5748 61

MIO, JAMES D & SUSAN BETH
6360 OSPREY TER
COCONUT CREEK FL 33073-2621

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
MIO, JAMES D & SUSAN BETH

Street and Apt.
6360 OSPREY TER

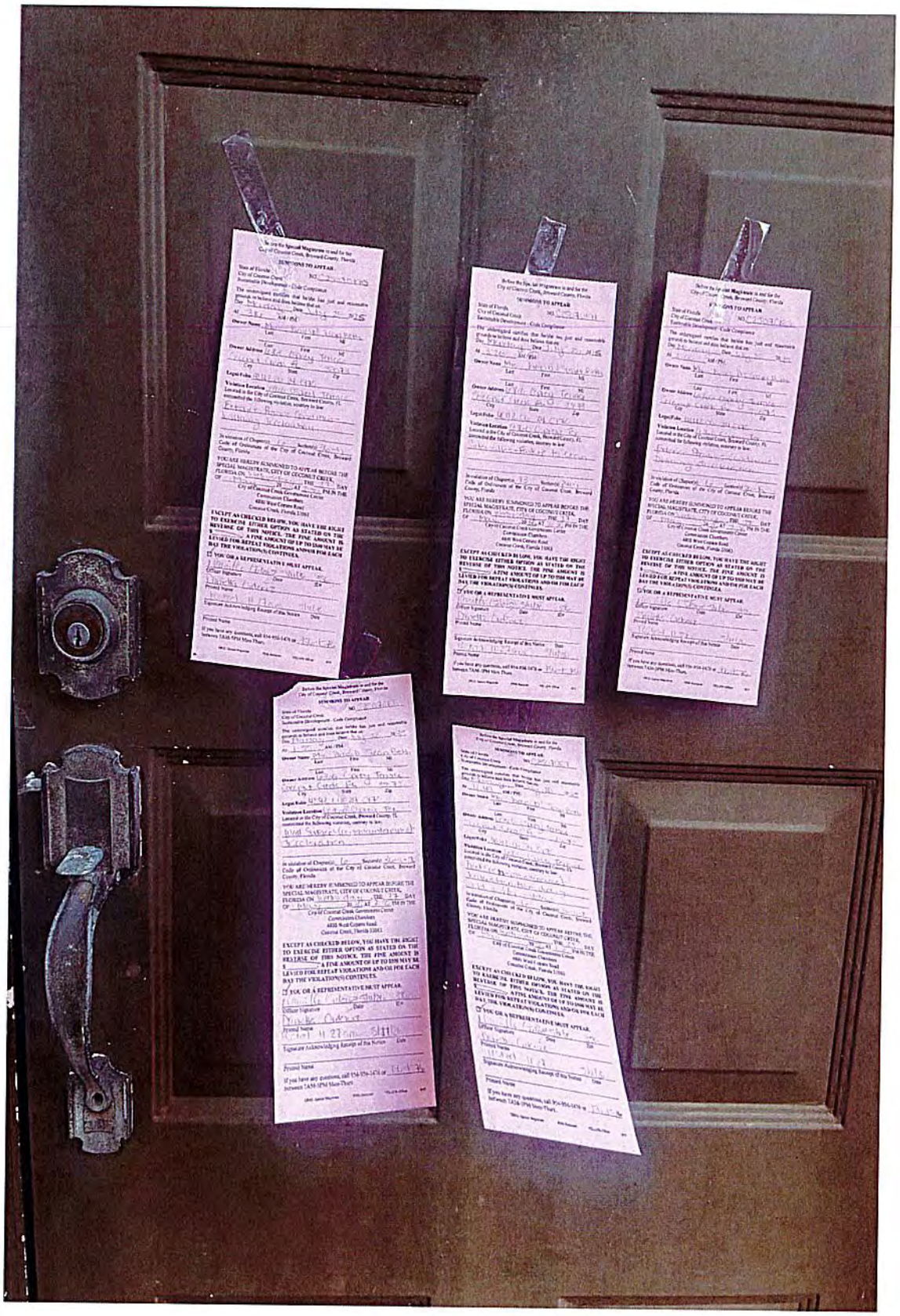
City, State, ZIP
COCONUT CREEK FL 33073-2621

Postmark Here

C0450101B1, 0188, 0189, 0190, 0191.
D.O Summons
5/13/26

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

9589 0710 5270 3748 5748 61



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)

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	6360 OSPREY TERRACE, COCONUT CREEK FL 33073-2621
Property Owner	MIO, JAMES D & SUSAN BETH
Mailing Address	6360 OSPREY TER COCONUT CREEK FL 33073-2621

ID #	4842 06 24 0170
Millage	3212
Use	01-01

Abbr Legal Description	REGENCY LAKES AT COCONUT CREEK 157-23 B POR PAR A DESC AS COMM SW COR SEC 6,N 1078.96,E 1667.67,NE 62.05,ELY & SLY AN ARC DIST 493.49 TO POB,CONT SLY & ELY AN ARC DIST 88.30,NW 97.99,ELY & NLY AN ARC DIST 40.09,SE 100.36 TO POB AKA: LOT 17-POD J OSPREY POINT

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*	$63,640	$552,370	$616,010	$311,450	
2025	$63,640	$556,740	$620,380	$303,270	$6,163.35
2024	$63,640	$551,230	$614,870	$294,730	$5,966.48

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$616,010	$616,010	$616,010	$616,010
Portability	0	0	0	0
Assessed/SOH 97	$311,450	$311,450	$311,450	$311,450
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	$260,039	$286,450	$260,039	$260,039

Sales History

Date	Type	Price	Book/Page or CIN
6/27/1996	WD	$100	28068 / 90
7/6/1996	WD	$196,600	25099 / 882

Land Calculations

Price	Factor	Type
$10.00	6,364	SF
Adj. Bldg. S.F. (Card, Sketch)		2624
Units		1
Eff./Act. Year Built: 1997/1996		

Special Assessments

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

Summons/Case #C25 07 0188
Mio, James D & Susan Beth
6360 Osprey Terrace
Violation: 6-36-a-1
Wall Surfaces (non-maintenance)

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
City of Coconut Creek
Sustainable Development - Code Compliance

NO. C25070188

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:
Day Monday Date July 28 2025
At 1:55 AM / (PM)

Owner Name Mio James D & Susan Beth
Last First MI

Last First MI

Owner Address 10360 Osprey Terrace
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 06 24 0170

Violation Location 10360 Osprey Ter.
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Wall Surfaces (non-maintenance)- discoloration

In violation of Chapter(s) 6 Section(s) 36-a-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 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 Ordonez 5/11/26 330
Officer Signature Date ID#

Daniella Ordonez
Printed Name

Posted 11:27 a.m. 5/27/26
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.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25070188	6360 OSPREY TER	484206240170	MIO,JAMES D & SUSAN BETH

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: 07/28/2025

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: 05/13/2026- Receipt/Article #:9589071052703748574861 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: 11:27 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 13 day of May, 2026 by ORDONEZ, DANIELLA who is personally known to me.

Reshma Heraman
Signature of Notary

RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

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 61

MIO, JAMES D & SUSAN BETH
6360 OSPREY TER
COCONUT CREEK FL 33073-2621

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 MIO, JAMES D & SUSAN BETH

Street and Apt. 6360 OSPREY TER

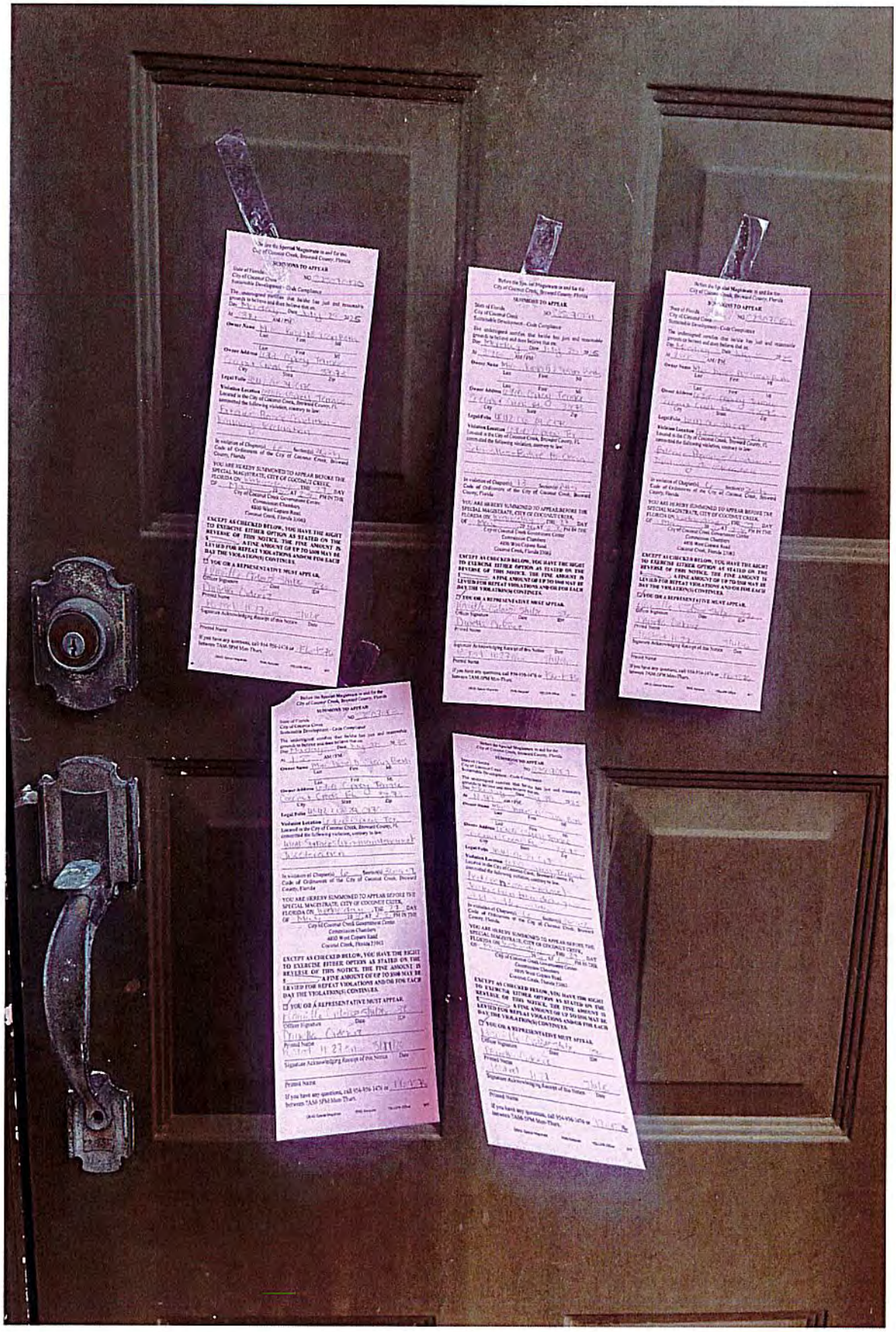
City, State, ZIP COCONUT CREEK FL 33073-2621

Postmark Here

C2450187, 0855, 0187, 0440
DO Summons
5.13.26

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

9589 0710 5270 3748 5748 61



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)

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	6360 OSPREY TERRACE, COCONUT CREEK FL 33073-2621
Property Owner	MIO, JAMES D & SUSAN BETH
Mailing Address	6360 OSPREY TER COCONUT CREEK FL 33073-2621

ID #	4842 06 24 0170
Millage	3212
Use	01-01

Abbr Legal Description	REGENCY LAKES AT COCONUT CREEK 157-23 B POR PAR A DESC AS COMM SW COR SEC 6,N 1078.96,E 1667.67,NE 62.05,ELY & SLY AN ARC DIST 493.49 TO POB,CONT SLY & ELY AN ARC DIST 88.30,NW 97.99,ELY & NLY AN ARC DIST 40.09,SE 100.36 TO POB AKA: LOT 17-POD J OSPREY POINT

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
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2025	$63,640	$556,740	$620,380	$303,270	$6,163.35
2024	$63,640	$551,230	$614,870	$294,730	$5,966.48

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
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Portability	0	0	0	0
Assessed/SOH 97	$311,450	$311,450	$311,450	$311,450
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	$260,039	$286,450	$260,039	$260,039

Sales History

Date	Type	Price	Book/Page or CIN
6/27/1996	WD	$100	28068 / 90
7/6/1996	WD	$196,600	25099 / 882

Land Calculations

Price	Factor	Type
$10.00	6,364	SF
Adj. Bldg. S.F. (Card, Sketch)		2624
Units		1
Eff./Act. Year Built: 1997/1996		

Special Assessments

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

Summons/Case #C25 07 0189
Mio, James D & Susan Beth
6360 Osprey Terrace
Violation: 6-36-b
Exterior Premises Condition - Driveway

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. C25070189
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 July 28 2025
At 2:00 AM / (PM)

Owner Name Mio James D & Susan Beth
Last First MI

Last First MI

Owner Address 10360 Osprey Terrace
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 06 24 0170

Violation Location 10360 Osprey Ter.
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Exterior Premises Condition - Driveway discoloration

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 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 Ordonez 5/11/26 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name

Posted 11:27 a.m. 5/11/26
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.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25070189	6360 OSPREY TER	484206240170	MIO,JAMES D & SUSAN BETH

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: 07/28/2025

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: 05/13/2026- Receipt/Article #:9589071052703748574861 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: 11:27 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 13 day of May, 2026 by ORDONEZ, DANIELLA who is personally known to me.

RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

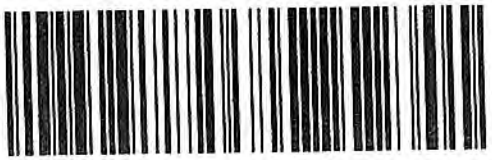
Reshma Heraman
Signature of Notary

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 5748 61

MIO, JAMES D & SUSAN BETH
6360 OSPREY TER
COCONUT CREEK FL 33073-2621

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

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

Certified Mail Fee
$

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

Postage
$

Total Postage
$

Sent To
MIO, JAMES D & SUSAN BETH

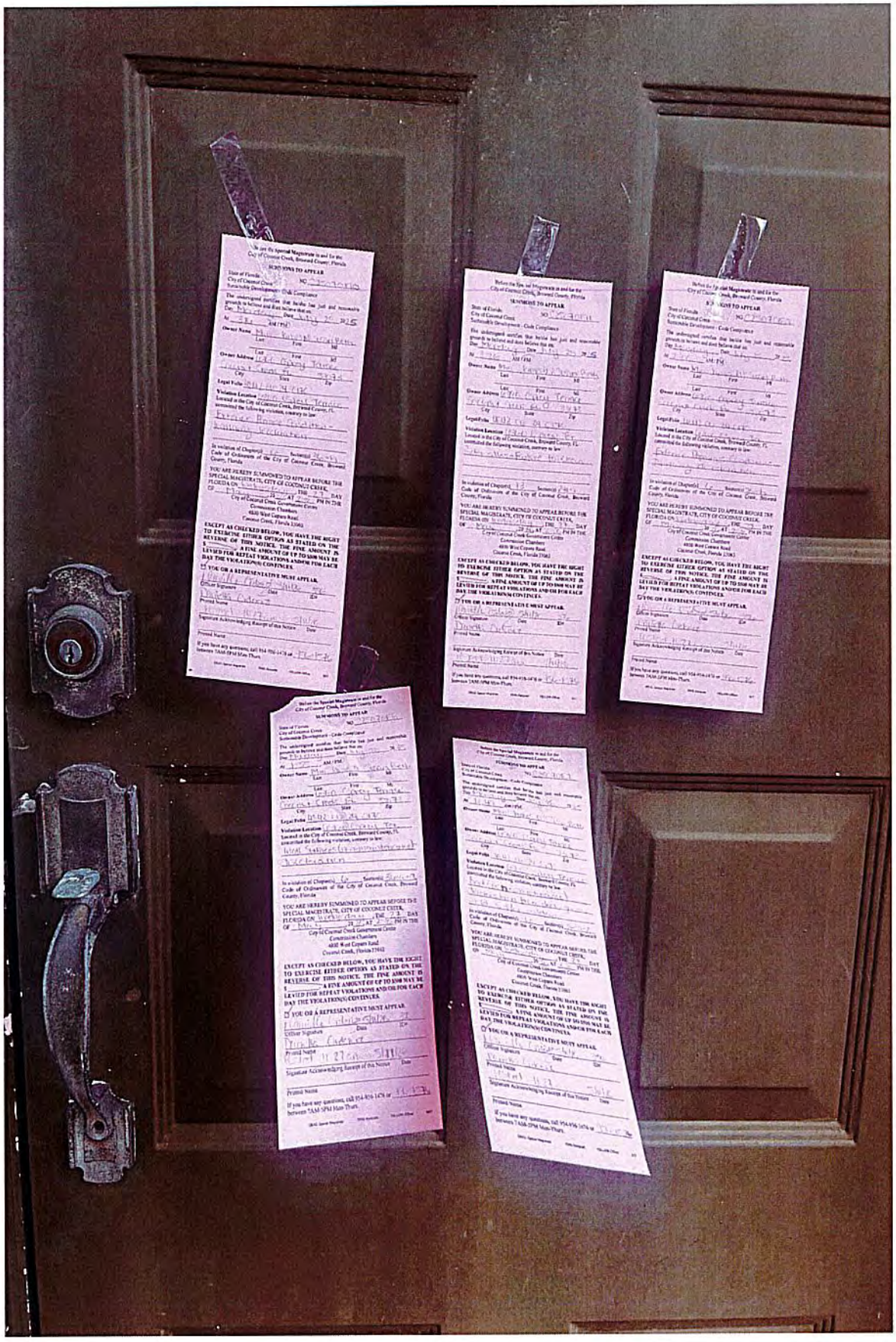
Street and Apt.
6360 OSPREY TER

City, State, ZIP
COCONUT CREEK FL 33073-2621

Postmark Here
C2501051, 0155, 0151, 0140
0141.
D.O. Summers
97-3126

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

9589 0710 5270 3748 5748 61


SUMMONS TO APPEAR
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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 Address	6360 OSPREY TERRACE, COCONUT CREEK FL 33073-2621
Property Owner	MIO, JAMES D & SUSAN BETH
Mailing Address	6360 OSPREY TER COCONUT CREEK FL 33073-2621

ID #	4842 06 24 0170
Millage	3212
Use	01-01

Abbr Legal Description	REGENCY LAKES AT COCONUT CREEK 157-23 B POR PAR A DESC AS COMM SW COR SEC 6,N 1078.96,E 1667.67,NE 62.05,ELY & SLY AN ARC DIST 493.49 TO POB,CONT SLY & ELY AN ARC DIST 88.30,NW 97.99,ELY & NLY AN ARC DIST 40.09,SE 100.36 TO POB AKA: LOT 17-POD J OSPREY POINT

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Eff./Act. Year Built: 1997/1996		

Special Assessments

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32	Z		CM					
R	1		CM					
1								

Summons/Case #C25 07 0190
Mio, James D & Susan Beth
6360 Osprey Terrace
Violation: 6-36-b
Exterior Premises Condition - Walkway

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. C25070190
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 July 28 2025
At 3:16 AM / PM

Owner Name Mio James & Susan Beth
Last First MI

Last First MI

Owner Address 10360 Osprey Terrace
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 06 24 0170

Violation Location 10360 Osprey Terrace
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Exterior Premise Condition - Walkway discoloration

In violation of Chapter(s) 6 Section(s) 36-5 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.**

Officer Signature Date ID#

Daniella Ordonez
Printed Name

Posted 11:27 a.m. 5/11/26
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.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25070190	6360 OSPREY TER	484206240170	MIO,JAMES D & SUSAN BETH

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: 07/28/2025

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: 05/13/2026- Receipt/Article #:9589071052703748574861 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: 11:27 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 13 day of May, 2026 by ORDONEZ, DANIELLA who is personally known to me.

RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

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 5748 61

MIO, JAMES D & SUSAN BETH
6360 OSPREY TER
COCONUT CREEK FL 33073-2621

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

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

Certified Mail Fee $

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

Postage $

Total Postage $

Sent To MIO, JAMES D & SUSAN BETH

Street and Apt. 6360 OSPREY TER

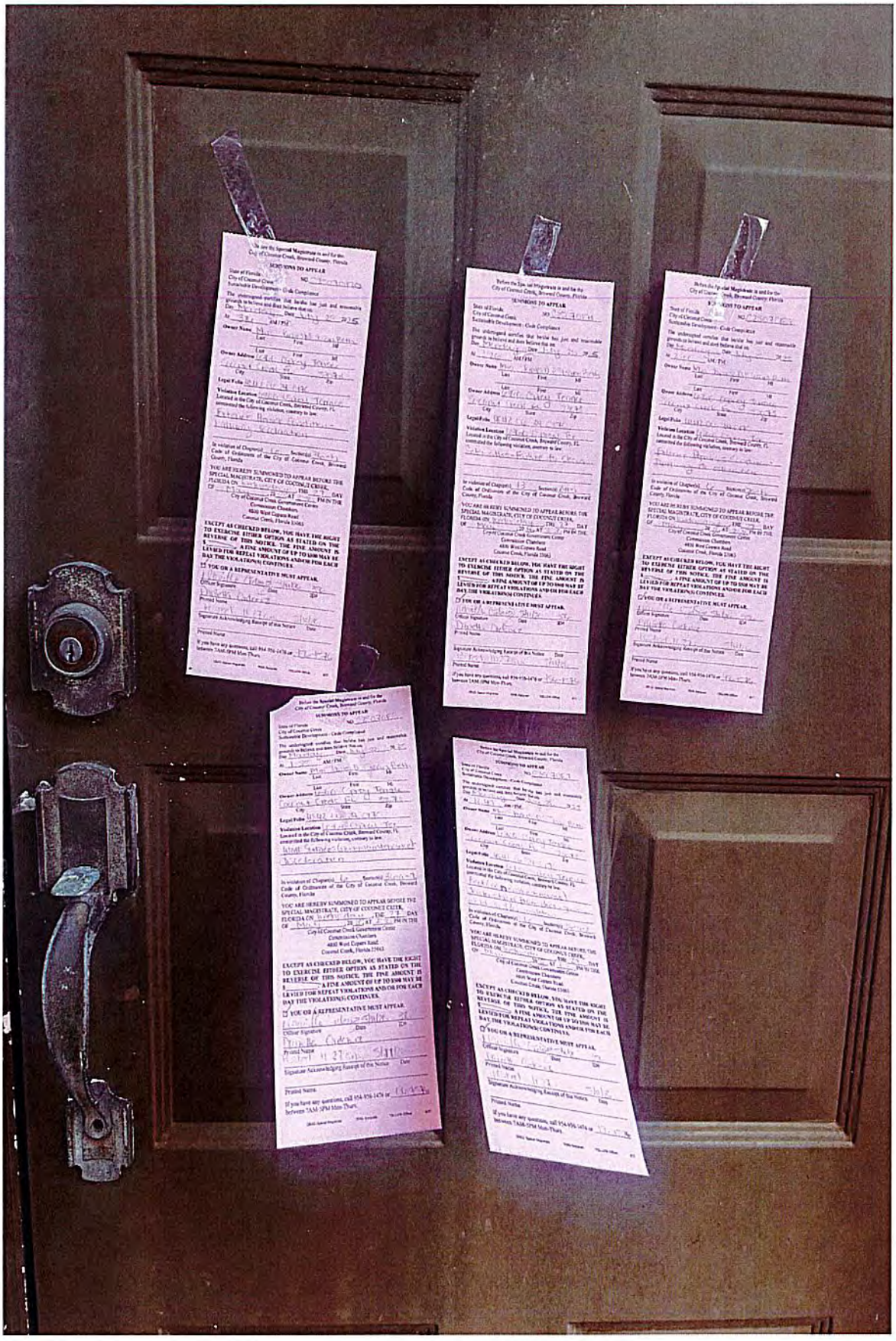
City, State, ZIP COCONUT CREEK FL 33073-2621

Postmark Here

C2501187, 05, 0189, 040, D0 summons 91.3126

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

9589 0710 5270 3748 5748 61


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
Date
At AM/PM
Owner Name
Last First MI
Owner Address
City State Zip
Legal Folio
Violation Location
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:
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 THE DAY
OF AT 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
between 7AM-5PM Mon-Thurs.

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	6360 OSPREY TERRACE, COCONUT CREEK FL 33073-2621
Property Owner	MIO, JAMES D & SUSAN BETH
Mailing Address	6360 OSPREY TER COCONUT CREEK FL 33073-2621

ID #	4842 06 24 0170
Millage	3212
Use	01-01

Abbr Legal Description	REGENCY LAKES AT COCONUT CREEK 157-23 B POR PAR A DESC AS COMM SW COR SEC 6,N 1078.96,E 1667.67,NE 62.05,ELY & SLY AN ARC DIST 493.49 TO POB,CONT SLY & ELY AN ARC DIST 88.30,NW 97.99,ELY & NLY AN ARC DIST 40.09,SE 100.36 TO POB AKA: LOT 17-POD J OSPREY POINT

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*	$63,640	$552,370	$616,010	$311,450	
2025	$63,640	$556,740	$620,380	$303,270	$6,163.35
2024	$63,640	$551,230	$614,870	$294,730	$5,966.48

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$616,010	$616,010	$616,010	$616,010
Portability	0	0	0	0
Assessed/SOH 97	$311,450	$311,450	$311,450	$311,450
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	$260,039	$286,450	$260,039	$260,039

Sales History

Date	Type	Price	Book/Page or CIN
6/27/1996	WD	$100	28068 / 90
7/6/1996	WD	$196,600	25099 / 882

Land Calculations

Price	Factor	Type
$10.00	6,364	SF
Adj. Bldg. S.F. (Card, Sketch)		2624
Units		1
Eff./Act. Year Built: 1997/1996		

Special Assessments

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

Summons/Case #C25 07 0190
Mio, James D & Susan Beth
6360 Osprey Terrace
Violation: 13-241-i
Exterior Premises Condition - Walkway

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. C2507 0191
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 July 28 2025
At 3:26 AM (PM)

Owner Name Mio James D & Susan Beth
Last First MI

Last First MI

Owner Address 63600 Osprey Terrace
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 06 24 0170

Violation Location 63600 Osprey Ter
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Sidewalks - Failure to clean

In violation of Chapter(s) 13 Section(s) 241-1
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 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.**

Danielle Ordonez 5/11/26 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name

Signature Acknowledging Receipt of this Notice Date

Posted 11:27 a.m. 5/11/26
Printed Name

If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25070191	6360 OSPREY TER	484206240170	MIO,JAMES D & SUSAN BETH

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: 07/28/2025

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: 05/13/2026- Receipt/Article #:9589071052703748574861 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: 11:27 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 13 day of May, 2026 by ORDONEZ, DANIELLA who is personally known to me.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

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 61

MIO, JAMES D & SUSAN BETH
6360 OSPREY TER
COCONUT CREEK FL 33073-2621

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

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

Certified Mail Fee $

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

Postage $

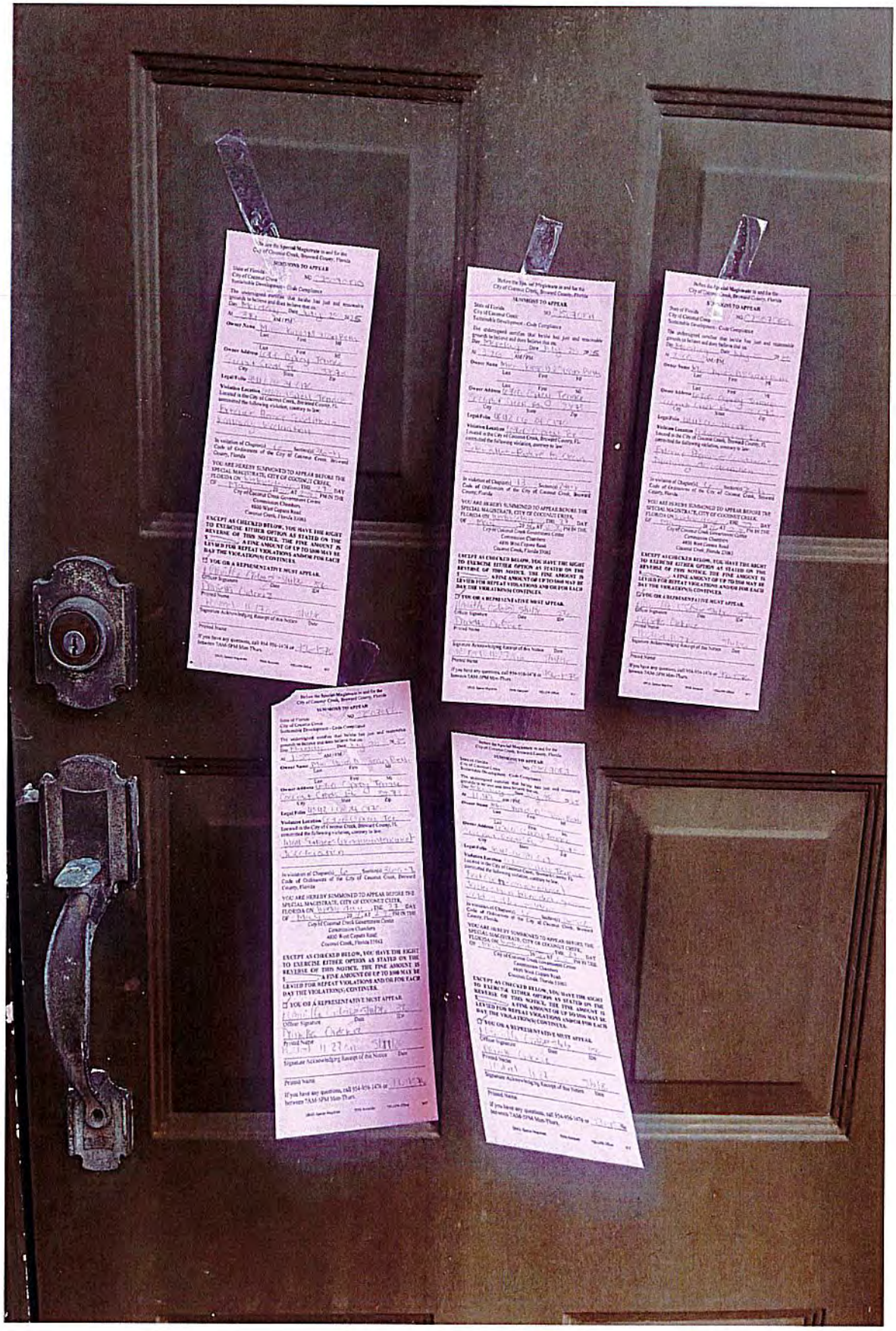
Total Postage $

Sent To MIO, JAMES D & SUSAN BETH
Street and Apt. 6360 OSPREY TER
City, State, ZIP COCONUT CREEK FL 33073-2621

C2501057, 055,0189,040
Postmark Here 0191.
DO Summons
$1.3126

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

9589 0710 5270 3748 5748 61



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 KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	6360 OSPREY TERRACE, COCONUT CREEK FL 33073-2621
Property Owner	MIO, JAMES D & SUSAN BETH
Mailing Address	6360 OSPREY TER COCONUT CREEK FL 33073-2621

ID #	4842 06 24 0170
Millage	3212
Use	01-01

Abbr Legal Description	REGENCY LAKES AT COCONUT CREEK 157-23 B POR PAR A DESC AS COMM SW COR SEC 6,N 1078.96,E 1667.67,NE 62.05,ELY & SLY AN ARC DIST 493.49 TO POB,CONT SLY & ELY AN ARC DIST 88.30,NW 97.99,ELY & NLY AN ARC DIST 40.09,SE 100.36 TO POB AKA: LOT 17-POD J OSPREY POINT

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).

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Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	$63,640	$552,370	$616,010	$311,450	
2025	$63,640	$556,740	$620,380	$303,270	$6,163.35
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2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$616,010	$616,010	$616,010	$616,010
Portability	0	0	0	0
Assessed/SOH 97	$311,450	$311,450	$311,450	$311,450
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	$260,039	$286,450	$260,039	$260,039

Sales History

Date	Type	Price	Book/Page or CIN
6/27/1996	WD	$100	28068 / 90
7/6/1996	WD	$196,600	25099 / 882

Land Calculations

Price	Factor	Type
$10.00	6,364	SF
Adj. Bldg. S.F. (Card, Sketch)		2624
Units		1
Eff./Act. Year Built: 1997/1996		

Special Assessments

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

Summons/Case #C26 03 0147
Ramos Da Silva, Miriana & Mascarehas, Gustavo C
6303 NW 42 Terrace
Violation: 13-38-a
Failure to complete permit process

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.

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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. C26030147
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 2026
At 10:20 AM / PM

Owner Name Ramos Da Silva, Miriana
Last First MI
Mascarenhas, Gustavo C
Last First MI

Owner Address 6303 NW 42 Ter
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 05 15 2030

Violation Location 6303 NW 42 Terrace
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Failure to complete permit process - Fence

In violation of Chapter(s) 13 Section(s) 38-G
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.**

Officer Signature Date ID#
Daniella Ordonez
Printed Name

Posted 11:05 a.m. 5/11/26
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.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030147	6303 NW 42 TER	484205152030	RAMOS DA SILVA,MIRIANA

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 #:9589071052705748 47
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: 11:05 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 13 day of May, 2026 by ORDONEZ, DANIELLA who is personally known to me.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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

9589 0710 5270 3748 5748 47

RAMOS DA SILVA, MIRIANA
MASCARENHAS, GUSTAVO C
6303 NW 42 TER
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

C2023011147
Summons
D.O 5/13/26

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 $

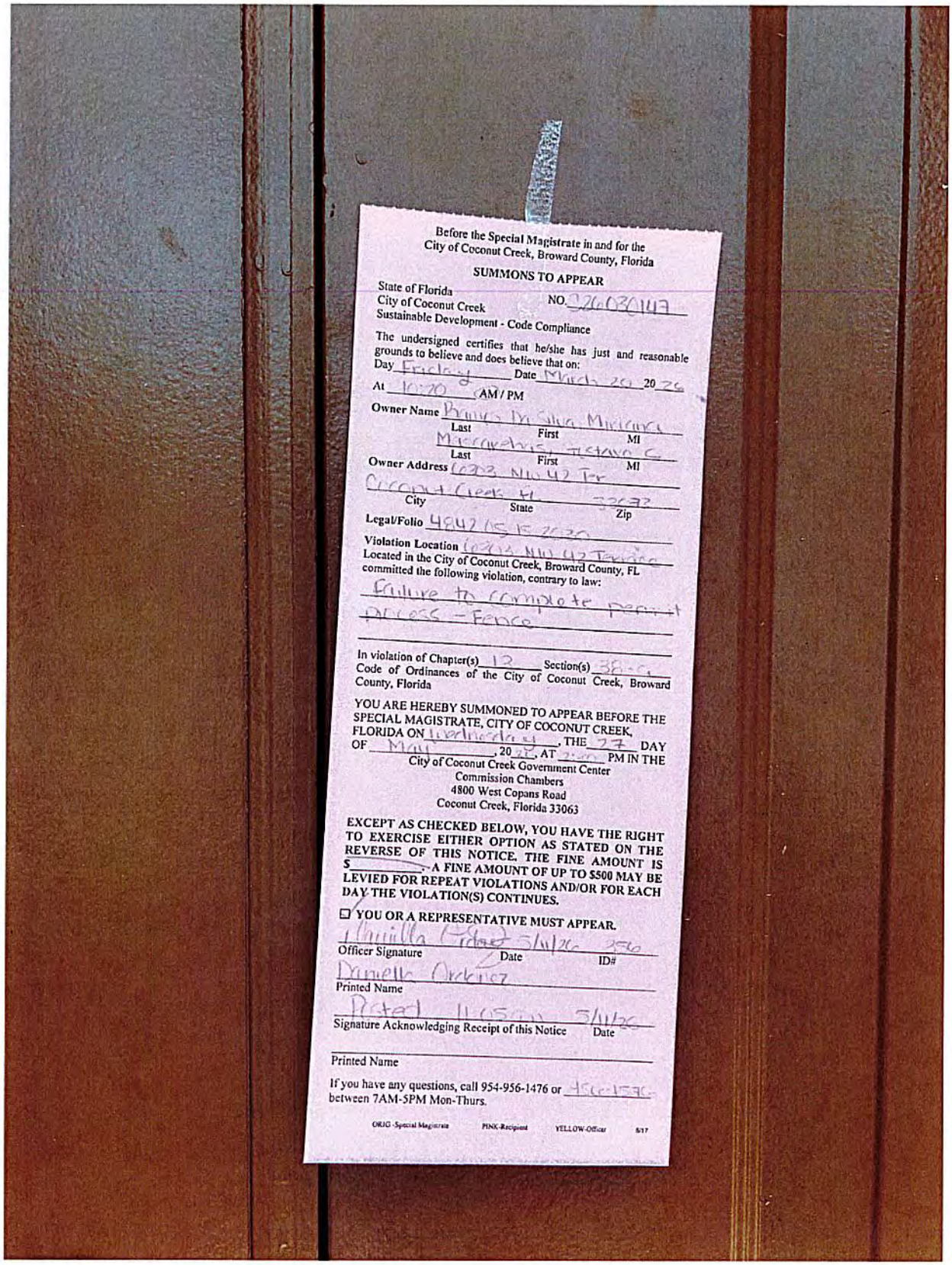
Postage $

Total Postage & $

Sent To RAMOS DA SILVA, MIRIANA
Street and Apt. MASCARENHAS, GUSTAVO C
City, State, ZIP+ 6303 NW 42 TER
COCONUT CREEK FL 33073

PS Form 3800,

9589 0710 5270 3748 5748 47



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. 260130147

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:
Day Friday Date March 20 20 26
At 10:20 AM / PM

Owner Name Bruno De Silva Mariana
Last First MI
Marinelli Steven C.
Last First MI

Owner Address 6203 NW 42 Ter
City Coconut Creek State FL Zip 33073

Legal/Folio 4942 05 15 2030

Violation Location 6203 NW 42 Terrace
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Failure to complete permit process - Fence

In violation of Chapter(s) 13 Section(s) 35-[illegible]
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 2:00 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 $_____. 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 5/11/26 ID# 256

Daniella Orkich
Printed Name

Refused 11:15am 5/11/26
Signature Acknowledging Receipt of this Notice Date

Printed Name

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

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

PERMIT STATUS

Permit #:	21000944
Property ID:	484205152030
Permit Desc:	FENCE
Property Address:	6303 NW 42 TER COCONUT CREEK, FL 33073
Amount Due:	.00
Pending Payment:	.00

Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
FINAL ZONING	2	CAPONE,BRI	4/2/2026	4/2/2026	F		AREAS ARE STILL NOT RESTORED WITH LANDSCAPING MATERIAL. ROCK AND/OR ANY NON-LIVING MATERIAL IS NOT SUITABLE FO R RESTORATION OF AREAS.
FOOTER/FOUNDATION/PREPOUR	1	CAPONE,BRI	4/2/2026	4/2/2026	F		
FINAL STRUCTURAL	1	TORESCO,DO	2/27/2023	2/27/2023	P		

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	6303 NW 42 TERRACE, COCONUT CREEK FL 33073-3266
Property Owner	RAMOS DA SILVA, MIRIANA MASCARENHAS, GUSTAVO C
Mailing Address	6303 NW 42 TER COCONUT CREEK FL 33073

ID #	4842 05 15 2030
Millage	3212
Use	01-05

Abbr Legal Description	WINSTON PARK SECTION THREE 147-42 B LOT 14 BLK 9

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*	$81,370	$508,430	$589,800	$358,920	
2025	$81,370	$521,070	$602,440	$349,490	$7,140.03
2024	$72,370	$550,570	$622,940	$339,650	$6,918.98

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$589,800	$589,800	$589,800	$589,800
Portability	0	0	0	0
Assessed/SOH 18	$358,920	$358,920	$358,920	$358,920
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	$307,509	$333,920	$307,509	$307,509

Sales History

Date	Type	Price	Book/Page or CIN
4/21/2017	SWD-Q	$355,000	114342431
4/21/2017	PRD-T	$100	114342430
10/29/1996	WD	$160,000	25593 / 545
5/23/1996	TD*	$90,000	24979 / 943

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	9,000	SF
$1.01	366	SF

Adj. Bldg. S.F. (Card, Sketch)	2341
Units/Beds/Baths	1/4/2
Eff./Act. Year Built: 1997/1996	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	1		CM					
1			.17					

Summons/Case #C26 03 0148
Etienne, Hens F & Claudette
4407 NW 63 Dr
Violation: 13-38-a
Failure to complete permit process

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
City of Coconut Creek
Sustainable Development - Code Compliance

NO. C26030148

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 10:45 AM / PM

Owner Name Etienne, Hens F & Claudette
Last First MI

Last First MI

Owner Address 4407 NW 63 Dr

Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 05 15 1230

Violation Location 4407 NW 63 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, 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 5/11/26 330
Officer Signature Date ID#

Daniella Ordonez
Printed Name

Posted 11:11 a.m. 5/11/26
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.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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.)

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

RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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®

9589 0710 5270 3748 5748 54

ETIENNE, HENS F & CLAUDETTE
4407 NW 63 DR
COCONUT CREEK FL 33073-1970

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 Fees
$

Sent To
ETIENNE, HENS F & CLAUDETTE

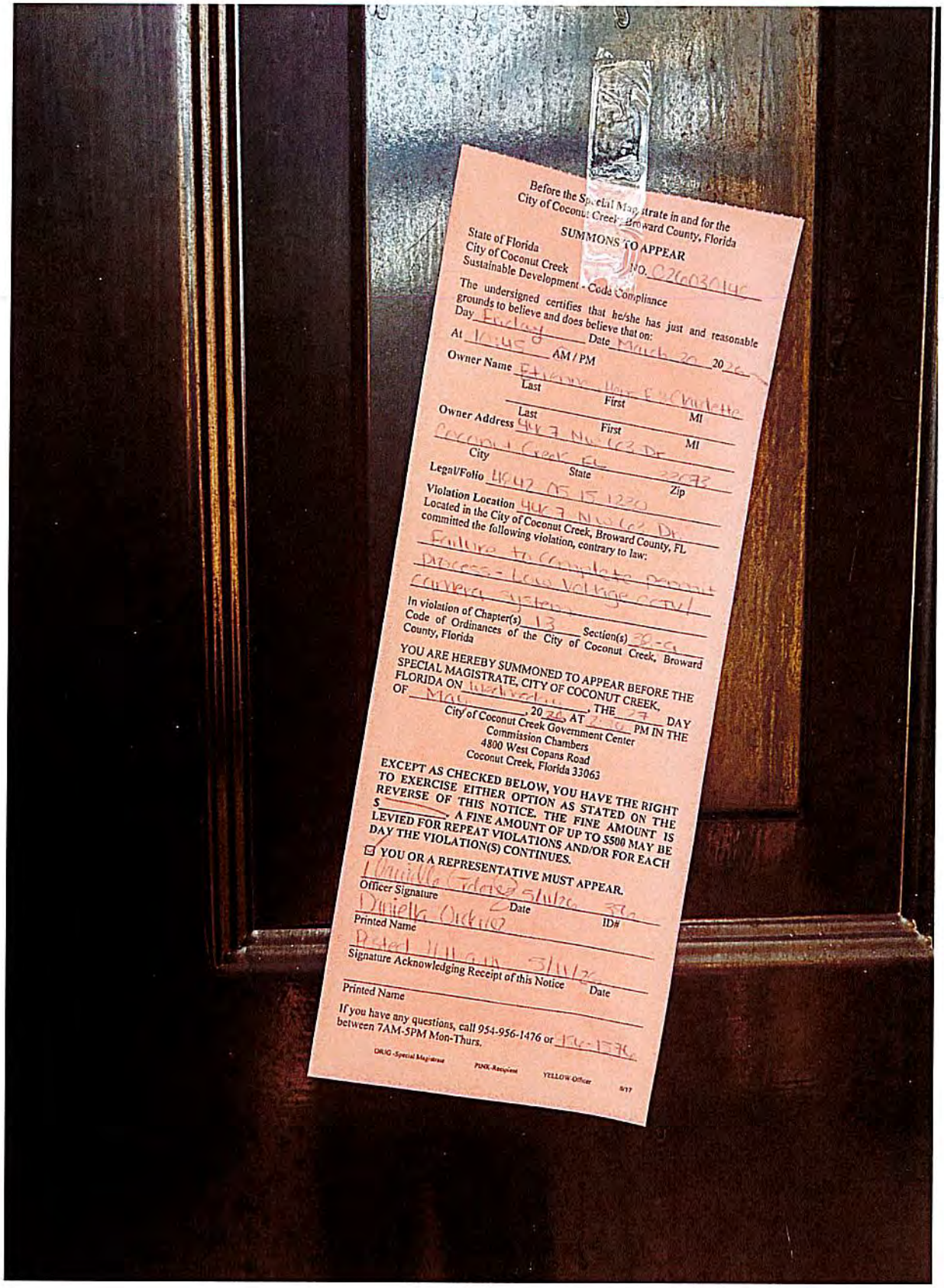
Street and Apt. No.
4407 NW 63 DR

City, State, ZIP+4
COCONUT CREEK FL 33073-1970

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

CR0301148
Summons
Postmark Here
D.O 5/13/26

9589 0710 5270 3748 5748 54



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. C26030145

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

Day Friday Date March 20 20 26

At 10:45 AM / PM

Owner Name Estevez Hay E Charlotte
Last First MI

Last First MI

Owner Address 4467 Nw 62 Dr
City

Coconut Creek FL 33073
State Zip

Legal/Folio 4042 05 15 1220

Violation Location 4467 Nw 62 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) 39-61
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, May, 20 26, AT 2:00 PM IN THE CITY OF

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#

Daniella Ordonez 3/11/26 396

Printed Name Daniella Ordonez

Signature Acknowledging Receipt of this Notice Date

Printed Name Rafael Hidalgo 3/11/26

If you have any questions, call 954-956-1476 or 786-1576 between 7AM-5PM Mon-Thurs.

DRUG -Special Magistrate PINK -Recipient YELLOW -Officer 8/17

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.

(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	4407 NW 63 DRIVE, COCONUT CREEK FL 33073-1970
Property Owner	ETIENNE, HENS F & CLAUDETTE
Mailing Address	4407 NW 63 DR COCONUT CREEK FL 33073-1970

ID #	4842 05 15 1230
Millage	3212
Use	01-05

Abbr Legal Description	WINSTON PARK SECTION THREE 147-42 B LOT 14 BLK 6

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*	$83,460	$493,210	$576,670	$576,670	
2025	$83,460	$505,970	$589,430	$583,160	$13,023.55
2024	$74,460	$535,730	$610,190	$530,150	$12,374.56

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$576,670	$576,670	$576,670	$576,670
Portability	0	0	0	0
Assessed/SOH	$576,670	$576,670	$576,670	$576,670
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	$576,670	$576,670	$576,670	$576,670

Sales History

Date	Type	Price	Book/Page or CIN
2/9/2007	WD-Q	$375,000	43637 / 1870
3/12/1997	SWD	$157,000	26161 / 887
1/22/1997	TD*	$120,000	26315 / 678

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	9,000	SF
$1.01	2,433	SF

Adj. Bldg. S.F. (Card, Sketch)	2362
Units/Beds/Baths	1/4/2
Eff./Act. Year Built: 1998/1997	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	1		CM					
1			.26					

Summons/Case #C26 03 0150
Louis, Marc Fenson Jacques
5012 Mallards Pl
Violation: 13-38-a
Failure to complete permit process

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. C26030150
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 2026
At 11:18 (AM)/ PM

Owner Name Louis Mark Fenson Jacqu
Last First MI

Last First MI

Owner Address 5012 Mallards Place
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 06 22 0580

Violation Location 5012 Mallards PL
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Failure to complete permit process - Screen Enclosure

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 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 Ordonez 5/11/26 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name

Stephania Servius 5-11-26
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.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030150	5012 MALLARDS PL	484206220580	LOUIS,MARC FENSON JACQUES

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: _____ - Receipt/Article #:_____
Return Receipt Requested

☑ Hand Delivery – Date: 05/11/2026 - Time: 10:50 A.M. - Name: Stephanie Servius

☐ 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

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

PERMIT STATUS

Permit #:	21003679
Property ID:	484206220580
Permit Desc:	SCREEN ENCLOSURE
Property Address:	5012 MALLARDS PL 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		6/17/2022	**Reviewer:** TNOGUERA **Notes:** REVISION 1 6-17-22 SENT EMAIL

RED) BELOW FINISHED FLOOR ELEVATION.
4. HURRICANE SHUTTER INSTALLATION MUST NOT BE IMPACTED
BY DECK INSTALLATION.
5. ALL SWALES MUST BE MAINTAINED TO ENSURE EFFECTIVE A
ND EFFICIENT DRAINAGE AT ALL TIMES, OR ALTERNATIVE SOLU
TIONS MUST BE APPROVED BY THE ENGINEERING DIVISION.
6. NEW DECKS MUST NOT IMPACT EXISTING DRAINAGE FLOW TH
ROUGHOUT THE PROPERTY.
7. ALL AREAS IMPACTED DUE TO CONSTRUCTION ACTIVITY MUS
T BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
8. ALL SAFETY MEASURES MUST BE ADHERED TO DURING CONST
RUCTION.
9. BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AS NEEDED DURING CON
STRUCTION.
10. A FINAL ENGINEERING INSPECTION IS REQUIRED UPON CO
MPLETION OF THE WORK. THE INSPECTION MUST BE SCHEDULED WITH THE ENGINEERING DIVISION 48 HOURS IN ADVANCE, (954
) 973-6786.

BUILDING (STRUCTURAL)	APPROVED	12/20/2021 12/23/2021	**Reviewer:** MALMAS
ZONING	APPROVED	12/20/2021 12/22/2021	**Reviewer:** AKORTH

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PERMIT STATUS

Permit #:	21003679
Property ID:	484206220580
Permit Desc:	SCREEN ENCLOSURE
Property Address:	5012 MALLARDS PL COCONUT CREEK, FL 33073
Amount Due:	.00
Pending Payment:	.00

Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
FINAL ENGINEERING	1	SEEGOBIN,G	4/28/2022	4/28/2022	F		OSS @ 04262022.2149.61952 WORK DOES NOT COMPLY WITH THE PLANS.
FINAL ZONING	3	CAPONE,BRI	4/28/2022	4/28/2022	F		WORK NOT ACCORDING TO PLANS OSS @ 04262022.2150.61952 HOMEOWNER NEEDS TO REVISE PLANS TO REFLECT ACTUAL FIELD MEASUREMENTS. PLEASE CONTACT ZONING DIVISION.

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	5012 MALLARDS PLACE, COCONUT CREEK FL 33073-4511
Property Owner	LOUIS, MARC FENSON JACQUES
Mailing Address	5012 MALLARDS PL COCONUT CREEK FL 33073-4511

ID #	4842 06 22 0580
Millage	3212
Use	01-01

Abbr Legal Description	REGENCY LAKES AT COCONUT CREEK 157-23 B POR PAR A DESC AS COMM SW COR SEC 6,NE 3257.75 TO POB,E 70,S 100,W 70,N 100 TO POB AKA: LOT 58-POD G MALLARD'S LANDING

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*	$70,000	$599,250	$669,250	$635,180	
2025	$70,000	$604,390	$674,390	$618,490	$12,824.45
2024	$70,000	$615,210	$685,210	$601,060	$12,462.08

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$669,250	$669,250	$669,250	$669,250
Portability	0	0	0	0
Assessed/SOH 23	$635,180	$635,180	$635,180	$635,180
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	$583,769	$610,180	$583,769	$583,769

Sales History

Date	Type	Price	Book/Page or CIN
11/14/2022	QCD-T	$100	118520292
8/27/2021	WD-Q	$630,000	117548248
9/30/2019	SWD-T	$100	116170581
5/24/2002	WD	$280,000	33191 / 739
4/29/1998	SWD	$205,700	28171 / 189

Land Calculations

Price	Factor	Type
$10.00	7,000	SF
Adj. Bldg. S.F. (Card, Sketch)		2980
Units		1
Eff./Act. Year Built: 1999/1998		

Special Assessments

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

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.

Before the Special Magistrate in and for
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 H/E
Last First MI
Petrafeza Marcos A
Last First MI

Owner Address 4150 NW 62 Ct
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 05 22 0620

Violation Location 4150 NW 62 Ct
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Prohibition of tree abuse:
Gumbo 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 Ordonez 5/11/26 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name

5/11/26
Signature Acknowledging Receipt of this Notice Date

MARCIA PETRAFEZA
Printed Name

If you have any questions, call 954-956-1476 or 954-1576 between 7AM-5PM Mon-Thurs.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

4150
4150
4160

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 heterrophylla (Norfolk Island Pine)

*Bischofia javanica (Bischofia, Bishopwood)

*Brassaia actinophylla (Schefflera)

*Casuarina, equisetifolia (Australian Pine)

*Cupaniopsis anacardiopsis (Carrotwood)

*Dalbergia sissoo (Indian rosewood)

*Leucaena leucocoephala (Lead tree)

*Melaleuca quinquenervia (Punk Cajeput)

*Metopium toxiferun (Poison wood)

*Schinus terebinthifolious (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 (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 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 (4½) 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 KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	4150 NW 62 COURT, COCONUT CREEK FL 33073-2047
Property Owner	PETRAFEZA, MARCIA H/E PETRAFEZA, MARCOS A
Mailing Address	4150 NW 62 CT COCONUT CREEK FL 33073-2047

ID #	4842 05 22 0620
Millage	3212
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

* Denotes Multi-Parcel Sale (See Deed)

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		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	1		CM					
1			.13					

Summons/Case #C24 09 0204
Club Caribe Condominium Association, Inc
5510 NW 61 Street
Violation: 6-16
25 Year Safety Program

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: **C24-09-0204**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5510 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on April 22, 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 24th DAY OF APRIL, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

4/29/2026
Date Received

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:

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 9875 5335 0904 64

2. Article Number (Transfer from service label)

9589 0710 5270 1776 0348 14

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery
5/7

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

CLUB CARIBE CONDOM
ATTN: MAYA
5500 NW 61S
COCONUT CREE

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

CERTIFIED MAIL

9589 0710 5270 1776 0348 14

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9589 0710 5270 1776 0348 14

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

Postage
$

Total Postage ar
$

Sent To
Street and Apt. N
City, State, ZIP+

Postmark Here

C24090821, 205
206, 207, 208, 209
219 211, 213.
C25080103, 105
106, 107, 108.
EXT FO D.O
5/14/26

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

PS Form 3800,

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:

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 9875 5335 0904 57

2. Article Number *(Transfer from service label)*

9589 0710 5270 1776 0348 07

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
5/7/26

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

CLUB CARIBE CONDOMINIUM
ATTN: VALANCY & REE
310 SE 13TH STRE
FORT LAUDERDALE, FL

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ ured Mail Restricted Delivery
er $500)

Domestic Return Receipt

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

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

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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9589 0710 5270 1776 0348 07

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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 an
$

Sent To

Street and Apt. N

City, State, ZIP+4

(240902041, 205, 206
207, 208, 209, 210,
211, 212 Postmark 25080103
Here
105, 106, 107, 108.
EXT FO D.O
5141 26

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

IN RE:
DOCKET NO: **C24-09-0204**

Property Address: 5510 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on February 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.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF 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.

DONE AND ORDERED THE 4th DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

3/4/2026
Date Received

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

CERTIFIED MAIL®

7016 2140 0000 8545 8223

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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OFFICIAL USE

Certified Mail Fee $ 3.50

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 $ 1.20

Total Postage and Fees $ 4.70

Sent To VALANCY & REED, P.A.

Street and Apt. No. 310 SE 13TH STREET

City, State, ZIP+4 FORT LAUDERDALE, FL 33316

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2140 0000 8545 8223

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

VALANCY &
310 SE 13
FORT LAUDER

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:

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8966 4064 7139 52

2. Article Number (Transfer from service label)
7016 2140 0000 8545 8223

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) SHARI CONLEY C. Date of Delivery 3-15-16

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

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

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

CERTIFIED MAIL®

7016 2140 0000 8545 8230

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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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 a
$
Sent To
Street and Apt.
City, State, ZIP+4

Postmark Here

PS Form 3800, April 2015

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

7016 2140 0000 8545 8230

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

MAYA TZIN
5500 NW 61ST
COCONUT CREEK

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:

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8966 4064 7139 69

2. Article Number (Transfer from service label)
7016 2140 0000 8545 8230

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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

PS Form 3811, July 2020 PSN 7530-02-000-9053 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: **C24-09-0204**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5510 NW 61st Street

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 FEBRUARY 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 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.

DONE AND ORDERED THE 30th DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

R. Kurtook
SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

2/4/2026
Date Received

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

CERTIFIED MAIL®

7016 2140 0000 8545 7837

CLUB CARIBE CONDOMINIUM ASSN, INC
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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OFFICIAL USE

Certified Mail Fee $ CQ410902047

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 $ 8.06, 306, 207,

Total Postage and Fees $ 8.03 Postmark Here 2024

Sent To CLUB CARIBE CONDOMINIUM ASSN, INC

Street and Apt. VALANCY & REED, P.A.
310 SE 13TH STREET

City, State, ZIP+ FORT LAUDERDALE, FL 33316

PS Form 3800, [illegible]

7016 2140 0000 8545 7837

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

CLUB CARIBE CONDOMINIUM ASSN, INC
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

COCONUT CREEK
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

7021 1970 0001 8487 7121

CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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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 and
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Sent To
CLUB CARIBE CONDOMINIUM ASSN, INC

Street and Apt. No.
ATTN: MAYA TZINDER
5500 NW 61ST STREET

City, State, ZIP+4
COCONUT CREEK, FL 33073

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

(204)02 (204, 205, 206, 207, 208, 209, 210, 211, 212)
DL 6/17/19

7021 1970 0001 8487 7121

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

CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

IN RE:
DOCKET NO: **C24-09-0204**

FINAL ORDER

VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM, BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16

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

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5510 NW 61st Street and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD 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 failure to comply with the provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, 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. 6-16 AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 18, 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 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

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 24h DAY OF NOVEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

R. Lee Dooley
SPECIAL MAGISTRATE

11/26/2025
Date Received

Coconut Creek
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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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VALANCY & REED, P.A.
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FORT LAUDERDALE, FL 33316

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☐ 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®

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ASSOCIATION, INC.
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Postmark Here

PS Form 3800, Jan

Official Use

Caution 02, 04, 05
06, 07, 08, 09, 0
FO 12
12/1/25

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

CLUB CARIBE CONDO
ASSOCIATION, I
VALANCY & REED
310 SE 13TH STI
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:

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8967 4064 0700 78

2. Article Number (Transfer from service label)

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COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ 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
☐ ured Mail
☐ ured Mail Restricted Delivery
er $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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

CERTIFIED MAIL®

9589 0710 5270 0954 9565 42

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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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 an $

Sent To

Street and Apt. N

City, State, ZIP+4

PS Form 3800,

Certified 04, 05, 06, 07, 09, 10, 11, 12
Postmark Here
F.O
12/1/25

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9589 0710 5270 0954 9565 42

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

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:

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8967 4064 0700 61

2. Article Number (Transfer from service label)
9589 0710 5270 0954 9565 42

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
James Wyatt
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
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- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
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- ☐ Insured Mail Restricted Delivery (over $500)
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- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

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. C24090204
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 September 17 2024
At 10:23 (AM) / PM

Owner Name Club Caribe Condominium Association, Inc.
Last First MI

Owner Address 5500 NW 61 Street
Coconut Creek, FL 33073
City State Zip

Legal/Folio 484207 AA0000

Violation Location 5510 NW 61 Street
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
25 Year Safety Program: Minimum Housing Code For Broward County Florida Permit 24003349

In violation of Chapter(s) 6 Section(s) 16 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 19 DAY OF November, 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.**

Daniella Ordonez 11/5/25 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name

11-5-25
Signature Acknowledging Receipt of this Notice Date

James Wyatt
Printed Name

If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24090204	5510 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

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: 09/17/2024

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: November 5, 2025 - Receipt/Article #:9589071052701776034050/9589071052701776034067
Return Receipt Requested

☑ Hand Delivery – Date: November 5, 2025 - Time: 11:30 a.m.- Name: James Nyquist

☑ Commercial Property – Title/ relationship to business: Property 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.)

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 November, 2025 by ORDONEZ, DANIELLA who is personally known to me.

BRIANA CAPONE
Notary Public - State of Florida
Commission # HH 466336
My Comm. Expires Nov 20, 2027
Bonded through National Notary Assn.

Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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

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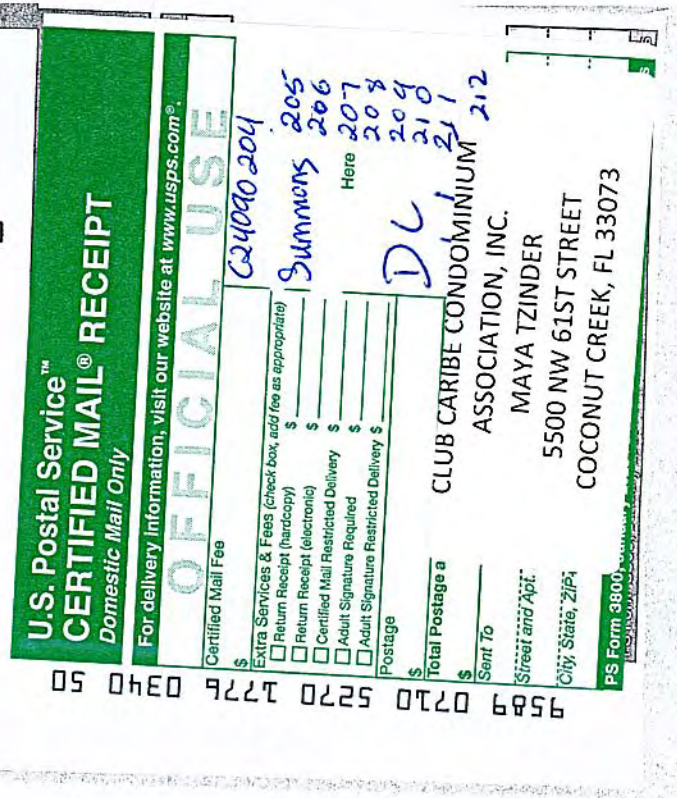
ASSOCIATION, INC.
MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073



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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage ar
$

Sent To
VALANCY & REED, P.A.

Street and Apt. N
310 SE 13TH STREET

City, State, ZIP+
FORT LAUDERDALE, FL 33316

PS Form 3800

C2UD90204
Summons
Postmark Here
DL
11/5/25

205 206 207 208 209 210 211 212

9589 0710 5270 1776 0340 67

Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)

ACCESS RD N SR7 N SR 7
NW 61ST ST
NW 57TH
N SR7 N SR7
N SR7
N SR 7
ACCESS RD
ACCESS RD
SAWGRASS RAMP
SAWGRASS RAMP
SS RAMP

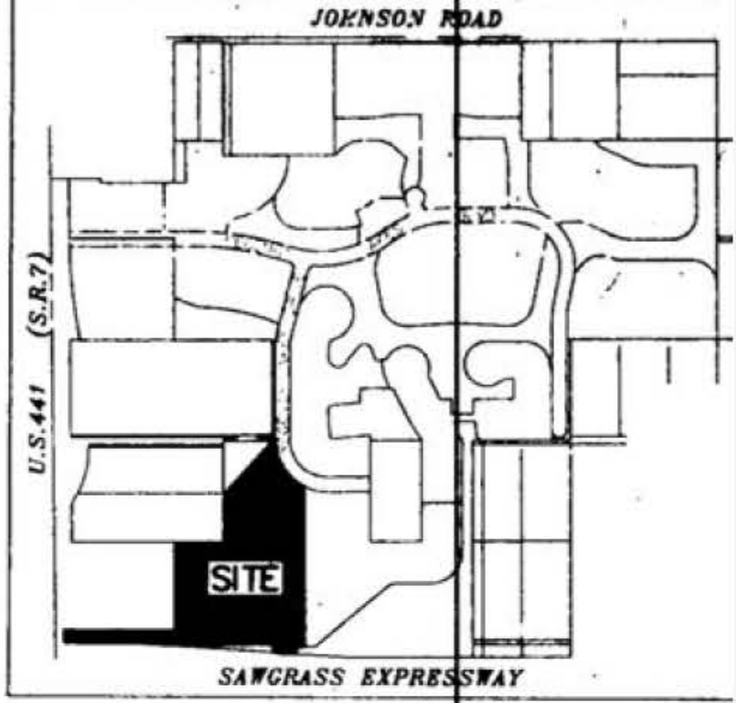
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL"A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL"A" , a distance of 405.43 feet thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E , a distance of 690.00 feet ; thence N 89° 36' 17" E, a distance of 660.00 feet ; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL"A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL"A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet ; thence N 00° 24' 54" W , a distance of 64.98 feet; thence S 89° 36' 21" W ;distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 659.85 feet; thence N 01°03'55"W, a distance of 70.00 feet; thence N89°44'58"E, a distance of 747.08 feet; thence N00°24'54"W, a distance of 588.97 feet; thence N89°36'17"E, a distance of 330.26 feet; thence N00°23'43"W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL"A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000589
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 16571, Page 751; Official Records Book 16587, Page 339; Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 312.



NORTH

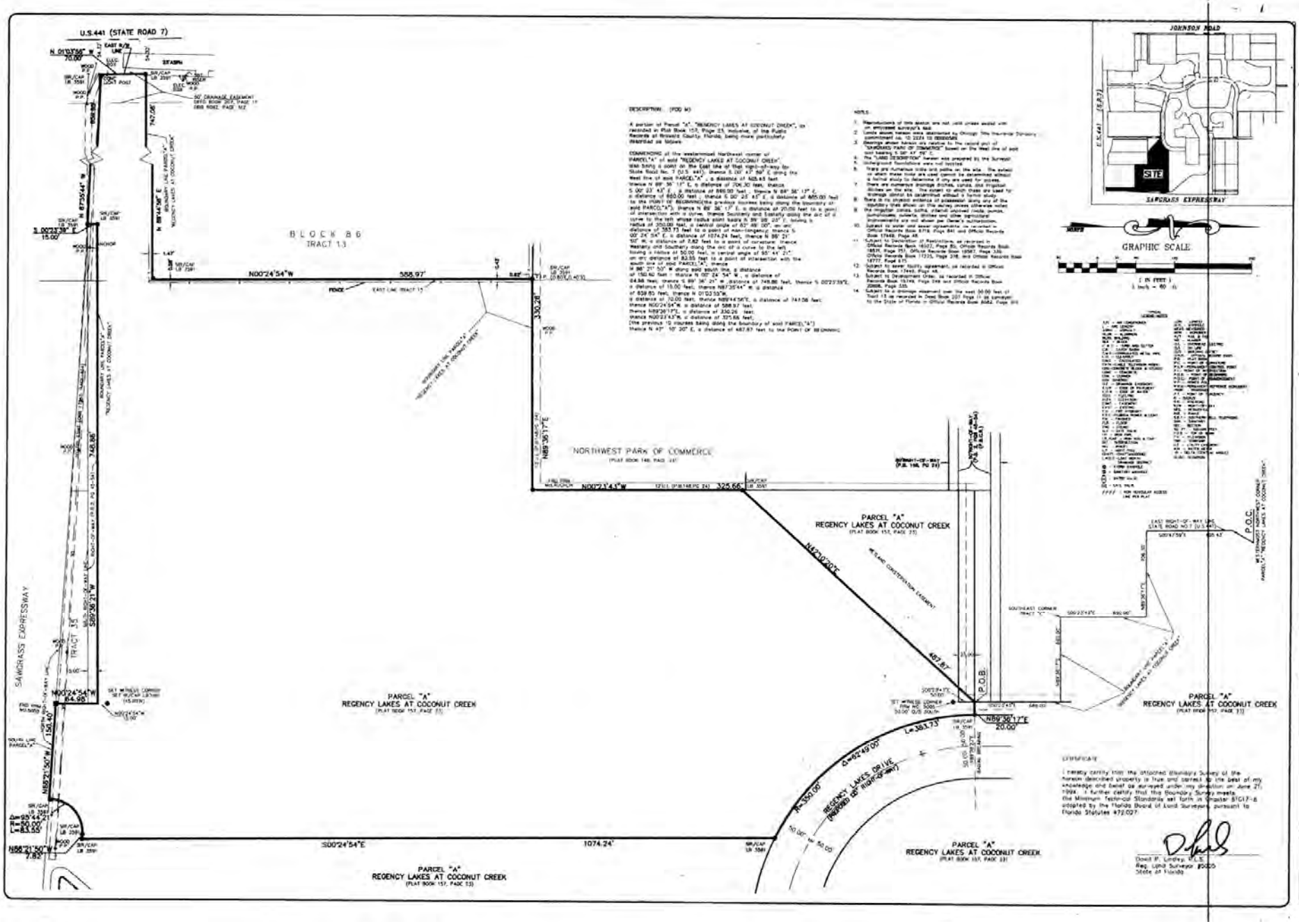
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TYPICAL
LEGEND NOTES

A/C - AIR CONDITIONER
L - ARC LENGTH
ASPH. - ASPHALT
ALUM. - ALUMINUM
LOW. - LOWEST
M.H. - MANHOLE
MEAS.-MEASURED
MON. - MONUMENT



DESCRIPTION: (POB #1)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the easternmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S. 00° 47' 56" E. along the West line of said PARCEL "A", a distance of 405.63 feet; thence N 89° 36' 17" E, a distance of 704.30 feet; thence S. 00° 23' 43" E, a distance of 890.00 feet; thence N 89° 36' 17" E, a distance of 660.00 feet; thence S. 00° 23' 43" E, a distance of 665.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 36' 21" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 89° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 89° 44' 21" an arc distance of 82.00 feet to a point of intersection with the south line of said PARCEL "A"; thence N 89° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.96 feet; thence S 89° 36' 21" W, a distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 839.80 feet; thence N 01°03'56"W, a distance of 70.00 feet; thence N89°43'56"E, a distance of 747.08 feet; thence N00°24'54"W, a distance of 588.97 feet; thence N89°36'17"E, a distance of 330.26 feet; thence N00°23'43"W, a distance of 325.66 feet; (the previous 12 courses being along the boundary of said PARCEL "A") thence N 43° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were determined by Chicago Title Insurance Company commitment no. 10 2224 10 (effective
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PLAT OF TAMARRON" based on the West line of said plat bearing S. 00° 47' 56" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trees and palms on the site. The extent to which these trees are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on the survey unless otherwise noted.
9. The irrigation canals, ditches, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's instructions.
10. Subject to water and sewer agreements as recorded in Official Records Book 8776, Page 841 and Official Records Book 17448, Page 68.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16007, Page 80, Official Records Book 18631, Page 751, Official Records Book 18987, Page 336, Official Records Book 17235, Page 218, and Official Records Book 18777, Page 875.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17443, Page 68.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 246 and Official Records Book 20808, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 15 as reserved in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 8682, Page 915

CERTIFICATE

I hereby certify that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed under my direction on June 21, 1994. I further certify that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 61G17-6 adopted by the Florida Board of Land Surveyors, pursuant to Florida Statutes 472.027.

David F. Lindley, P.L.S.
Reg. Land Surveyor #3020
State of Florida

2518

REVISIONS	
SCALE, BOUNDARY & DESCRIPTION	8-16-94
ADDED, DELETED & CORRECTED PER COMMENTS	10/26/94
ADDED 20' & 50' DRAINAGE EASEMENTS	11/15/94
ADDED LEGAL DESCRIPTIONS	1/19/95
ADDED LEGAL DESCRIPTIONS	1/26/95

DATE	6-21-94	JOB NO.	2518
DRAWN BY	T.M.W.	APPROVED BY	D.F.L.
CHECKED BY	T.M.W.	SCALE	1"= 60'
FIELD BOOK / PAGE	N/A	SHEET	1 OF 1

A PORTION OF PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
BOUNDARY SURVEY

CALDFIELD & WIEBELER, INC.
Consulting Engineers — Land Planners — Surveyors
7301A West Palmetto Park Road — Suite 120A
Boca Raton, Florida 33433 (407) — 392-1991

Detail by Entity Name

Florida Not For Profit Corporation
CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N06000000025
FEI/EIN Number	20-5806651
Date Filed	12/29/2005
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	05/11/2009
Event Effective Date	NONE

Principal Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Mailing Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Registered Agent Name & Address

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

Officer/Director Detail

Name & Address

Title PD

TZINDER, MAYA
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Title VP

Cohen, Baruch
5500 NW 61 Street
Coconut Creek, FL 33073

Title Secretary, Treasurer

Pearlman, Andrew
5500 NW 61 Street
COCONUT CREEK, FL 33073

Annual Reports

Report Year	Filed Date
2023	04/12/2023
2024	04/23/2024
2025	03/03/2025

Document Images

03/03/2025 -- ANNUAL REPORT	View image in PDF format
04/23/2024 -- ANNUAL REPORT	View image in PDF format
04/12/2023 -- ANNUAL REPORT	View image in PDF format
01/31/2022 -- ANNUAL REPORT	View image in PDF format
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02/10/2012 -- ANNUAL REPORT	View image in PDF format
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05/10/2010 -- Reg. Agent Change	View image in PDF format
04/28/2010 -- ANNUAL REPORT	View image in PDF format
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10/16/2009 -- Off/Dir Resignation	View image in PDF format
10/16/2009 -- Off/Dir Resignation	View image in PDF format
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02/24/2009 -- Admin. Diss. for Reg. Agent	View image in PDF format

Summons/Case #C24 09 0205
Club Caribe Condominium Association, Inc
5520 NW 61 Street
Violation: 6-16
25 Year Safety Program

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: **C24-09-0205**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5520 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on April 22, 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 24th DAY OF APRIL, 2026

CITY OF COCONUT CREEK, FLORIDA

R. MURPHY
SPECIAL MAGISTRATE

Reshma Heramen
SPECIAL MAGISTRATE CLERK

4/29/2026
Date Received

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 9875 5335 0904 64

2. Article Number (Transfer from service label)

9589 0710 5270 1776 0348 14

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery
5/7

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

CLUB CARIBE CONDOM
ATTN: MAYA
5500 NW 61S
COCONUT CREE

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

CERTIFIED MAIL

9589 0710 5270 1776 0348 14

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9589 0710 5270 1776 0348 14

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City, State, ZIP+

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C24090821, 205
206, 207, 208, 209
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C25080103, 105
106, 107, 108.
EXT FO D.O
5/14/26

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

PS Form 3800,

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1. Article Addressed to:

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 9875 5335 0904 57

2. Article Number *(Transfer from service label)*

9589 0710 5270 1776 0348 07

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
5/7/26

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

CLUB CARIBE CONDOMINIUM
ATTN: VALANCY & REE
310 SE 13TH STRE
FORT LAUDERDALE, FL

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ ured Mail Restricted Delivery
er $500)

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Resilient Design & Dev. Dept.
Code Compliance Division
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Coconut Creek, FL 33063

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

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

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$

Total Postage an
$

Sent To

Street and Apt. N

City, State, ZIP+4

(240902041, 205, 206
207, 208, 209, 210,
211, 212 Postmark 25080103
Here
105, 106, 107, 108.
EXT FO D.O
5141 26

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800, January 2023 PSN 7530-02-000-9047 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: **C24-09-0205**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5520 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on February 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.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF 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.

DONE AND ORDERED THE 4th DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Hosanan
SPECIAL MAGISTRATE CLERK

3/4/2026
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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310 SE 13TH STREET
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☐ Adult Signature Restricted Delivery
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310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

VALANCY &
310 SE 13
FORT LAUDER

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8966 4064 7139 52

2. Article Number (Transfer from service label)
7016 2140 0000 8545 8223

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
5-13-26

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™
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Domestic Return Receipt

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MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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ompliance Division
Copans Road
Creek, FL 33063

MAYA TZIN
5500 NW 61ST
COCONUT CREEK

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8966 4064 7139 69

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

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☐ 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

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

IN RE:
DOCKET NO: **C24-09-0205**

Property Address: 5520 NW 61st Street

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 FEBRUARY 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 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.

DONE AND ORDERED THE 30th DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Kheraman
SPECIAL MAGISTRATE CLERK

2/4/2026
Date Received

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

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CLUB CARIBE CONDOMINIUM ASSN, INC
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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Postage
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Total Postage and Fees
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Sent To
CLUB CARIBE CONDOMINIUM ASSN, INC

Street and Apt. No.
VALANCY & REED, P.A.
310 SE 13TH STREET

City, State, ZIP+4®
FORT LAUDERDALE, FL 33316

Postmark Here 309 311, 312 314

PS Form 3800, April 2015 PSN 7530-02-000-9047

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

CLUB CARIBE CONDOMINIUM ASSN, INC
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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Coconut Creek, FL 33063

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CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER
5500 NW 61ST STREET
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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and
$

Sent To
CLUB CARIBE CONDOMINIUM ASSN, INC

Street and Apt. No.
ATTN: MAYA TZINDER
5500 NW 61ST STREET

City, State, ZIP+4
COCONUT CREEK, FL 33073

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0001 8487 7121

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

CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

IN RE:
DOCKET NO: **C24-09-0205**

FINAL ORDER

VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM, BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16

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

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5520 NW 61st Street and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD 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 failure to comply with the provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, 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. 6-16 AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 18, 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 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

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 24h DAY OF NOVEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA

P. Rodney

SPECIAL MAGISTRATE

Reshma Heraman

SPECIAL MAGISTRATE CLERK

11/26/2025

Date Received

COCONUT CREEK
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 0954 9565 42

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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 CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Street and Apt. N ATTN: MAYA TZINDER 5500 NW 61ST STREET

City, State, ZIP+4 COCONUT CREEK, FL 33073

PS Form 3800,

Postmark Here

Comments 04, 05, 06, 07, 09, 10, 11, 12
F.O 12-12/1/25

9589 0710 5270 0954 9565 42

COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

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

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:

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8967 4064 0700 61

2. Article Number (Transfer from service label)
9589 0710 5270 0954 9565 42

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) James Arguello 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

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

CLUB CARIBE CON
ASSOCIATIO
ATTN: MAYA T
5500 NW 61ST
COCONUT CREEK

Coconut Creek
ERFLY CAPITAL OF THE WORLD®

TY OF COCONUT CREEK
stainable Development Dept.
de Compliance Division
00 W. Copans Road
conut Creek, FL 33063

CERTIFIED MAIL®

9589 0710 5270 0954 9565 59

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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 F $

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Jan

C 2104020 4,05
06,07,08,09,10
Postmark Here
FO 12
12/1/25

9589 0710 5270 0954 9565 59

Coconut Creek
ERFLY CAPITAL OF THE WORLD®

TY OF COCONUT CREEK
stainable Development Dept.
de Compliance Division
00 W. Copans Road
conut Creek, FL 33063

CLUB CARIBE CONDO
ASSOCIATION, I
VALANCY & REED
310 SE 13TH STI
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:

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8967 4064 0700 78

2. Article Number *(Transfer from service label)*

9589 0710 5270 0954 9565 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ 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
- ☐ ured Mail
- ☐ ured Mail Restricted Delivery
- er $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

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. C24090205
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 September 17 2024
At 10:29 (AM)/ PM

Owner Name Club Caribe Condominium Association, Inc
Last First MI

Owner Address 5500 NW 61 Street
Coconut Creek, FL 33073
City State Zip

Legal/Folio 484207AA0000

Violation Location 5520 NW 61 Street
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

25 Year Safety Program: Minimum Housing Code For Broward County Florida Permit 24003350

In violation of Chapter(s) 6 Section(s) 16
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 19 DAY OF November, 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.**

Daniella Ordonez 11/5/25 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name

11-5-25
Signature Acknowledging Receipt of this Notice Date

James Wyatt
Printed Name

If you have any questions, call 954-956-1476 or 954-1576 between 7AM-5PM Mon-Thurs.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24090205	5520 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

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: 09/17/2024

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: November 5, 2025 - Receipt/Article #:9589071052701776034050/9589071052701776034067
Return Receipt Requested

☑ Hand Delivery – Date: November 5, 2025 - Time: 11:30 a.m.- Name: James Nyquist

☑ Commercial Property – Title/ relationship to business: Property 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.)

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 10 day of November, 2025 by ORDONEZ, DANIELLA who is personally known to me.

BRIANA CAPONE
Notary Public - State of Florida
Commission # HH 466336
My Comm. Expires Nov 20, 2027
Bonded through National Notary Assn.

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
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL

9589 0710 5270 1776 0340 50

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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- ☐ 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+

PS Form 3800

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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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 ar
$

Sent To
VALANCY & REED, P.A.

Street and Apt. N
310 SE 13TH STREET

City, State, ZIP+
FORT LAUDERDALE, FL 33316

Postmark Here

PS Form 3800

9589 0710 5270 1776 0340 67

ACCESS RD N SR7 N SR 7
NW 61ST ST
NW 57TH
N SR7 N SR7
N SR7
N SR 7
ACCESS RD
ACCESS RD
SAWGRASS RAMP
SAWGRASS RAMP
SS RAMP

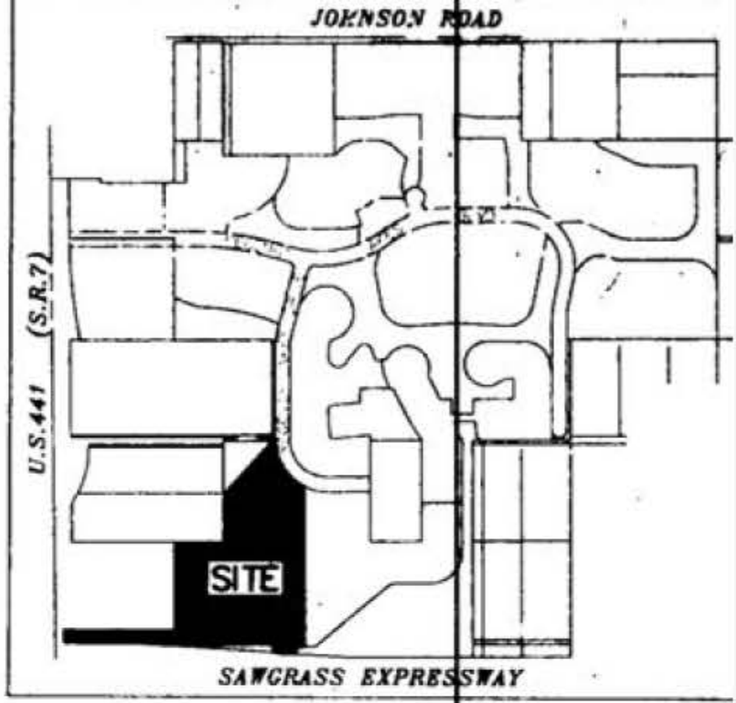
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL"A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL"A" , a distance of 405.43 feet thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E , a distance of 690.00 feet ; thence N 89° 36' 17" E, a distance of 660.00 feet ; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL"A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL"A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet ; thence N 00° 24' 54" W , a distance of 64.98 feet; thence S 89° 36' 21" W ;distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 659.85 feet; thence N 01°03'55"W, a distance of 70.00 feet; thence N89°44'58"E, a distance of 747.08 feet; thence N00°24'54"W, a distance of 588.97 feet; thence N89°36'17"E, a distance of 330.26 feet; thence N00°23'43"W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL"A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000589
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 16571, Page 751; Official Records Book 16587, Page 339; Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 312.



NORTH

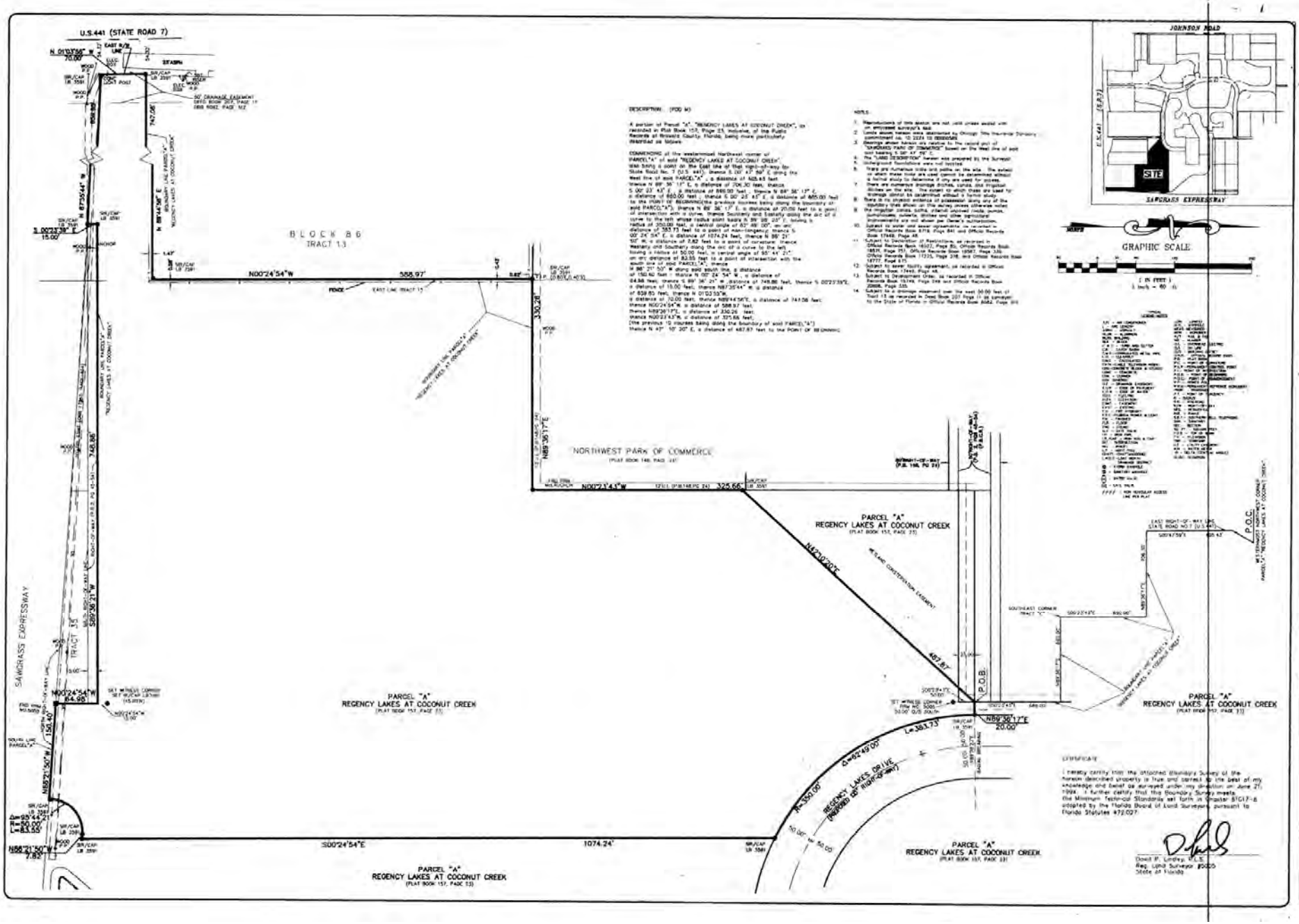
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TYPICAL
LEGEND NOTES

A/C - AIR CONDITIONER
L - ARC LENGTH
ASPH. - ASPHALT
ALUM. - ALUMINUM
LOW. - LOWEST
M.H. - MANHOLE
MEAS.-MEASURED
MON. - MONUMENT



DESCRIPTION: (POB #1)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the easternmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S. 00° 47' 56" E. along the West line of said PARCEL "A", a distance of 405.63 feet; thence N 89° 36' 17" E, a distance of 704.30 feet; thence S. 00° 23' 43" E, a distance of 890.00 feet; thence N 89° 36' 17" E, a distance of 660.00 feet; thence S. 00° 23' 43" E, a distance of 665.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 36' 21" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 89° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 89° 44' 21" an arc distance of 82.00 feet to a point of intersection with the south line of said PARCEL "A"; thence N 89° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.96 feet; thence S 89° 36' 21" W, a distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 839.80 feet; thence N 01°03'56"W, a distance of 70.00 feet; thence N89°43'56"E, a distance of 747.08 feet; thence N00°24'54"W, a distance of 588.97 feet; thence N89°36'17"E, a distance of 330.26 feet; thence N00°23'43"W, a distance of 325.66 feet; (the previous 12 courses being along the boundary of said PARCEL "A") thence N 43° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were determined by Chicago Title Insurance Company commitment no. 10 2224 10 (effective
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PLAT OF TAMARRON" based on the West line of said plat bearing S. 00° 47' 56" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trees and palms on the site. The extent to which these trees are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on the survey unless otherwise noted.
9. The irrigation canals, ditches, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's instructions.
10. Subject to water and sewer agreements as recorded in Official Records Book 8776, Page 841 and Official Records Book 17448, Page 68.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16007, Page 80, Official Records Book 18631, Page 751, Official Records Book 18987, Page 336, Official Records Book 17235, Page 218, and Official Records Book 18777, Page 875.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17443, Page 68.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 246 and Official Records Book 20808, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 15 as reserved in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 8682, Page 915

CERTIFICATE

I hereby certify that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed under my direction on June 21, 1994. I further certify that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 61G17-6 adopted by the Florida Board of Land Surveyors, pursuant to Florida Statutes 472.027.

David F. Lindley, P.L.S.
Reg. Land Surveyor #3020
State of Florida

2518

REVISIONS	
SCALE, BOUNDARY & DESCRIPTION	8-16-94
ADDED, DELETED & CORRECTED PER COMMENTS	10/26/94
ADDED 20' & 50' DRAINAGE EASEMENTS	11/15/94
ADDED LEGAL DESCRIPTIONS	1/19/95
ADDED LEGAL DESCRIPTIONS	1/26/95

DATE	6-21-94	JOB NO.	2518
DRAWN BY	T.M.W.	APPROVED BY	D.F.L.
CHECKED BY	T.M.W.	SCALE	1"= 60'
FIELD BOOK / PAGE	N/A	SHEET	1 OF 1

A PORTION OF PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
BOUNDARY SURVEY

CALDFIELD & WIEBELER, INC.
Consulting Engineers — Land Planners — Surveyors
7301A West Palmetto Park Road — Suite 120A
Boca Raton, Florida 33433 (407) — 392-1991

Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)

Detail by Entity Name

Florida Not For Profit Corporation
CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N06000000025
FEI/EIN Number	20-5806651
Date Filed	12/29/2005
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	05/11/2009
Event Effective Date	NONE

Principal Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Mailing Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Registered Agent Name & Address

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

Officer/Director Detail

Name & Address

Title PD

Summons/Case #C24 09 0206
Club Caribe Condominium Association, Inc
5530 NW 61 Street
Violation: 6-16
25 Year Safety Program

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: **C24-09-0206**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5530 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on April 22, 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 24th DAY OF APRIL, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

4/29/2026
Date Received

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1. Article Addressed to:

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 9875 5335 0904 64

2. Article Number (Transfer from service label)

9589 0710 5270 1776 0348 14

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

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A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery
5/7

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

CLUB CARIBE CONDOM
ATTN: MAYA
5500 NW 61S
COCONUT CREE

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

CERTIFIED MAIL

9589 0710 5270 1776 0348 14

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9589 0710 5270 1776 0348 14

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☐ Adult Signature Restricted Delivery $

Postage
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Total Postage ar
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City, State, ZIP+

Postmark Here

C24090821, 205
206, 207, 208, 209
219 211, 213.
C25080103, 105
106, 107, 108.
EXT FO D.O
5/14/26

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

PS Form 3800,

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1. Article Addressed to:

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 9875 5335 0904 57

2. Article Number *(Transfer from service label)*

9589 0710 5270 1776 0348 07

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
5/7/26

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

CLUB CARIBE CONDOMINIUM
ATTN: VALANCY & REE
310 SE 13TH STRE
FORT LAUDERDALE, FL

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
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☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
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er $500)

Domestic Return Receipt

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

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

Postage
$

Total Postage an
$

Sent To

Street and Apt. N

City, State, ZIP+4

(240902041, 205, 206
207, 208, 209, 210,
211, 212 Postmark 25080103
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EXT FO D.O
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CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800, January 2023 PSN 7530-02-000-9047 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: **C24-09-0206**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5530 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on February 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.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF 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.

DONE AND ORDERED THE 4th DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Kharanan
SPECIAL MAGISTRATE CLERK

3/4/2026
Date Received

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

CERTIFIED MAIL

7016 2140 0000 8545 8223

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FORT LAUDERDALE, FL 33316

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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $
Total Postage and $
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310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800

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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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1. Article Addressed to:

VALANCY &
310 SE 13
FORT LAUDER

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8966 4064 7139 52

2. Article Number (Transfer from service label)
7016 2140 0000 8545 8223

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A. Signature
X
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☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
3-13-26

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™
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Domestic Return Receipt

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MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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COCONUT CREEK, FL 33073

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ompliance Division
Copans Road
t Creek, FL 33063

MAYA TZIN
5500 NW 61ST
COCONUT CREEK

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

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5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8966 4064 7139 69

2. Article Number (Transfer from service label)
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☐ Addressee

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☐ Adult Signature Restricted Delivery
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☐ 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

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

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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.

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

IN RE:
DOCKET NO: **C24-09-0206**

Property Address: 5530 NW 61st Street

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 FEBRUARY 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 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.

DONE AND ORDERED THE 30th DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

2/4/2026
Date Received

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

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CLUB CARIBE CONDOMINIUM ASSN, INC
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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City, State, ZIP
CLUB CARIBE CONDOMINIUM ASSN, INC
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316
PS Form 3800

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

CLUB CARIBE CONDOMINIUM ASSN, INC
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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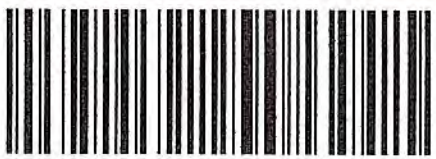

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CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and
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CLUB CARIBE CONDOMINIUM ASSN, INC

Street and Apt. No.
ATTN: MAYA TZINDER
5500 NW 61ST STREET

City, State, ZIP+4
COCONUT CREEK, FL 33073

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Certified, 2005, 3006, 3007, 3008, 3009, 3010, 3011, 3012
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CITY OF COCONUT CREEK
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Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

IN RE:
DOCKET NO: **C24-09-0206**

FINAL ORDER

VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM, BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16

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

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5530 NW 61st Street and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD 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 failure to comply with the provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, 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. 6-16 AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 18, 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 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

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 24h DAY OF NOVEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

R. Rood
SPECIAL MAGISTRATE

11/26/2025
Date Received

Coconut Creek
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TY OF COCONUT CREEK
stainable Development Dept.
ce Compliance Division
0 W. Copans Road
conut Creek, FL 33063

CERTIFIED MAIL®

9589 0710 5270 0954 9565 42

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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

Postage $

Total Postage an $

Sent To CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Street and Apt. N ATTN: MAYA TZINDER 5500 NW 61ST STREET

City, State, ZIP+4 COCONUT CREEK, FL 33073

PS Form 3800,

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Collection, 05, 07, 09, 10, 11, 12
FO
DL 12/11/25

9589 0710 5270 0954 9565 42

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Y OF COCONUT CREEK
tainable Development Dept.
e Compliance Division
0 W. Copans Road
conut Creek, FL 33063

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:

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8967 4064 0700 61

2. Article Number (Transfer from service label)

9589 0710 5270 0954 9565 42

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name) James Wyatt

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

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

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TY OF COCONUT CREEK
istainable Development Dept.
ode Compliance Division
00 W. Copans Road
oconut Creek, FL 33063

CERTIFIED MAIL®

9589 0710 5270 0954 9565 59

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

U.S. Postal Service™
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Certified Mail Fee $
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☐ Return Receipt (hardcopy) $
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PS Form 3800, Jan

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Coconut Creek
ERFLY CAPITAL OF THE WORLD®

TY OF COCONUT CREEK
istainable Development Dept.
ode Compliance Division
00 W. Copans Road
oconut Creek, FL 33063

CLUB CARIBE CONDO
ASSOCIATION, I
VALANCY & REED
310 SE 13TH STI
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:

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8967 4064 0700 78

2. Article Number *(Transfer from service label)*

9589 0710 5270 0954 9565 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ 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
☐ ured Mail
☐ ured Mail Restricted Delivery
er $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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. C2409020c6

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

Day Tuesday Date September 17 2024

At 10:32 AM / PM

Owner Name Club Caribe Condominium Association, Inc
Last First MI

Owner Address 5500 NW 6th Street
Coconut Creek, FL 33073
City State Zip

Legal/Folio 484207AA0000

Violation Location 5530 NW 6th Street
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

25 year Safety Program: Minimum Housing Code Broward County Florida Permit 24003351

In violation of Chapter(s) 6 Section(s) 10
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 19 DAY OF November, 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.**

Officer Signature 11/5/25 Date 356 ID#

Daniella Ordonez
Printed Name

11-5-25
Signature Acknowledging Receipt of this Notice Date

James Wright
Printed Name

If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24090206	5530 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

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: 09/17/2024

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: November 5, 2025 - Receipt/Article #:9589071052701776034050/9589071052701776034067
Return Receipt Requested

☑ Hand Delivery – Date: November 5, 2025 - Time: 11:30 a.m.- Name: James Nyquist

☑ Commercial Property – Title/ relationship to business: Property 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.)

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 November, 2025 by ORDONEZ, DANIELLA who is personally known to me.

Signature of Notary

BRIANA CAPONE
Notary Public - State of Florida
Commission # HH 466336
My Comm. Expires Nov 20, 2027
Bonded through National Notary Assn.

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

COCONUT CREEK
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®

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CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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OFFICIAL USE

Certified Mail Fee $ 3.40 (24090 2014)

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 $ 1.92

Total Postage a $ 5.32

Sent To CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Street and Apt. MAYA TZINDER 5500 NW 61ST STREET

City, State, ZIP COCONUT CREEK, FL 33073

PS Form 3800

Here 205 206 207 208 209 210 211

9589 0710 5270 1776 0340 50

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

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VALANCY & REED, P.A.
310 SE 13TH STREET
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$

Sent To
VALANCY & REED, P.A.

Street and Apt. No.
310 SE 13TH STREET

City, State, ZIP+4
FORT LAUDERDALE, FL 33316

PS Form 3800

Postmark Here

9589 0710 5270 1776 0340 67

Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)

ACCESS RD N SR7 N SR 7
NW 61ST ST
NW 57TH
N SR7 N SR7
N SR7
N SR 7
ACCESS RD
ACCESS RD
SAWGRASS RAMP
SAWGRASS RAMP
SS RAMP

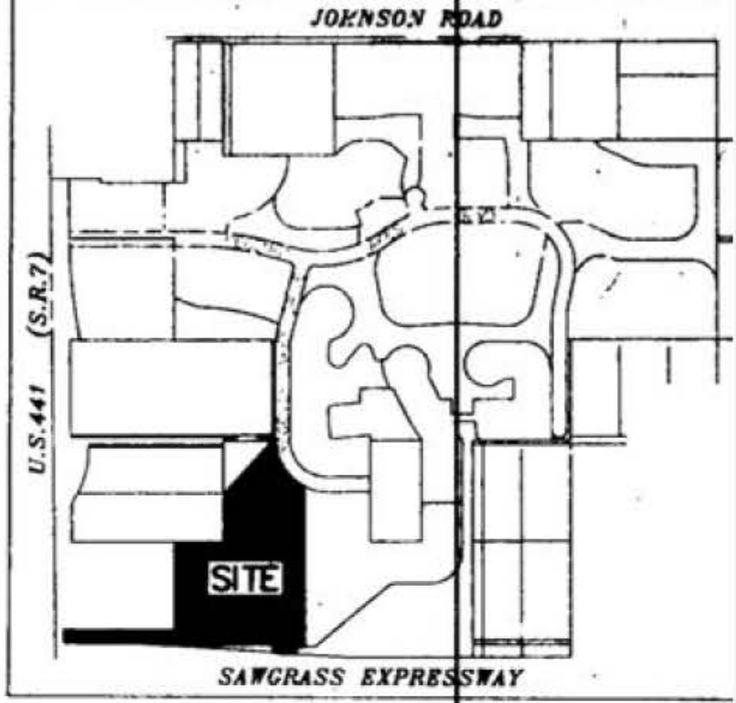
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL"A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL"A" , a distance of 405.43 feet thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E , a distance of 690.00 feet ; thence N 89° 36' 17" E, a distance of 660.00 feet ; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL"A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL"A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet ; thence N 00° 24' 54" W , a distance of 64.98 feet; thence S 89° 36' 21" W ;distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 659.85 feet; thence N 01°03'55"W, a distance of 70.00 feet; thence N89°44'58"E, a distance of 747.08 feet; thence N00°24'54"W, a distance of 588.97 feet; thence N89°36'17"E, a distance of 330.26 feet; thence N00°23'43"W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL"A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000589
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 16571, Page 751; Official Records Book 16587, Page 339; Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 312.



NORTH

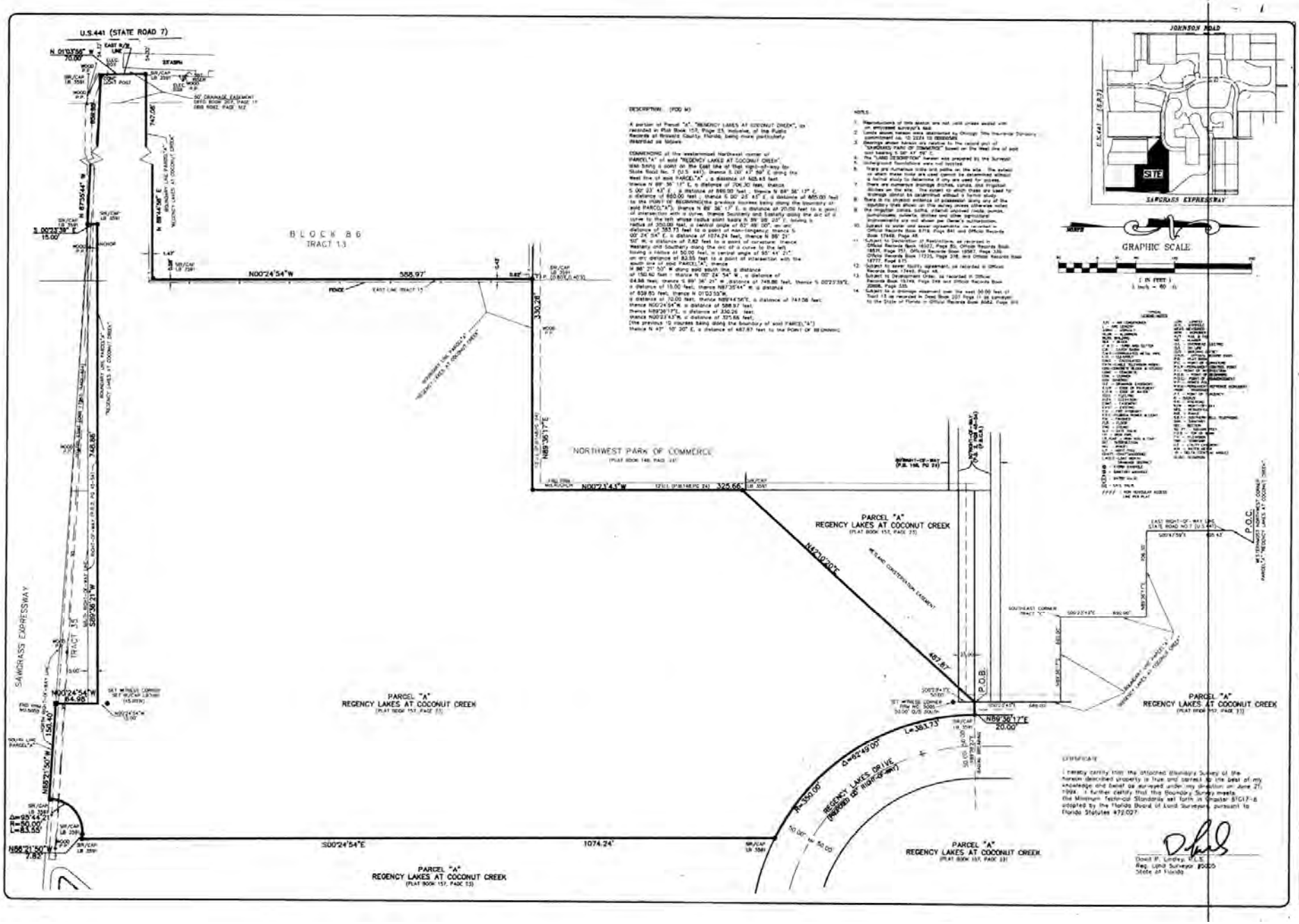
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TYPICAL
LEGEND NOTES

A/C - AIR CONDITIONER
L - ARC LENGTH
ASPH. - ASPHALT
ALUM. - ALUMINUM
LOW. - LOWEST
M.H. - MANHOLE
MEAS.-MEASURED
MON. - MONUMENT



DESCRIPTION: (POB #1)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the easternmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S. 00° 47' 56" E. along the West line of said PARCEL "A", a distance of 405.63 feet; thence N 89° 36' 17" E, a distance of 704.30 feet; thence S. 00° 23' 43" E, a distance of 890.00 feet; thence N 89° 36' 17" E, a distance of 660.00 feet; thence S. 00° 23' 43" E, a distance of 665.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 36' 21" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 89° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 89° 44' 21" an arc distance of 82.00 feet to a point of intersection with the south line of said PARCEL "A"; thence N 89° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.96 feet; thence S 89° 36' 21" W, a distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 839.80 feet; thence N 01°03'56"W, a distance of 70.00 feet; thence N89°43'56"E, a distance of 747.08 feet; thence N00°24'54"W, a distance of 588.97 feet; thence N89°36'17"E, a distance of 330.26 feet; thence N00°23'43"W, a distance of 325.66 feet; (the previous 12 courses being along the boundary of said PARCEL "A") thence N 43° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were determined by Chicago Title Insurance Company commitment no. 10 2224 10 (effective
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PLAT OF TAMARRON" based on the West line of said plat bearing S. 00° 47' 56" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trees and palms on the site. The extent to which these trees are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on the survey unless otherwise noted.
9. The irrigation canals, ditches, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's instructions.
10. Subject to water and sewer agreements as recorded in Official Records Book 8776, Page 841 and Official Records Book 17448, Page 68.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16007, Page 80, Official Records Book 18631, Page 751, Official Records Book 18987, Page 336, Official Records Book 17235, Page 218, and Official Records Book 18777, Page 875.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17443, Page 68.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 246 and Official Records Book 20808, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 15 as reserved in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 8682, Page 915

CERTIFICATE

I hereby certify that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed under my direction on June 21, 1994. I further certify that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 61G17-6 adopted by the Florida Board of Land Surveyors, pursuant to Florida Statutes 472.027.

David F. Lindley, P.L.S.
Reg. Land Surveyor #3020
State of Florida

2518

REVISIONS	
SCALE, BOUNDARY & DESCRIPTION	8-16-94
ADDED, DELETED & CORRECTED PER COMMENTS	10/26/94
ADDED 20' & 50' DRAINAGE EASEMENTS	11/15/94
ADDED LEGAL DESCRIPTIONS	1/19/95
ADDED LEGAL DESCRIPTIONS	1/26/95

DATE	6-21-94	JOB NO.	2518
DRAWN BY	T.M.W.	APPROVED BY	D.F.L.
CHECKED BY	T.M.W.	SCALE	1"= 60'
FIELD BOOK / PAGE	N/A	SHEET	1 OF 1

A PORTION OF PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
BOUNDARY SURVEY

CALDFIELD & WIEBELER, INC.
Consulting Engineers — Land Planners — Surveyors
7301A West Palmetto Park Road — Suite 120A
Boca Raton, Florida 33433 (407) — 392-1991

Detail by Entity Name

Florida Not For Profit Corporation
CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N06000000025
FEI/EIN Number	20-5806651
Date Filed	12/29/2005
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	05/11/2009
Event Effective Date	NONE

Principal Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Mailing Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Registered Agent Name & Address

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

Officer/Director Detail

Name & Address

Title PD

TZINDER, MAYA
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Title VP

Cohen, Baruch
5500 NW 61 Street
Coconut Creek, FL 33073

Title Secretary, Treasurer

Pearlman, Andrew
5500 NW 61 Street
COCONUT CREEK, FL 33073

Annual Reports

Report Year	Filed Date
2023	04/12/2023
2024	04/23/2024
2025	03/03/2025

Document Images

03/03/2025 -- ANNUAL REPORT	View image in PDF format
04/23/2024 -- ANNUAL REPORT	View image in PDF format
04/12/2023 -- ANNUAL REPORT	View image in PDF format
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10/16/2009 -- Off/Dir Resignation	View image in PDF format
10/16/2009 -- Off/Dir Resignation	View image in PDF format
05/11/2009 -- CORAPREIWP	View image in PDF format
02/24/2009 -- Admin. Diss. for Reg. Agent	View image in PDF format

Summons/Case #C24 09 0207
Club Caribe Condominium Association, Inc
5540 NW 61 Street
Violation: 6-16
25 Year Safety Program

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: **C24-09-0207**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5540 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on April 22, 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 24th DAY OF APRIL, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

4/29/2026
Date Received

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1. Article Addressed to:

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 9875 5335 0904 64

2. Article Number (Transfer from service label)

9589 0710 5270 1776 0348 14

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery
5/7

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

CLUB CARIBE CONDOM
ATTN: MAYA
5500 NW 61S
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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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CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL

9589 0710 5270 1776 0348 14

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9589 0710 5270 1776 0348 14

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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
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Total Postage ar
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City, State, ZIP+

Postmark Here

C24090821, 205
206, 207, 208, 209
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C25080103, 105
106, 107, 108.
EXT FO D.O
5/14/26

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

PS Form 3800,

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1. Article Addressed to:

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 9875 5335 0904 57

2. Article Number *(Transfer from service label)*

9589 0710 5270 1776 0348 07

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
5/7/26

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

CLUB CARIBE CONDOMINIUM
ATTN: VALANCY & REE
310 SE 13TH STRE
FORT LAUDERDALE, FL

3. Service Type
☐ Adult Signature
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☐ Certified Mail®
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☐ Collect on Delivery
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☐ Priority Mail Express®
☐ Registered Mail™
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er $500)

Domestic Return Receipt

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

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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9589 0710 5270 1776 0348 07

9589 0710 5270 1776 0348 07

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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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Total Postage an
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Sent To

Street and Apt. N

City, State, ZIP+4

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207, 208, 209, 210,
211, 212 Postmark 25080103
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105, 106, 107, 108.
EXT FO D.O
5141 26

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800, January 2023 PSN 7530-02-000-9047 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: **C24-09-0207**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5540 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on February 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.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF 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.

DONE AND ORDERED THE 4th DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

3/4/2026
Date Received

Coconut Creek
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
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VALANCY & REED, P.A.
310 SE 13TH STREET
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PS Form 3800, April 2015 PSN 7530-02-000-9047

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Resilient Design & Dev. Dept.
Code Compliance Division
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Coconut Creek, FL 33063

VALANCY &
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FORT LAUDER

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:

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8966 4064 7139 52

2. Article Number (Transfer from service label)
7016 2140 0000 8545 8223

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) STARR Charley C. Date of Delivery 3-13-26

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™
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- ☐ Signature Confirmation Restricted Delivery

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

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MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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COCONUT CREEK
t Design & Dev. Dept.
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Copans Road
t Creek, FL 33063

MAYA TZIN
5500 NW 61ST
COCONUT CREEK

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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8966 4064 7139 69

2. Article Number (Transfer from service label)
7016 2140 0000 8545 8230

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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™
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PS Form 3811, July 2020 PSN 7530-02-000-9053 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: **C24-09-0207**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5540 NW 61st Street

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 FEBRUARY 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 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.

DONE AND ORDERED THE 30th DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

2/4/2026
Date Received

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

CERTIFIED MAIL®

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310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
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CLUB CARIBE CONDOMINIUM ASSN, INC
Street and Apt. No., or PO Box No.
VALANCY & REED, P.A.
310 SE 13TH STREET
City, State, ZIP+4®
FORT LAUDERDALE, FL 33316
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

CLUB CARIBE CONDOMINIUM ASSN, INC
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

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7021 1970 0001 8487 7121

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ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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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 an
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Sent To
CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER

Street and Apt. Nc
5500 NW 61ST STREET

City, State, ZIP+4
COCONUT CREEK, FL 33073

PS Form 3800, Apr

7021 1970 0001 8487 7121

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

CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

IN RE:
DOCKET NO: **C24-09-0207**

FINAL ORDER

VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM, BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16

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

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5540 NW 61st Street and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD 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 failure to comply with the provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, 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. 6-16 AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 18, 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 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

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 24h DAY OF NOVEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

11/26/2025
Date Received

Coconut Creek
FLY CAPITAL OF THE WORLD®

OF COCONUT CREEK
mable Development Dept.
Compliance Division
W. Copans Road
ut Creek, FL 33063

CERTIFIED MAIL

9589 0710 5270 0954 9565 42

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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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 an $

Sent To CLUB CARIBE CONDOMINIUM ASSOCIATION, INC. ATTN: MAYA TZINDER

Street and Apt. N 5500 NW 61ST STREET

City, State, ZIP+4 COCONUT CREEK, FL 33073

PS Form 3800,

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Cancelled, 05, 06, 07, 09, 09, 10, 11, 12
F.O
12/11/25

9589 0710 5270 0954 9565 42

Coconut Creek
FLY CAPITAL OF THE WORLD®

OF COCONUT CREEK
mable Development Dept.
Compliance Division
W. Copans Road
ut Creek, FL 33063

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:

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8967 4064 0700 61

2. Article Number (Transfer from service label)
9589 0710 5270 0954 9565 42

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

CLUB CARIBE CON
ASSOCIATIO
ATTN: MAYA T
5500 NW 61ST
COCONUT CREEK

Coconut Creek
ERFLY CAPITAL OF THE WORLD®

TY OF COCONUT CREEK
ustainable Development Dept.
ode Compliance Division
300 W. Copans Road
oconut Creek, FL 33063

CERTIFIED MAIL®

9589 0710 5270 0954 9565 59

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

Postage $

Total Postage and F $

Sent To CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Street and Apt. No., VALANCY & REED, P.A. 310 SE 13TH STREET

City, State, ZIP+4® FORT LAUDERDALE, FL 33316

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ustainable Development Dept.
ode Compliance Division
800 W. Copans Road
oconut Creek, FL 33063

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- Complete items 1, 2, and 3.
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1. Article Addressed to:

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8967 4064 0700 78

2. Article Number (Transfer from service label)

9589 0710 5270 0954 9565 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ 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
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☐ Signature Confirmation Restricted Delivery

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

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. C24090207
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 September 17 2024
At 10:34 AM / PM
Owner Name Club Caribe Condominium Association, Inc.
Last First MI
Owner Address 5500 NW 61 Street
Coconut Creek, FL 33073
City State Zip
Legal/Folio 484207AA0000
Violation Location 5540 NW 61 Street
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
25 Year Safety Program: Minimum Housing Code for Broward County, Florida Permit 24003352

In violation of Chapter(s) 6 Section(s) 16 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 19 DAY OF November, 20 25 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 11/5/25 3560
Officer Signature Date ID#
Daniella Ordonez
Printed Name

11-5-25
Signature Acknowledging Receipt of this Notice Date
Comes Novist
Printed Name

If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24090207	5540 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

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: 09/17/2024

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: November 5, 2025 - Receipt/Article #:9589071052701776034050/9589071052701776034067
Return Receipt Requested

☑ Hand Delivery – Date: November 5, 2025 - Time: 11:30 a.m.- Name: James Nyquist

☑ Commercial Property – Title/ relationship to business: Property 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.)

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 November, 2025 by ORDONEZ, DANIELLA who is personally known to me.

BRIANA CAPONE
Notary Public - State of Florida
Commission # HH 466336
My Comm. Expires Nov 20, 2027
Bonded through National Notary Assn.

Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

COCONUT CREEK
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 1776 0340 67

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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 ar
$

Sent To

Street and Apt. N

City, State, ZIP+

PS Form 3800,

Postmark Here

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9589 0710 5270 1776 0340 67

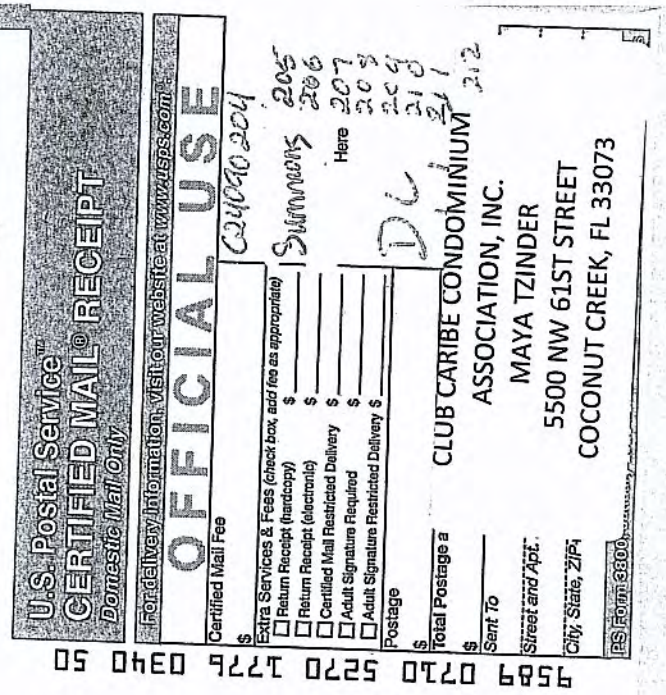
COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

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

CERTIFIED MAIL®

9589 0710 5270 1776 0340 50

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073



Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)

ACCESS RD N SR7 N SR 7
NW 61ST ST
NW 57TH
N SR7 N SR7
N SR7
N SR 7
ACCESS RD
ACCESS RD
SAWGRASS RAMP
SAWGRASS RAMP
SS RAMP

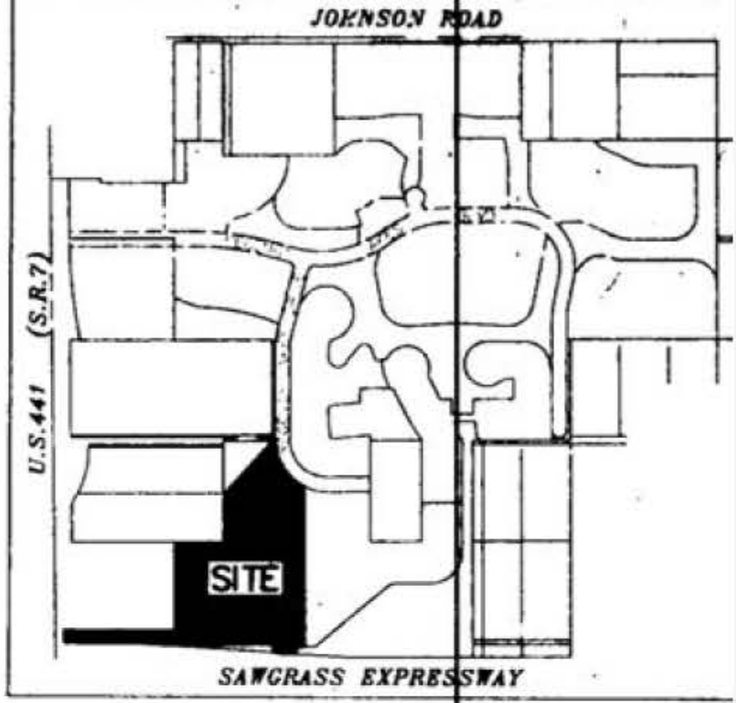
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL"A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL"A" , a distance of 405.43 feet thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E , a distance of 690.00 feet ; thence N 89° 36' 17" E, a distance of 660.00 feet ; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL"A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL"A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet ; thence N 00° 24' 54" W , a distance of 64.98 feet; thence S 89° 36' 21" W ;distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 659.85 feet; thence N 01°03'55"W, a distance of 70.00 feet; thence N89°44'58"E, a distance of 747.08 feet; thence N00°24'54"W, a distance of 588.97 feet; thence N89°36'17"E, a distance of 330.26 feet; thence N00°23'43"W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL"A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000589
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 16571, Page 751; Official Records Book 16587, Page 339; Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 312.



NORTH

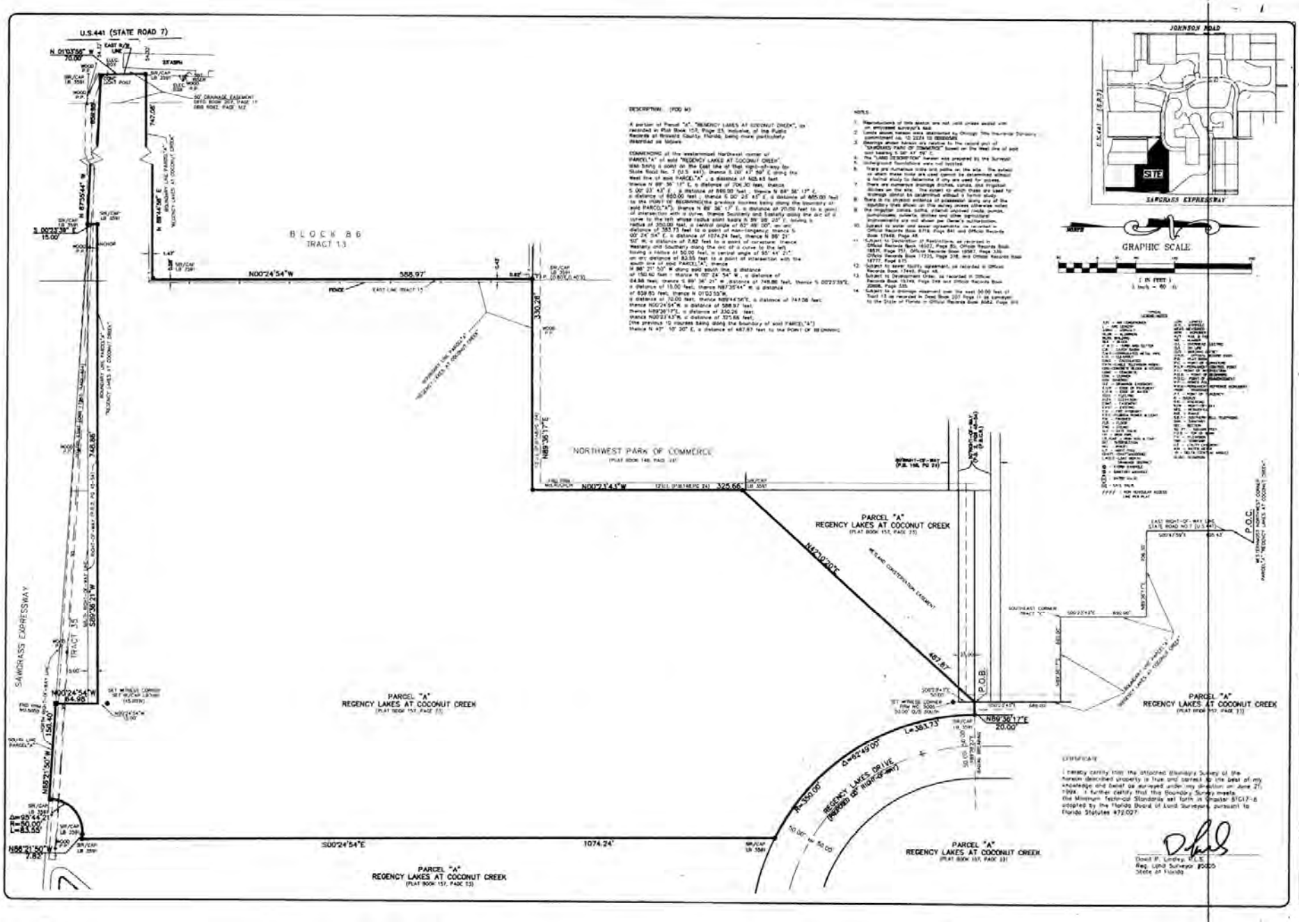
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TYPICAL
LEGEND NOTES

A/C - AIR CONDITIONER
L - ARC LENGTH
ASPH. - ASPHALT
ALUM. - ALUMINUM
LOW. - LOWEST
M.H. - MANHOLE
MEAS.-MEASURED
MON. - MONUMENT



DESCRIPTION: (POB #1)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the easternmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S. 00° 47' 56" E. along the West line of said PARCEL "A", a distance of 405.63 feet; thence N 89° 36' 17" E, a distance of 704.30 feet; thence S. 00° 23' 43" E, a distance of 890.00 feet; thence N 89° 36' 17" E, a distance of 660.00 feet; thence S. 00° 23' 43" E, a distance of 665.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 36' 21" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 89° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 89° 44' 21" an arc distance of 82.00 feet to a point of intersection with the south line of said PARCEL "A"; thence N 89° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.96 feet; thence S 89° 36' 21" W, a distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 839.80 feet; thence N 01°03'56"W, a distance of 70.00 feet; thence N89°43'56"E, a distance of 747.08 feet; thence N00°24'54"W, a distance of 588.97 feet; thence N89°36'17"E, a distance of 330.26 feet; thence N00°23'43"W, a distance of 325.66 feet; (the previous 12 courses being along the boundary of said PARCEL "A") thence N 43° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were determined by Chicago Title Insurance Company commitment no. 10 2224 10 (effective
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PLAT OF TAMARRON" based on the West line of said plat bearing S. 00° 47' 56" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trees and palms on the site. The extent to which these trees are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on the survey unless otherwise noted.
9. The irrigation canals, ditches, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's instructions.
10. Subject to water and sewer agreements as recorded in Official Records Book 8776, Page 841 and Official Records Book 17448, Page 68.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16007, Page 80, Official Records Book 18631, Page 751, Official Records Book 18987, Page 336, Official Records Book 17235, Page 218, and Official Records Book 18777, Page 875.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17443, Page 68.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 246 and Official Records Book 20808, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 15 as reserved in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 8682, Page 915

CERTIFICATE

I hereby certify that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed under my direction on June 21, 1994. I further certify that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 61G17-6 adopted by the Florida Board of Land Surveyors, pursuant to Florida Statutes 472.027.

David F. Lindley, P.L.S.
Reg. Land Surveyor #3020
State of Florida

2518

REVISIONS	
SCALE, BOUNDARY & DESCRIPTION	8-16-94
ADDED, DELETED & CORRECTED PER COMMENTS	10/26/94
ADDED 20' & 50' DRAINAGE EASEMENTS	11/15/94
ADDED LEGAL DESCRIPTIONS	1/19/95
ADDED LEGAL DESCRIPTIONS	1/26/95

DATE	6-21-94	JOB NO.	2518
DRAWN BY	T.M.W.	APPROVED BY	D.F.L.
CHECKED BY	T.M.W.	SCALE	1"= 60'
FIELD BOOK / PAGE	N/A	SHEET	1 OF 1

A PORTION OF PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
BOUNDARY SURVEY

CALDFIELD & WIEBELER, INC.
Consulting Engineers — Land Planners — Surveyors
7301A West Palmetto Park Road — Suite 120A
Boca Raton, Florida 33433 (407) — 392-1991

Detail by Entity Name

Florida Not For Profit Corporation
CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N06000000025
FEI/EIN Number	20-5806651
Date Filed	12/29/2005
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	05/11/2009
Event Effective Date	NONE

Principal Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Mailing Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Registered Agent Name & Address

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

Officer/Director Detail

Name & Address

Title PD

TZINDER, MAYA
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Title VP

Cohen, Baruch
5500 NW 61 Street
Coconut Creek, FL 33073

Title Secretary, Treasurer

Pearlman, Andrew
5500 NW 61 Street
COCONUT CREEK, FL 33073

Annual Reports

Report Year	Filed Date
2023	04/12/2023
2024	04/23/2024
2025	03/03/2025

Document Images

03/03/2025 -- ANNUAL REPORT	View image in PDF format
04/23/2024 -- ANNUAL REPORT	View image in PDF format
04/12/2023 -- ANNUAL REPORT	View image in PDF format
01/31/2022 -- ANNUAL REPORT	View image in PDF format
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02/11/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2018 -- ANNUAL REPORT	View image in PDF format
02/10/2017 -- ANNUAL REPORT	View image in PDF format
03/18/2016 -- ANNUAL REPORT	View image in PDF format
03/06/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
08/24/2012 -- ANNUAL REPORT	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
04/20/2011 -- ANNUAL REPORT	View image in PDF format
05/10/2010 -- Reg. Agent Change	View image in PDF format
04/28/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2010 -- ANNUAL REPORT	View image in PDF format
10/16/2009 -- Off/Dir Resignation	View image in PDF format
10/16/2009 -- Off/Dir Resignation	View image in PDF format
10/16/2009 -- Off/Dir Resignation	View image in PDF format
05/11/2009 -- CORAPREIWP	View image in PDF format
02/24/2009 -- Admin. Diss. for Reg. Agent	View image in PDF format

Summons/Case #C24 09 0208
Club Caribe Condominium Association, Inc
5550 NW 61 Street
Violation: 6-16
25 Year Safety Program

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: **C24-09-0208**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5550 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on April 22, 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 24th DAY OF APRIL, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heramar
SPECIAL MAGISTRATE CLERK

4/29/2026
Date Received

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:

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 9875 5335 0904 64

2. Article Number (Transfer from service label)

9589 0710 5270 1776 0348 14

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery
5/7

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

CLUB CARIBE CONDOM
ATTN: MAYA
5500 NW 61S
COCONUT CREE

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

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

9589 0710 5270 1776 0348 14

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9589 0710 5270 1776 0348 14

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OFFICIAL USE

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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 ar
$

Sent To
Street and Apt. N
City, State, ZIP+

Postmark Here

C24090821, 205
206, 207, 208, 209
219 211, 213.
C25080103, 105
106, 107, 108.
EXT FO D.O
5/14/26

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

PS Form 3800,

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:

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 9875 5335 0904 57

2. Article Number *(Transfer from service label)*

9589 0710 5270 1776 0348 07

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
5/7/26

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

CLUB CARIBE CONDOMINIUM
ATTN: VALANCY & REE
310 SE 13TH STRE
FORT LAUDERDALE, FL

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ ured Mail Restricted Delivery
er $500)

Domestic Return Receipt

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

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

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

CERTIFIED MAIL®

9589 0710 5270 1776 0348 07

9589 0710 5270 1776 0348 07

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OFFICIAL USE

Certified Mail Fee
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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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Total Postage an
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Street and Apt. N

City, State, ZIP+4

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211, 212 Postmark 25080103
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CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800, January 2023 PSN 7530-02-000-9047 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: **C24-09-0208**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5550 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on February 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.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF 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.

DONE AND ORDERED THE 4th DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

3/4/2026
Date Received

SPECIAL MAGISTRATE

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

CERTIFIED MAIL

7016 2140 0000 8545 8223

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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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 $

Total Postage an $

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Street and Apt. N

City, State, ZIP+4

Postmark Here

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800,

7016 2140 0000 8545 8223

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

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:

VALANCY &
310 SE 13
FORT LAUDER

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8966 4064 7139 52

2. Article Number *(Transfer from service label)*
7016 2140 0000 8545 8223

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
5-13-26

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

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

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CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
5000 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL

7016 2140 0000 8545 8230

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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- Return Receipt (hardcopy) $
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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $

Total Postage a $

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City, State, ZIP+4

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MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

7016 2140 0000 8545 8230

COCONUT CREEK
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CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
5000 W. Copans Road
Coconut Creek, FL 33063

MAYA TZIN
5500 NW 61ST
COCONUT CREEK

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:

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8966 4064 7139 69

2. Article Number *(Transfer from service label)*
7016 2140 0000 8545 8230

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
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- ☐ 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

PS Form 3811, July 2020 PSN 7530-02-000-9053 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: **C24-09-0208**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5550 NW 61st Street

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 FEBRUARY 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 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.

DONE AND ORDERED THE 30th DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

2/4/2026
Date Received

CERTIFIED MAIL®

7016 2140 0000 8545 7837

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

CLUB CARIBE CONDOMINIUM ASSN, INC
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 3.10
Total Postage and Fees $ 6.40

Sent To CLUB CARIBE CONDOMINIUM ASSN, INC
Street and Apt. VALANCY & REED, P.A.
City, State, ZIP+4® 310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

C24100204, 005, 306, 307, 308, 309, 310, 311, 312

7016 2140 0000 8545 7837

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

CLUB CARIBE CONDOMINIUM ASSN, INC
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

CERTIFIED MAIL®

7021 1970 0001 8487 7121

CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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

Postage $

Total Postage and $

Sent To CLUB CARIBE CONDOMINIUM ASSN, INC

Street and Apt. No. ATTN: MAYA TZINDER
5500 NW 61ST STREET

City, State, ZIP+4 COCONUT CREEK, FL 33073

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

IN RE:
DOCKET NO: **C24-09-0208**

FINAL ORDER

VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM, BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16

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

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5550 NW 61st Street and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD 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 failure to comply with the provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, 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. 6-16 AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 18, 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 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

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 24h DAY OF NOVEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

11/26/2025
Date Received

Coconut Creek
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TY OF COCONUT CREEK
stainable Development Dept.
de Compliance Division
00 W. Copans Road
oconut Creek, FL 33063

CERTIFIED MAIL®

9589 0710 5270 0954 9565 42

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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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 an $
Sent To
Street and Apt. N
City, State, ZIP+4

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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12/11/25

PS Form 3800,

9589 0710 5270 0954 9565 42

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TY OF COCONUT CREEK
stainable Development Dept.
de Compliance Division
00 W. Copans Road
conut Creek, FL 33063

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:

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8967 4064 0700 61

2. Article Number (Transfer from service label)
9589 0710 5270 0954 9565 42

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
James Nguyen
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

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

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TY OF COCONUT CREEK
ustainable Development Dept.
ode Compliance Division
300 W. Copans Road
oconut Creek, FL 33063

CERTIFIED MAIL®

9589 0710 5270 0954 9565 59

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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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 $

Total Postage and F $

Sent To CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Street and Apt. No., VALANCY & REED, P.A. 310 SE 13TH STREET

City, State, ZIP+4® FORT LAUDERDALE, FL 33316

PS Form 3800, Jan

Postmark Here

9589 0710 5270 0954 9565 59

Coconut Creek
TERFLY CAPITAL OF THE WORLD®

ITY OF COCONUT CREEK
ustainable Development Dept.
ode Compliance Division
800 W. Copans Road
oconut Creek, FL 33063

CLUB CARIBE CONDO
ASSOCIATION, I
VALANCY & REED
310 SE 13TH STI
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:

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8967 4064 0700 78

2. Article Number *(Transfer from service label)*

9589 0710 5270 0954 9565 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ 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

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- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

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. C24090208

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

Day Tuesday Date September 17 20 24

At 10:35 ~~AM~~/ PM

Owner Name Club Caribe Condominium (Last / First / MI)
Association, Inc. (Last / First / MI)

Owner Address 5500 NW 61 Street
Coconut Creek, FL 33073
City / State / Zip

Legal/Folio 484207AA0000

Violation Location 5550 NW 61 Street
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

25 Year Safety Program: Minimum Housing Code for Broward County Florida Permit 24003353

In violation of Chapter(s) 6 Section(s) 16 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 19 DAY OF November, 20 25, 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 11/5/25 356
Officer Signature / Date / ID#

Daniella Ordonez
Printed Name

11-5-25
Signature Acknowledging Receipt of this Notice / Date

James Nave
Printed Name

If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24090208	5550 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

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: 09/17/2024

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: November 5, 2025 - Receipt/Article #:9589071052701776034050/9589071052701776034067
Return Receipt Requested

☑ Hand Delivery – Date: November 5, 2025 - Time: 11:30 a.m.- Name: James Nyquist

☑ Commercial Property – Title/ relationship to business: Property 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.)

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 November, 2025 by ORDONEZ, DANIELLA who is personally known to me.

BRIANA CAPONE
Notary Public - State of Florida
Commission # HH 466336
My Comm. Expires Nov 20, 2027
Bonded through National Notary Assn.

Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

COCONUT CREEK
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 1776 0340 50

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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☐ Adult Signature Restricted Delivery $
Postage $
Total Postage a $
Sent To
Street and Apt.
City, State, ZIP+

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

PS Form 3800

Here

9589 0710 5270 1776 0340 50

COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

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

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☐ Adult Signature Restricted Delivery $

Postage
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Total Postage ar
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Sent To
VALANCY & REED, P.A.

Street and Apt. N
310 SE 13TH STREET

City, State, ZIP+
FORT LAUDERDALE, FL 33316

PS Form 3800

C.2100204
Summons
Postmark Here
DL
11/5/25

9589 0710 5270 1776 0340 67

Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)

ACCESS RD N SR7 N SR 7
NW 61ST ST
NW 57TH
N SR7 N SR7
N SR7
N SR 7
ACCESS RD
ACCESS RD
SAWGRASS RAMP
SAWGRASS RAMP
SS RAMP

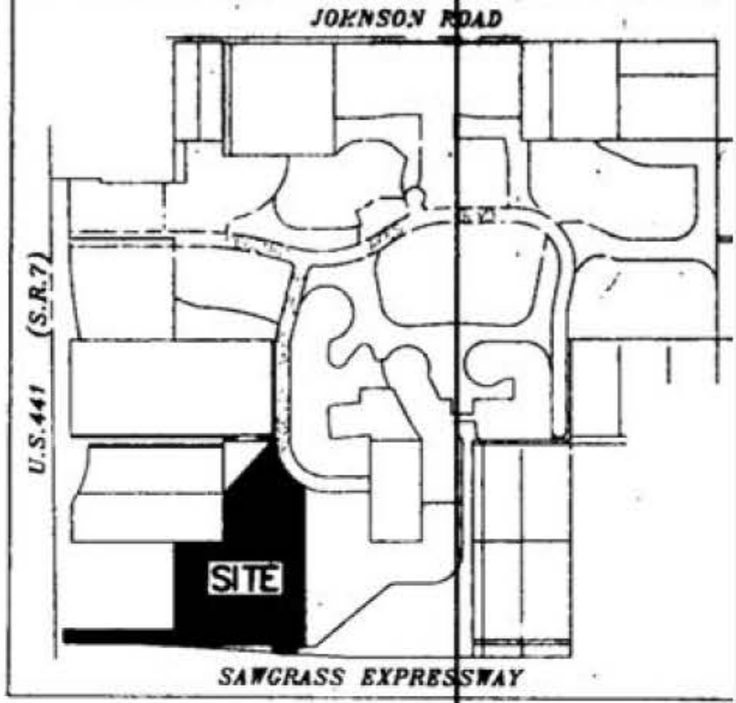
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL"A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL"A" , a distance of 405.43 feet thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E , a distance of 690.00 feet ; thence N 89° 36' 17" E, a distance of 660.00 feet ; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL"A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL"A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet ; thence N 00° 24' 54" W , a distance of 64.98 feet; thence S 89° 36' 21" W ;distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 659.85 feet; thence N 01°03'55"W, a distance of 70.00 feet; thence N89°44'58"E, a distance of 747.08 feet; thence N00°24'54"W, a distance of 588.97 feet; thence N89°36'17"E, a distance of 330.26 feet; thence N00°23'43"W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL"A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000589
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 16571, Page 751; Official Records Book 16587, Page 339; Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 312.



NORTH

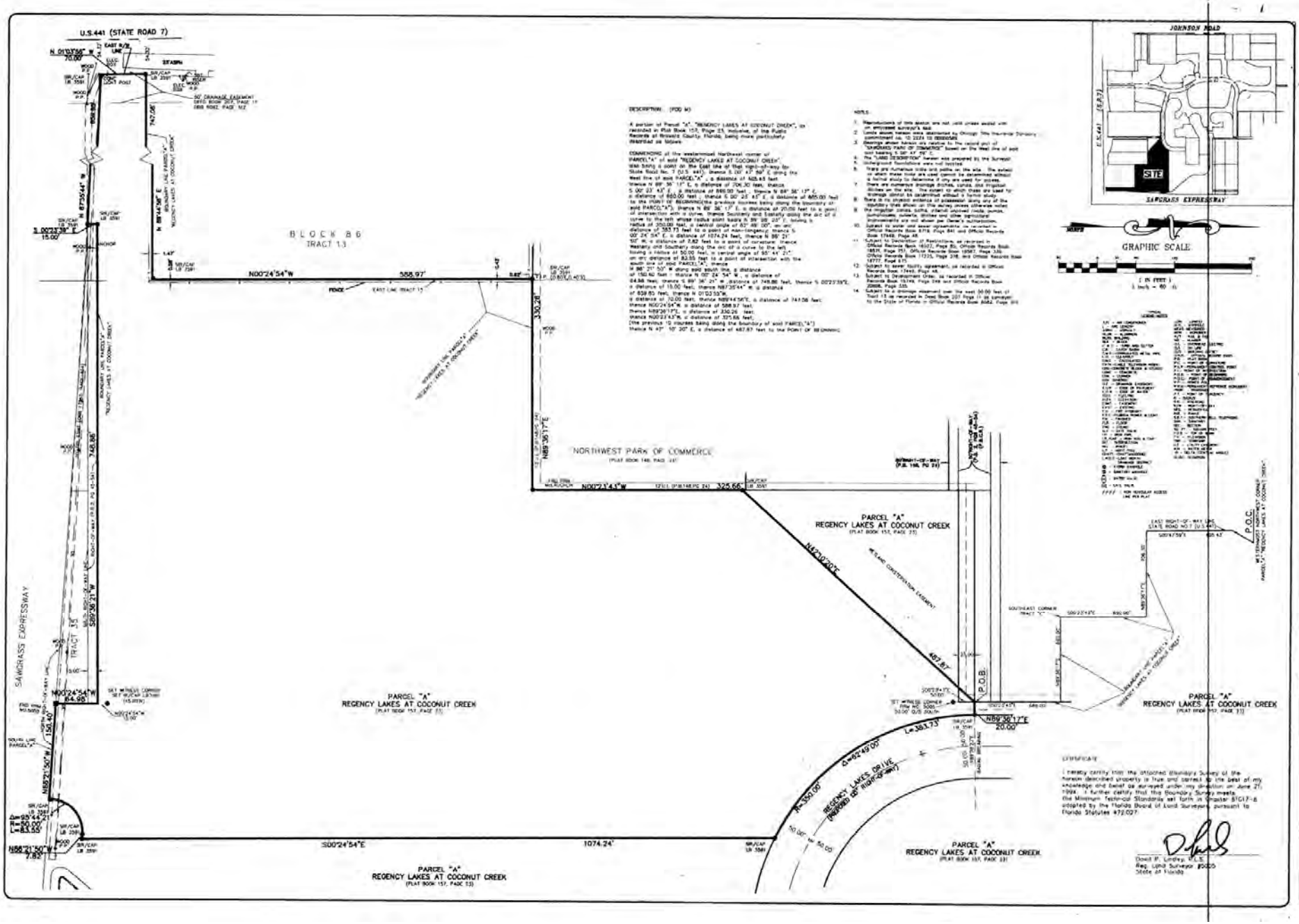
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TYPICAL
LEGEND NOTES

A/C - AIR CONDITIONER
L - ARC LENGTH
ASPH. - ASPHALT
ALUM. - ALUMINUM
LOW. - LOWEST
M.H. - MANHOLE
MEAS.-MEASURED
MON. - MONUMENT



DESCRIPTION: (POB #1)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the easternmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S. 00° 47' 56" E. along the West line of said PARCEL "A", a distance of 405.63 feet; thence N 89° 36' 17" E, a distance of 704.30 feet; thence S. 00° 23' 43" E, a distance of 890.00 feet; thence N 89° 36' 17" E, a distance of 660.00 feet; thence S. 00° 23' 43" E, a distance of 665.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 36' 21" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 89° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 89° 44' 21" an arc distance of 82.00 feet to a point of intersection with the south line of said PARCEL "A"; thence N 89° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.96 feet; thence S 89° 36' 21" W, a distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 839.80 feet; thence N 01°03'56"W, a distance of 70.00 feet; thence N89°43'56"E, a distance of 747.08 feet; thence N00°24'54"W, a distance of 588.97 feet; thence N89°36'17"E, a distance of 330.26 feet; thence N00°23'43"W, a distance of 325.66 feet; (the previous 12 courses being along the boundary of said PARCEL "A") thence N 43° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were determined by Chicago Title Insurance Company commitment no. 10 2224 10 (effective
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PLAT OF TAMARRON" based on the West line of said plat bearing S. 00° 47' 56" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trees and palms on the site. The extent to which these trees are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on the survey unless otherwise noted.
9. The irrigation canals, ditches, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's instructions.
10. Subject to water and sewer agreements as recorded in Official Records Book 8776, Page 841 and Official Records Book 17448, Page 68.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16007, Page 80, Official Records Book 18631, Page 751, Official Records Book 18987, Page 336, Official Records Book 17235, Page 218, and Official Records Book 18777, Page 875.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17443, Page 68.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 246 and Official Records Book 20808, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 15 as reserved in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 8682, Page 915

CERTIFICATE

I hereby certify that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed under my direction on June 21, 1994. I further certify that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 61G17-6 adopted by the Florida Board of Land Surveyors, pursuant to Florida Statutes 472.027.

David F. Lindley, P.L.S.
Reg. Land Surveyor #3020
State of Florida

2518

REVISIONS	
SCALE, BOUNDARY & DESCRIPTION	8-16-94
ADDED, DELETED & CORRECTED PER COMMENTS	10/26/94
ADDED 20' & 50' DRAINAGE EASEMENTS	11/15/94
ADDED LEGAL DESCRIPTIONS	1/19/95
ADDED LEGAL DESCRIPTIONS	1/26/95

DATE	6-21-94	JOB NO.	2518
DRAWN BY	T.M.W.	APPROVED BY	D.F.L.
CHECKED BY	T.M.W.	SCALE	1"= 60'
FIELD BOOK / PAGE	N/A	SHEET	1 OF 1

A PORTION OF PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
BOUNDARY SURVEY

CALDFIELD & WIEBELER, INC.
Consulting Engineers — Land Planners — Surveyors
7301A West Palmetto Park Road — Suite 120A
Boca Raton, Florida 33433 (407) — 392-1991

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Not For Profit Corporation
CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N06000000025
FEI/EIN Number	20-5806651
Date Filed	12/29/2005
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	05/11/2009
Event Effective Date	NONE

Principal Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Mailing Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Registered Agent Name & Address

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

Officer/Director Detail

Name & Address

Title PD

TZINDER, MAYA
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Title VP

Cohen, Baruch
5500 NW 61 Street
Coconut Creek, FL 33073

Title Secretary, Treasurer

Pearlman, Andrew
5500 NW 61 Street
COCONUT CREEK, FL 33073

Annual Reports

Report Year	Filed Date
2023	04/12/2023
2024	04/23/2024
2025	03/03/2025

Document Images

03/03/2025 -- ANNUAL REPORT	View image in PDF format
04/23/2024 -- ANNUAL REPORT	View image in PDF format
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05/10/2010 -- Reg. Agent Change	View image in PDF format
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10/16/2009 -- Off/Dir Resignation	View image in PDF format
05/11/2009 -- CORAPREIWP	View image in PDF format
02/24/2009 -- Admin. Diss. for Reg. Agent	View image in PDF format

Summons/Case #C24 09 0209
Club Caribe Condominium Association, Inc
5560 NW 61 Street
Violation: 6-16
25 Year Safety Program

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: **C24-09-0209**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5560 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on April 22, 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 24th DAY OF APRIL, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heramen
SPECIAL MAGISTRATE CLERK

4/29/2026
Date Received

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:

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 9875 5335 0904 64

2. Article Number (Transfer from service label)

9589 0710 5270 1776 0348 14

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery
5/7

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

3. Service Type
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☐ Adult Signature Restricted Delivery
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☐ 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

CLUB CARIBE CONDOM
ATTN: MAYA
5500 NW 61S
COCONUT CREE

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

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

9589 0710 5270 1776 0348 14

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9589 0710 5270 1776 0348 14

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☐ Adult Signature Required $
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Total Postage ar
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City, State, ZIP+

Postmark Here

C24090821, 205
206, 207, 208, 209
219 211, 213.
C25080103, 105
106, 107, 108.
EXT FO D.O
5/14/26

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

PS Form 3800,

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:

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 9875 5335 0904 57

2. Article Number *(Transfer from service label)*

9589 0710 5270 1776 0348 07

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
5/7/26

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

CLUB CARIBE CONDOMINIUM
ATTN: VALANCY & REE
310 SE 13TH STRE
FORT LAUDERDALE, FL

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ ured Mail Restricted Delivery
er $500)

Domestic Return Receipt

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

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

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

CERTIFIED MAIL®

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9589 0710 5270 1776 0348 07

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

Postage
$

Total Postage an
$

Sent To

Street and Apt. N

City, State, ZIP+4

(240902041, 205, 206
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211, 212 Postmark 25080103
Here
105, 106, 107, 108.
EXT FO D.O
5141 26

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800, January 2023 PSN 7530-02-000-9047 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: **C24-09-0209**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5560 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on February 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.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF 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.

DONE AND ORDERED THE 4th DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

3/4/2026
Date Received

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

CERTIFIED MAIL

7016 2140 0000 8545 8223

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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. N
City, State, ZIP+4

Postmark Here

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800

7016 2140 0000 8545 8223

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

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:

VALANCY &
310 SE 13
FORT LAUDER

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8966 4064 7139 52

2. Article Number (Transfer from service label)
7016 2140 0000 8545 8223

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
3-13-26

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

Coconut Creek
ERFLY CAPITAL OF THE WORLD®

Y OF COCONUT CREEK
lient Design & Dev. Dept.
e Compliance Division
W. Copans Road
onut Creek, FL 33063

CERTIFIED MAIL

7016 2140 0000 8545 8230

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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 a $
Sent To
Street and Apt.
City, State, ZIP+4

Postmark Here

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

PS Form 3800,

7016 2140 0000 8545 8230

Coconut Creek
LY CAPITAL OF THE WORLD®

COCONUT CREEK
t Design & Dev. Dept.
ompliance Division
Copans Road
t Creek, FL 33063

MAYA TZIN
5500 NW 61ST
COCONUT CREEK

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:

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8966 4064 7139 69

2. Article Number (Transfer from service label)
7016 2140 0000 8545 8230

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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

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

Domestic Return Receipt

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

IN RE:
DOCKET NO: **C24-09-0209**

Property Address: 5560 NW 61st Street

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 FEBRUARY 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 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.

DONE AND ORDERED THE 30th DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Roshna Haraman
SPECIAL MAGISTRATE CLERK

2/4/2026
Date Received

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

CERTIFIED MAIL®

7016 2140 0000 8545 7837

CLUB CARIBE CONDOMINIUM ASSN, INC
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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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 and Fees $
Sent To CLUB CARIBE CONDOMINIUM ASSN, INC
Street and Apt. VALANCY & REED, P.A.
City, State, ZIP+4® 310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Postmark Here

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

CLUB CARIBE CONDOMINIUM ASSN, INC
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

CERTIFIED MAIL®

7021 1970 0001 8487 7121

CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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OFFICIAL USE

Certified Mail Fee
$ 3.45 (Exception, 2005, 2007, 2008, 2009, 2010, 2011, 2012)

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
CLUB CARIBE CONDOMINIUM ASSN, INC

Street and Apt. No.
ATTN: MAYA TZINDER
5500 NW 61ST STREET

City, State, ZIP+4
COCONUT CREEK, FL 33073

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0001 8487 7121

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

CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

IN RE:
DOCKET NO: **C24-09-0209**

FINAL ORDER

VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM, BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16

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

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5560 NW 61st Street and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD 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 failure to comply with the provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, 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. 6-16 AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 18, 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 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

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 24h DAY OF NOVEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

11/26/2025
Date Received

Coconut Creek
Butterfly Capital of the World®

TY OF COCONUT CREEK
stainable Development Dept.
de Compliance Division
00 W. Copans Road
conut Creek, FL 33063

CERTIFIED MAIL®

9589 0710 5270 0954 9565 42

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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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 an $

Sent To CLUB CARIBE CONDOMINIUM ASSOCIATION, INC. ATTN: MAYA TZINDER

Street and Apt. N 5500 NW 61ST STREET

City, State, ZIP+4 COCONUT CREEK, FL 33073

PS Form 3800,

Cal(01)(03)04, 05, 06, 07, 09, 10
Postmark Here
F.O 14, 12
12/11/25

9589 0710 5270 0954 9565 42

Coconut Creek
Butterfly Capital of the World®

TY OF COCONUT CREEK
stainable Development Dept.
de Compliance Division
00 W. Copans Road
conut Creek, FL 33063

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:

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8967 4064 0700 61

2. Article Number (Transfer from service label)
9589 0710 5270 0954 9565 42

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) James Wyatt 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

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

COCONUT CREEK
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 0954 9565 59

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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ORIGINAL 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 F $

Sent To CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Street and Apt. No., VALANCY & REED, P.A. 310 SE 13TH STREET

City, State, ZIP+4® FORT LAUDERDALE, FL 33316

PS Form 3800, Jan

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Postmark Here
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12 12/1/25

9589 0710 5270 0954 9565 59

COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

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

CLUB CARIBE CONDO
ASSOCIATION, I
VALANCY & REED
310 SE 13TH STI
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:

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8967 4064 0700 78

2. Article Number (Transfer from service label)

9589 0710 5270 0954 9565 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ 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
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er $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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. C24090209

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

Day Tuesday Date September 17 20 24

At 10:36 AM / PM

Owner Name Club Caribe Condominium Association, Inc.
Last First MI

Owner Address 5500 NW 61 Street
Coconut Creek, FL 33073
City State Zip

Legal/Folio 484207 AA 0000

Violation Location 5560 NW 61 Street
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

25 Year Safety Program: Minimum Housing Code for Broward County, Florida Permit 24003397

In violation of Chapter(s) 6 Section(s) 16 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 19 DAY OF November, 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.**

Officer Signature 11/5/25 Date 356 ID#

Daniella Ordoner
Printed Name

11-5-25
Signature Acknowledging Receipt of this Notice Date

Tamer Navis
Printed Name

If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24090209	5560 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

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: 09/17/2024

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: November 5, 2025 - Receipt/Article #:9589071052701776034050/9589071052701776034067
Return Receipt Requested

☑ Hand Delivery – Date: November 5, 2025 - Time: 11:30 a.m.- Name: James Nyquist

☑ Commercial Property – Title/ relationship to business: Property 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.)

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 November, 2025 by ORDONEZ, DANIELLA who is personally known to me.

BRIANA CAPONE
Notary Public - State of Florica
Commission # HH 466336
My Comm. Expires Nov 20. 2027
Bonded through National Notary Assn.

Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

COCONUT CREEK
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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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ASSOCIATION, INC.
MAYA TZINDER
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COCONUT CREEK, FL 33073

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CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
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Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)

ACCESS RD N SR7 N SR 7
NW 61ST ST
NW 57TH
N SR7 N SR7
N SR7
N SR 7
ACCESS RD
ACCESS RD
SAWGRASS RAMP
SAWGRASS RAMP
SS RAMP

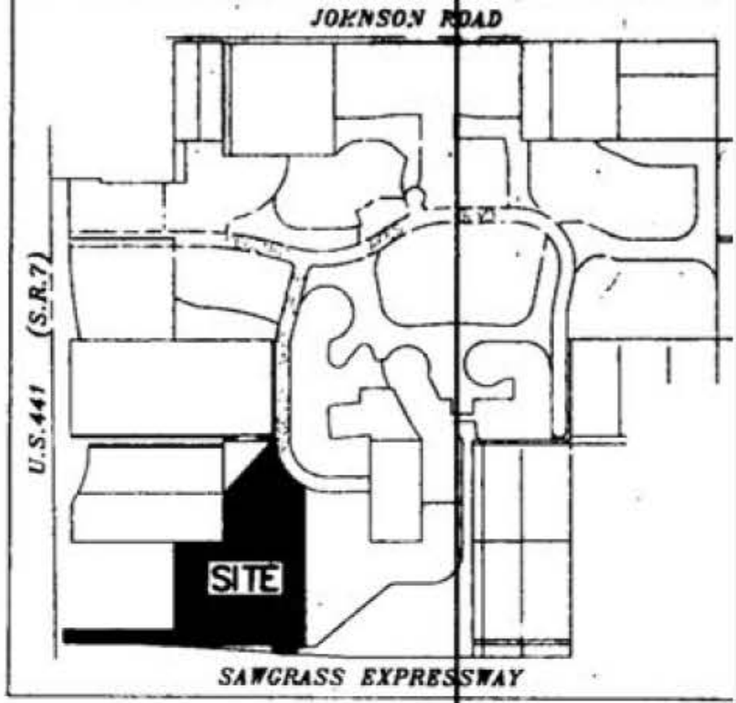
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL"A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL"A" , a distance of 405.43 feet thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E , a distance of 690.00 feet ; thence N 89° 36' 17" E, a distance of 660.00 feet ; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL"A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL"A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet ; thence N 00° 24' 54" W , a distance of 64.98 feet; thence S 89° 36' 21" W ;distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 659.85 feet; thence N 01°03'55"W, a distance of 70.00 feet; thence N89°44'58"E, a distance of 747.08 feet; thence N00°24'54"W, a distance of 588.97 feet; thence N89°36'17"E, a distance of 330.26 feet; thence N00°23'43"W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL"A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000589
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 16571, Page 751; Official Records Book 16587, Page 339; Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 312.



NORTH

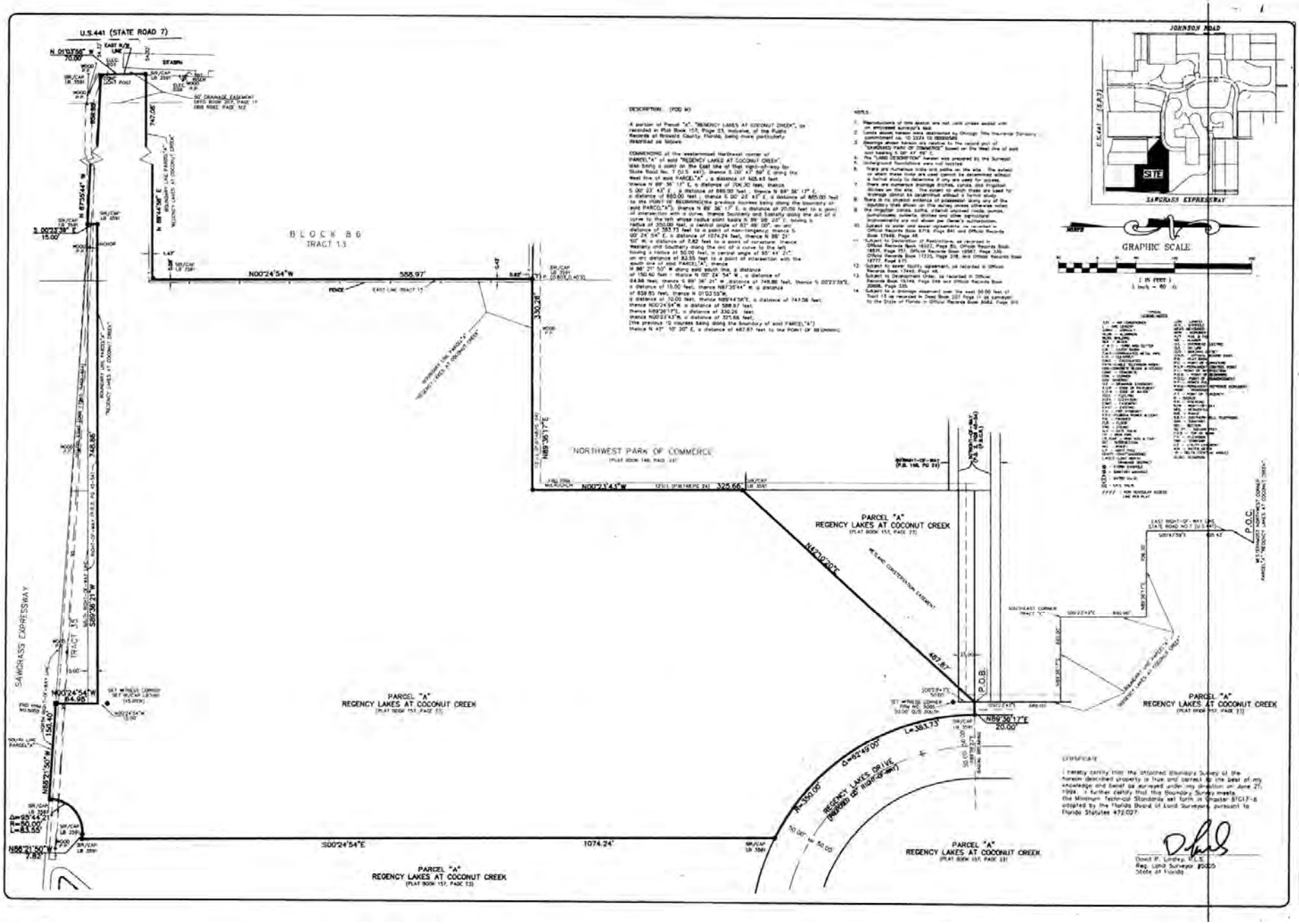
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TYPICAL
LEGEND NOTES

A/C - AIR CONDITIONER
L - ARC LENGTH
ASPH. - ASPHALT
ALUM. - ALUMINUM
LOW. - LOWEST
M.H. - MANHOLE
MEAS.-MEASURED
MON. - MONUMENT



DESCRIPTION: (POB #1)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the easternmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S. 00° 47' 56" E. along the West line of said PARCEL "A", a distance of 405.63 feet; thence N 89° 36' 17" E, a distance of 704.30 feet; thence S. 00° 23' 43" E, a distance of 890.00 feet; thence N 89° 36' 17" E, a distance of 660.00 feet; thence S. 00° 23' 43" E, a distance of 665.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 36' 21" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 89° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 89° 44' 21" an arc distance of 82.00 feet to a point of intersection with the south line of said PARCEL "A"; thence N 89° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.96 feet; thence S 89° 36' 21" W, a distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 839.80 feet; thence N 01°03'56"W, a distance of 70.00 feet; thence N89°43'56"E, a distance of 747.08 feet; thence N00°24'54"W, a distance of 588.97 feet; thence N89°36'17"E, a distance of 330.26 feet; thence N00°23'43"W, a distance of 325.66 feet; (the previous 12 courses being along the boundary of said PARCEL "A") thence N 43° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were determined by Chicago Title Insurance Company commitment no. 10 2224 10 (effective
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PLAT OF TAMARRON" based on the West line of said plat bearing S. 00° 47' 56" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trees and palms on the site. The extent to which these trees are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on the survey unless otherwise noted.
9. The irrigation canals, ditches, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's instructions.
10. Subject to water and sewer agreements as recorded in Official Records Book 8776, Page 841 and Official Records Book 17448, Page 68.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16007, Page 80, Official Records Book 18631, Page 751, Official Records Book 18987, Page 336, Official Records Book 17235, Page 218, and Official Records Book 18777, Page 875.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17443, Page 68.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 246 and Official Records Book 20808, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 15 as reserved in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 8682, Page 915

CERTIFICATE

I hereby certify that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed under my direction on June 21, 1994. I further certify that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 61G17-6 adopted by the Florida Board of Land Surveyors, pursuant to Florida Statutes 472.027.

David F. Lindley, P.L.S.
Reg. Land Surveyor #3020
State of Florida

2518

REVISIONS	
SCALE, BOUNDARY & DESCRIPTION	8-16-94
ADDED, DELETED & CORRECTED PER COMMENTS	10/26/94
ADDED 20' & 50' DRAINAGE EASEMENTS	11/15/94
ADDED LEGAL DESCRIPTIONS	1/19/95
ADDED LEGAL DESCRIPTIONS	1/26/95

DATE	6-21-94	JOB NO.	2518
DRAWN BY	T.M.W.	APPROVED BY	D.F.L.
CHECKED BY	T.M.W.	SCALE	1"= 60'
FIELD BOOK / PAGE	N/A	SHEET	1 OF 1

A PORTION OF PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
BOUNDARY SURVEY

CALDFIELD & WIEBELER, INC.
Consulting Engineers — Land Planners — Surveyors
7301A West Palmetto Park Road — Suite 120A
Boca Raton, Florida 33433 (407) — 392-1991

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Not For Profit Corporation
CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N06000000025
FEI/EIN Number	20-5806651
Date Filed	12/29/2005
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	05/11/2009
Event Effective Date	NONE

Principal Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Mailing Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Registered Agent Name & Address

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

Officer/Director Detail

Name & Address

Title PD

TZINDER, MAYA
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Title VP

Cohen, Baruch
5500 NW 61 Street
Coconut Creek, FL 33073

Title Secretary, Treasurer

Pearlman, Andrew
5500 NW 61 Street
COCONUT CREEK, FL 33073

Annual Reports

Report Year	Filed Date
2023	04/12/2023
2024	04/23/2024
2025	03/03/2025

Document Images

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05/11/2009 -- CORAPREIWP	View image in PDF format
02/24/2009 -- Admin. Diss. for Reg. Agent	View image in PDF format

Summons/Case #C24 09 0210
Club Caribe Condominium Association, Inc
5570 NW 61 Street
Violation: 6-16
25 Year Safety Program

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: **C24-09-0210**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5570 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on April 22, 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 24th DAY OF APRIL, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

4/29/2026
Date Received

SPECIAL MAGISTRATE

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 9875 5335 0904 64

2. Article Number (Transfer from service label)

9589 0710 5270 1776 0348 14

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery
5/7

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

3. Service Type
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☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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☐ Priority Mail Express®
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☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

CLUB CARIBE CONDOM
ATTN: MAYA
5500 NW 61S
COCONUT CREE

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

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

CERTIFIED MAIL

9589 0710 5270 1776 0348 14

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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206, 207, 208, 209
219 211, 213.
C25080103, 105
106, 107, 108.
EXT FO D.O
5/14/26

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

PS Form 3800,

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1. Article Addressed to:

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 9875 5335 0904 57

2. Article Number *(Transfer from service label)*

9589 0710 5270 1776 0348 07

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
5/7/26

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

CLUB CARIBE CONDOMINIUM
ATTN: VALANCY & REE
310 SE 13TH STRE
FORT LAUDERDALE, FL

3. Service Type
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☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ ured Mail Restricted Delivery
er $500)

Domestic Return Receipt

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

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

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

CERTIFIED MAIL®

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(240902041, 205, 206
207, 208, 209, 210,
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105, 106, 107, 108.
EXT FO D.O
5141 26

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800, January 2023 PSN 7530-02-000-9047 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: **C24-09-0210**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5570 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on February 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.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF 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.

DONE AND ORDERED THE 4th DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

3/4/2026
Date Received

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

CERTIFIED MAIL

7016 2140 0000 8545 8223

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800

7016 2140 0000 8545 8223

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

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:

VALANCY &
310 SE 13
FORT LAUDER

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8966 4064 7139 52

2. Article Number (Transfer from service label)
7016 2140 0000 8545 8223

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
3-13-26

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

Coconut Creek
ERFLY CAPITAL OF THE WORLD®

Y OF COCONUT CREEK
lient Design & Dev. Dept.
e Compliance Division
W. Copans Road
onut Creek, FL 33063

CERTIFIED MAIL

7016 2140 0000 8545 8230

MAYA TZINDER
5500 NW 61ST 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®

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+4

Postmark Here

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

PS Form 3800,

7016 2140 0000 8545 8230

Coconut Creek
LY CAPITAL OF THE WORLD®

COCONUT CREEK
t Design & Dev. Dept.
ompliance Division
Copans Road
t Creek, FL 33063

MAYA TZIN
5500 NW 61ST
COCONUT CREEK

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:

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8966 4064 7139 69

2. Article Number (Transfer from service label)
7016 2140 0000 8545 8230

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
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☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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: **C24-09-0210**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5570 NW 61st Street

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 FEBRUARY 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 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.

DONE AND ORDERED THE 30th DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

2/4/2026
Date Received

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

CERTIFIED MAIL®

7016 2140 0000 8545 7837

CLUB CARIBE CONDOMINIUM ASSN, INC
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee $ C24100204, 305,306,307,

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 $ 308, 309, 310, 311, 312

Total Postage and Fees $

Sent To CLUB CARIBE CONDOMINIUM ASSN, INC

Street and Apt. No., or PO Box No. VALANCY & REED, P.A.
310 SE 13TH STREET

City, State, ZIP+4® FORT LAUDERDALE, FL 33316

PS Form 3800, April 2015 PSN 7530-02-000-9047

7016 2140 0000 8545 7837

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

CLUB CARIBE CONDOMINIUM ASSN, INC
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

CERTIFIED MAIL

7021 1970 0001 8487 7121

CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$ 3.45 (9 2021, 2006, 2007, 2008, 2009, 2010, 2011, 2012)

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
$ 0.55

Total Postage and
$ 4.00

Sent To
CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER

Street and Apt. No.
5500 NW 61ST STREET

City, State, ZIP+4
COCONUT CREEK, FL 33073

Postmark Here
DL Feb 2012

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0001 8487 7121

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

CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

IN RE:
DOCKET NO: **C24-09-0210**

FINAL ORDER

VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM, BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16

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

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5570 NW 61st Street and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD 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 failure to comply with the provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, 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. 6-16 AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 18, 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 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

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 24h DAY OF NOVEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

11/26/2025
Date Received

Coconut Creek
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 0954 9565 42

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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 CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Street and Apt. N ATTN: MAYA TZINDER 5500 NW 61ST STREET

City, State, ZIP+4 COCONUT CREEK, FL 33073

PS Form 3800,

Postmark Here

Caliposh, 05, 08, 07, 09, 10, 11, 12
F.O
12-12/11/25

9589 0710 5270 0954 9565 42

Coconut Creek
Butterfly Capital of the World®

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

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST 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:

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8967 4064 0700 61

2. Article Number (Transfer from service label)

9589 0710 5270 0954 9565 42

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) James Nigus 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

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

COCONUT CREEK
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 0954 9565 59

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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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 Fees $

Sent To

Street and Apt. No.,

City, State, ZIP+4®

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

C.31040204,05
06,07,08,09,0
Postmark Here
FO 12
12/11/25

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9589 0710 5270 0954 9565 59

COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

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

CLUB CARIBE CONDO
ASSOCIATION, I
VALANCY & REED
310 SE 13TH STI
FORT LAUDERDALE,

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

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CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8967 4064 0700 78

2. Article Number *(Transfer from service label)*

9589 0710 5270 0954 9565 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ 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

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☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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er $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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. C2409 0210

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

Day Tuesday Date September 17 2024

At 10:38 (AM)/ PM

Owner Name Club Caribe Condominium Association, Inc
Last First MI

Owner Address 5500 NW 61 Street
Coconut Creek FL 33073
City State Zip

Legal/Folio 484207AA0000

Violation Location 5570 NW 61 Street
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

25 Year Safety Program: Minimum Housing Code for Broward County Florida Permit 24003398

In violation of Chapter(s) 6 Section(s) 16 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 19 DAY OF November, 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.**

Daniella Ordonez 11/5/25 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name

11-5-25
Signature Acknowledging Receipt of this Notice Date

Jamel Navis
Printed Name

If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24090210	5570 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

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: 09/17/2024

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: November 5, 2025 - Receipt/Article #:9589071052701776034050/9589071052701776034067
Return Receipt Requested

☑ Hand Delivery – Date: November 5, 2025 - Time: 11:30 a.m.- Name: James Nyquist

☑ Commercial Property – Title/ relationship to business: Property 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.)

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 November, 2025 by ORDONEZ, DANIELLA who is personally known to me.

Bepell
Signature of Notary

BRIANA CAPONE
Notary Public - State of Florida
Commission # HH 466336
My Comm. Expires Nov 20, 2027
Bonded through National Notary Assn.

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

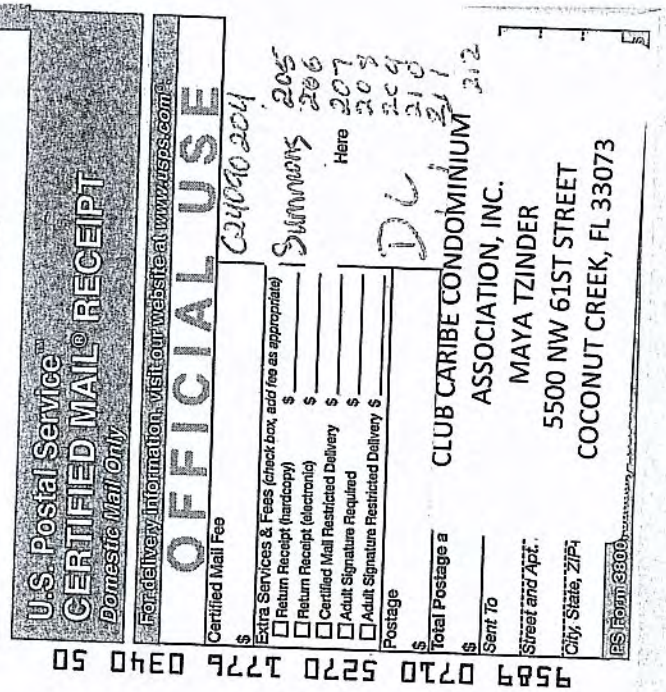
COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

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

CERTIFIED MAIL

9589 0710 5270 1776 0340 50

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073



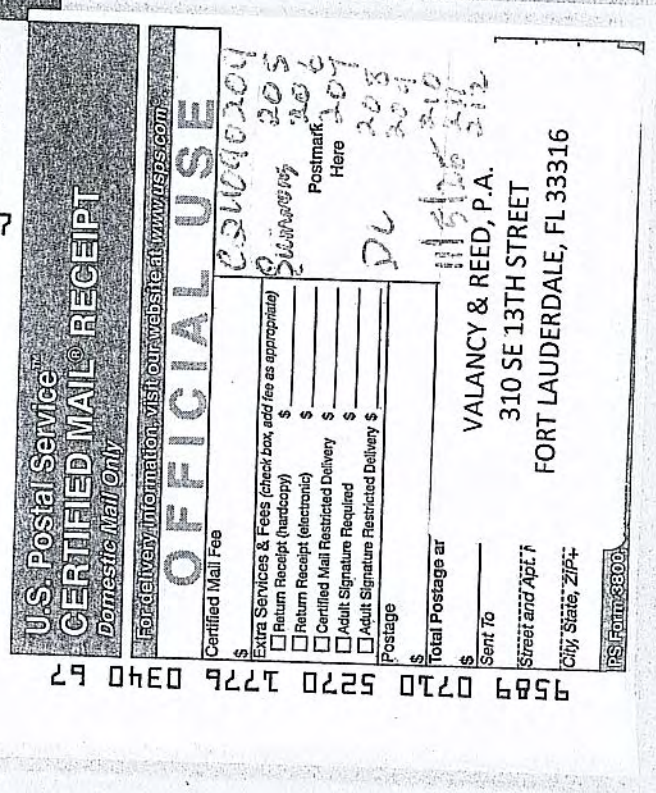
COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

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

CERTIFIED MAIL®

9589 0710 5270 1776 0340 67

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316



Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)

ACCESS RD N SR7 N SR 7
NW 61ST ST
NW 57TH
N SR7 N SR7
N SR7
N SR 7
ACCESS RD
ACCESS RD
SAWGRASS RAMP
SAWGRASS RAMP
SS RAMP

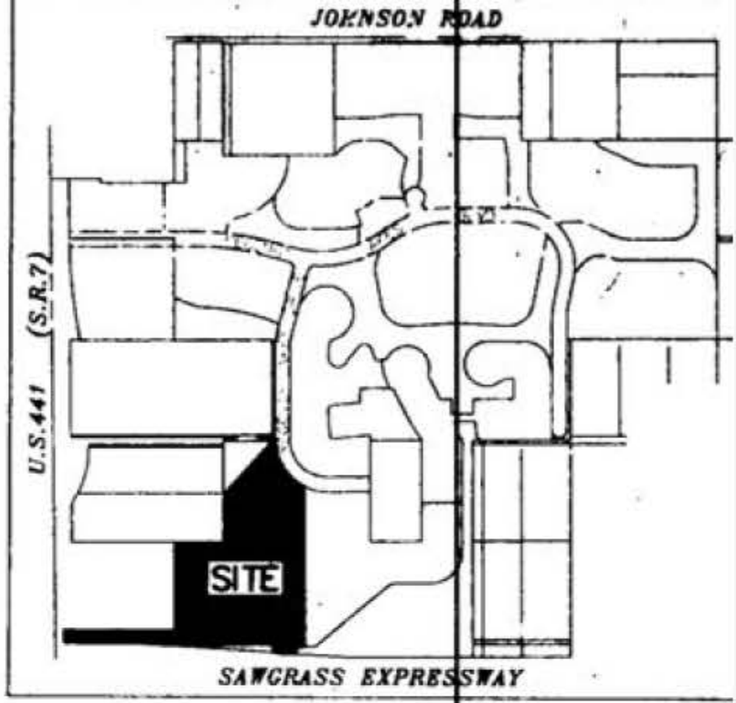
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL"A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL"A" , a distance of 405.43 feet thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E , a distance of 690.00 feet ; thence N 89° 36' 17" E, a distance of 660.00 feet ; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL"A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL"A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet ; thence N 00° 24' 54" W , a distance of 64.98 feet; thence S 89° 36' 21" W ;distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 659.85 feet; thence N 01°03'55"W, a distance of 70.00 feet; thence N89°44'58"E, a distance of 747.08 feet; thence N00°24'54"W, a distance of 588.97 feet; thence N89°36'17"E, a distance of 330.26 feet; thence N00°23'43"W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL"A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000589
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 16571, Page 751; Official Records Book 16587, Page 339; Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 312.



NORTH

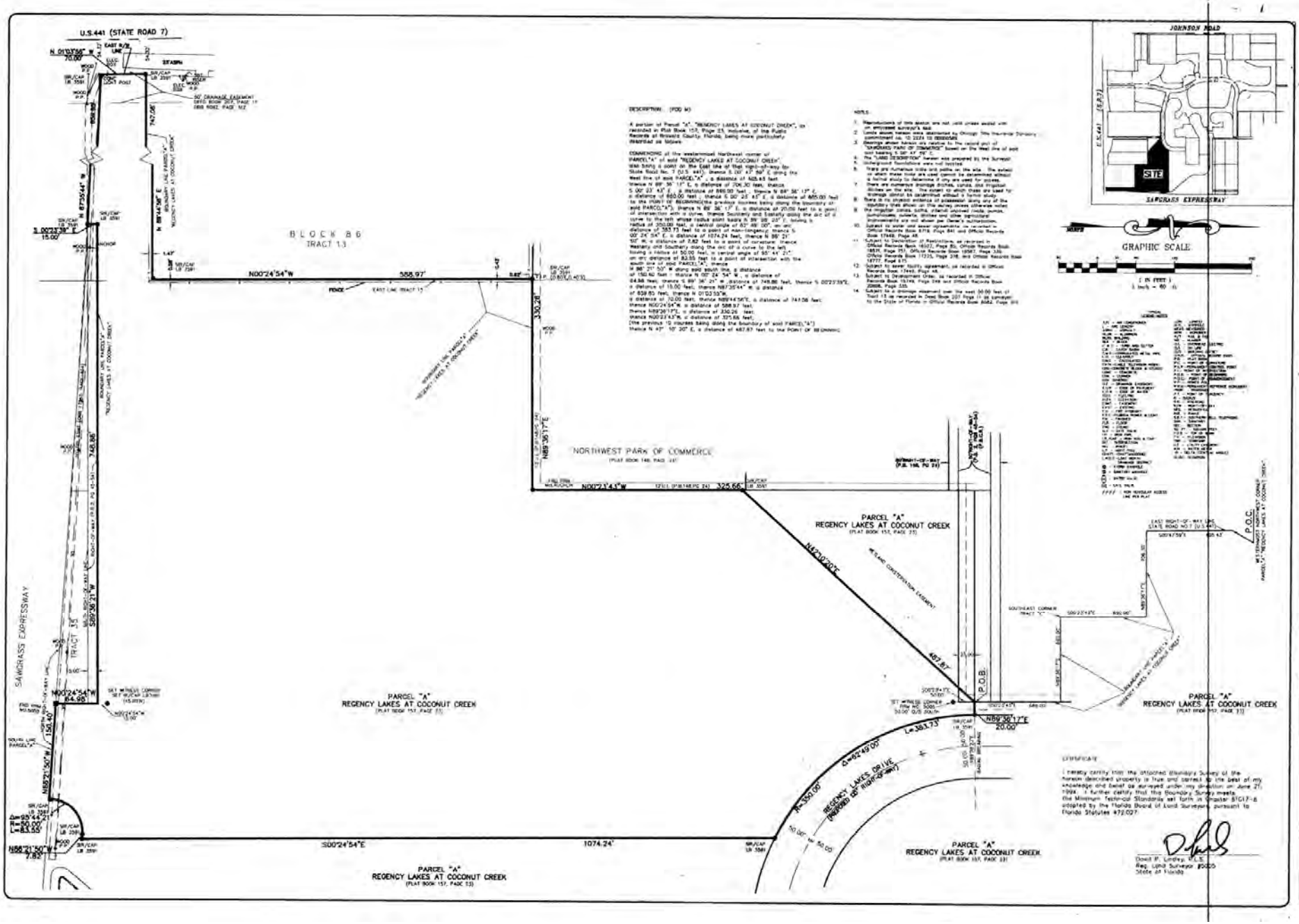
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TYPICAL
LEGEND NOTES

A/C - AIR CONDITIONER
L - ARC LENGTH
ASPH. - ASPHALT
ALUM. - ALUMINUM
LOW. - LOWEST
M.H. - MANHOLE
MEAS.-MEASURED
MON. - MONUMENT



DESCRIPTION: (POB #1)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the easternmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S. 00° 47' 56" E. along the West line of said PARCEL "A", a distance of 405.63 feet; thence N 89° 36' 17" E, a distance of 704.30 feet; thence S. 00° 23' 43" E, a distance of 890.00 feet; thence N 89° 36' 17" E, a distance of 660.00 feet; thence S. 00° 23' 43" E, a distance of 665.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 36' 21" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 89° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 89° 44' 21" an arc distance of 82.00 feet to a point of intersection with the south line of said PARCEL "A"; thence N 89° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.96 feet; thence S 89° 36' 21" W, a distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 839.80 feet; thence N 01°03'56"W, a distance of 70.00 feet; thence N89°43'56"E, a distance of 747.08 feet; thence N00°24'54"W, a distance of 588.97 feet; thence N89°36'17"E, a distance of 330.26 feet; thence N00°23'43"W, a distance of 325.66 feet; (the previous 12 courses being along the boundary of said PARCEL "A") thence N 43° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were determined by Chicago Title Insurance Company commitment no. 10 2224 10 (effective
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PLAT OF TAMARRON" based on the West line of said plat bearing S. 00° 47' 56" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trees and palms on the site. The extent to which these trees are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on the survey unless otherwise noted.
9. The irrigation canals, ditches, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's instructions.
10. Subject to water and sewer agreements as recorded in Official Records Book 8776, Page 841 and Official Records Book 17448, Page 68.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16007, Page 80, Official Records Book 18631, Page 751, Official Records Book 18987, Page 336, Official Records Book 17235, Page 218, and Official Records Book 18777, Page 875.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17443, Page 68.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 246 and Official Records Book 20808, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 15 as reserved in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 8682, Page 915

CERTIFICATE

I hereby certify that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed under my direction on June 21, 1994. I further certify that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 61G17-6 adopted by the Florida Board of Land Surveyors, pursuant to Florida Statutes 472.027.

David F. Lindley, P.L.S.
Reg. Land Surveyor #3020
State of Florida

2518

REVISIONS	
SCALE, BOUNDARY & DESCRIPTION	8-16-94
ADDED, DELETED & CORRECTED PER COMMENTS	10/26/94
ADDED 20' & 50' DRAINAGE EASEMENTS	11/15/94
ADDED LEGAL DESCRIPTIONS	1/19/95
ADDED LEGAL DESCRIPTIONS	1/26/95

DATE	6-21-94	JOB NO.	2518
DRAWN BY	T.M.W.	APPROVED BY	D.F.L.
CHECKED BY	T.M.W.	SCALE	1"= 60'
FIELD BOOK / PAGE	N/A	SHEET	1 OF 1

A PORTION OF PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
BOUNDARY SURVEY

CALDFIELD & WIEBELER, INC.
Consulting Engineers — Land Planners — Surveyors
7301A West Palmetto Park Road — Suite 120A
Boca Raton, Florida 33433 (407) — 392-1991

Detail by Entity Name

Florida Not For Profit Corporation
CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N06000000025
FEI/EIN Number	20-5806651
Date Filed	12/29/2005
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	05/11/2009
Event Effective Date	NONE

Principal Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Mailing Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Registered Agent Name & Address

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

Officer/Director Detail

Name & Address

Title PD

TZINDER, MAYA
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Title VP

Cohen, Baruch
5500 NW 61 Street
Coconut Creek, FL 33073

Title Secretary, Treasurer

Pearlman, Andrew
5500 NW 61 Street
COCONUT CREEK, FL 33073

Annual Reports

Report Year	Filed Date
2023	04/12/2023
2024	04/23/2024
2025	03/03/2025

Document Images

03/03/2025 -- ANNUAL REPORT	View image in PDF format
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05/11/2009 -- CORAPREIWP	View image in PDF format
02/24/2009 -- Admin. Diss. for Reg. Agent	View image in PDF format

Summons/Case #C24 09 0211
Club Caribe Condominium Association, Inc
5580 NW 61 Street
Violation: 6-16
25 Year Safety Program

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: **C24-09-0211**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5580 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on April 22, 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 24th DAY OF APRIL, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

SPECIAL MAGISTRATE CLERK

4/29/2026
Date Received

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.
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1. Article Addressed to:

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 9875 5335 0904 64

2. Article Number (Transfer from service label)

9589 0710 5270 1776 0348 14

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery
5/7

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

3. Service Type
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☐ Collect on Delivery Restricted Delivery
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☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
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ATTN: MAYA
5500 NW 61S
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Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

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

CERTIFIED MAIL

9589 0710 5270 1776 0348 14

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9589 0710 5270 1776 0348 14

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219 211, 213.
C25080103, 105
106, 107, 108.
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5/14/26

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

PS Form 3800,

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:

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 9875 5335 0904 57

2. Article Number *(Transfer from service label)*

9589 0710 5270 1776 0348 07

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

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A. Signature
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☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
5/7/26

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

CLUB CARIBE CONDOMINIUM
ATTN: VALANCY & REE
310 SE 13TH STRE
FORT LAUDERDALE, FL

3. Service Type
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Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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207, 208, 209, 210,
211, 212 Postmark 25080103
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105, 106, 107, 108.
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5141 26

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800, January 2023 PSN 7530-02-000-9047 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: **C24-09-0211**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5580 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on February 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.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF 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.

DONE AND ORDERED THE 4th DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

3/4/2026
Date Received

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

CERTIFIED MAIL

7016 2140 0000 8545 8223

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800

7016 2140 0000 8545 8223

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

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:

VALANCY &
310 SE 13
FORT LAUDER

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8966 4064 7139 52

2. Article Number (Transfer from service label)
7016 2140 0000 8545 8223

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
3-13-26

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

Coconut Creek
ERFLY CAPITAL OF THE WORLD®

Y OF COCONUT CREEK
lient Design & Dev. Dept.
e Compliance Division
W. Copans Road
onut Creek, FL 33063

CERTIFIED MAIL

7016 2140 0000 8545 8230

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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7016 2140 0000 8545 8230

Coconut Creek
LY CAPITAL OF THE WORLD®

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t Design & Dev. Dept.
ompliance Division
Copans Road
t Creek, FL 33063

MAYA TZIN
5500 NW 61ST
COCONUT CREEK

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1. Article Addressed to:

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8966 4064 7139 69

2. Article Number (Transfer from service label)
7016 2140 0000 8545 8230

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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

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

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: **C24-09-0211**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5580 NW 61st Street

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 FEBRUARY 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 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.

DONE AND ORDERED THE 30th DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

1/30/2026
SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

2/4/2026
Date Received

CERTIFIED MAIL®

7016 2140 0000 8545 7837

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

CLUB CARIBE CONDOMINIUM ASSN, INC
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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Certified Mail Fee
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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 and Fees
$
Sent To
CLUB CARIBE CONDOMINIUM ASSN, INC
Street and Apt.
VALANCY & REED, P.A.
310 SE 13TH STREET
City, State, ZIP+4®
FORT LAUDERDALE, FL 33316

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2140 0000 8545 7837

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

CLUB CARIBE CONDOMINIUM ASSN, INC
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

CERTIFIED MAIL

7021 1970 0001 8487 7121

CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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Certified Mail Fee
$ 1 attempted, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022

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
$

Postmark Here

Sent To CLUB CARIBE CONDOMINIUM ASSN, INC
Street and Apt. No. ATTN: MAYA TZINDER
City, State, ZIP+4 5500 NW 61ST STREET
COCONUT CREEK, FL 33073

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0001 8487 7121

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

CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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: **C24-09-0211**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

FINAL ORDER

VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM, BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16

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

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5580 NW 61st Street and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD 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 failure to comply with the provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, 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. 6-16 AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 18, 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 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

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 24h DAY OF NOVEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA

R. McDoom

SPECIAL MAGISTRATE

Reshma Heraman

SPECIAL MAGISTRATE CLERK

11/26/2025

Date Received

Coconut Creek
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OF COCONUT CREEK
inable Development Dept.
Compliance Division
W. Copans Road
ut Creek, FL 33063

CERTIFIED MAIL

9589 0710 5270 0954 9565 42

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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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. N

City, State, ZIP+4

PS Form 3800,

Postmark Here

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

24 5956 4560 0225 0720 6856

Coconut Creek
BUTTERFLY CAPITAL OF THE WORLD®

OF COCONUT CREEK
inable Development Dept.
Compliance Division
W. Copans Road
ut Creek, FL 33063

CLUB CARIBE CON
ASSOCIATIO
ATTN: MAYA T
5500 NW 61ST
COCONUT CREEK

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:

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8967 4064 0700 61

2. Article Number (Transfer from service label)

9589 0710 5270 0954 9565 42

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

James Nov '24

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

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

Coconut Creek
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TY OF COCONUT CREEK
ustainable Development Dept.
ode Compliance Division
00 W. Copans Road
oconut Creek, FL 33063

CERTIFIED MAIL®

9589 0710 5270 0954 9565 59

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
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☐ 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®

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12/1/25

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800, Jan

9589 0710 5270 0954 9565 59

Coconut Creek
TERFLY CAPITAL OF THE WORLD®

ITY OF COCONUT CREEK
ustainable Development Dept.
ode Compliance Division
800 W. Copans Road
oconut Creek, FL 33063

CLUB CARIBE CONDO
ASSOCIATION, I
VALANCY & REED
310 SE 13TH STI
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:

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8967 4064 0700 78

2. Article Number *(Transfer from service label)*

9589 0710 5270 0954 9565 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ 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
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- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

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. C24090211
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 September 17 2024
At 10:39 AM/ PM

Owner Name Club Caribe Condominium Association, Inc.
Last First MI

Owner Address 5500 NW 61 Street
Coconut Creek FL 33073
City State Zip

Legal/Folio 484207 AA 0000

Violation Location 5580 NW 61 Street
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

25 Year Safety Program: Minimum Housing Code for Broward County, Florida Permit 24003399

In violation of Chapter(s) 6 Section(s) 16 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 19 DAY OF November, 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.**

Daniella Ordonez 11/5/25 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name

11-5-25
Signature Acknowledging Receipt of this Notice Date

James McQuitt
Printed Name

If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24090211	5580 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

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: 09/17/2024

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: November 5, 2025 - Receipt/Article #:9589071052701776034050/9589071052701776034067
Return Receipt Requested

☑ Hand Delivery – Date: November 5, 2025 - Time: 11:30 a.m.- Name: James Nyquist

☑ Commercial Property – Title/ relationship to business: Property 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.)

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 November, 2025 by ORDONEZ, DANIELLA who is personally known to me.

BRIANA CAPONE
Notary Public - State of Florida
Commission # HH 466336
My Comm. Expires Nov 20, 2027
Bonded through National Notary Assn.

Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

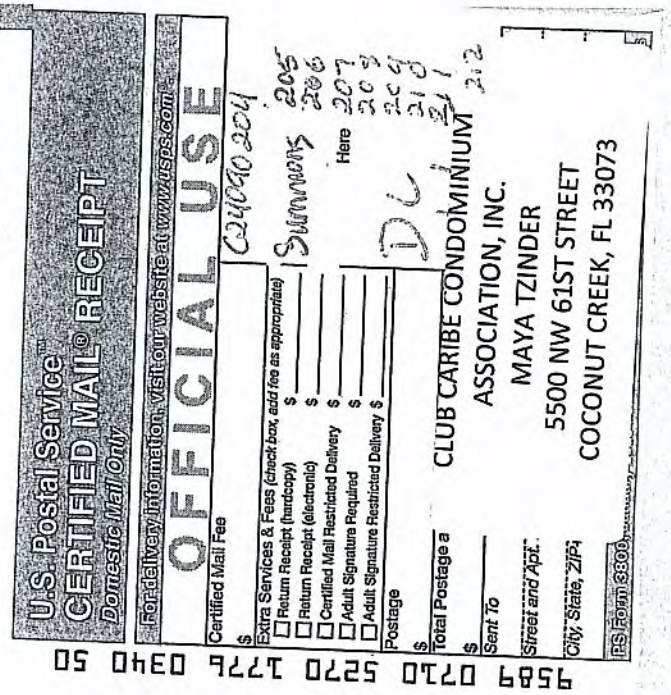
COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

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

CERTIFIED MAIL

9589 0710 5270 1776 0340 50

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073



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Sustainable Development Dept.
Code Compliance Division
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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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Total Postage ar
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Sent To

Street and Apt. N

City, State, ZIP+

PS Form 3800

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VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)

ACCESS RD N SR7 N SR 7
NW 61ST ST
NW 57TH
N SR7 N SR7
N SR7
N SR 7
ACCESS RD
ACCESS RD
SAWGRASS RAMP
SAWGRASS RAMP
SS RAMP

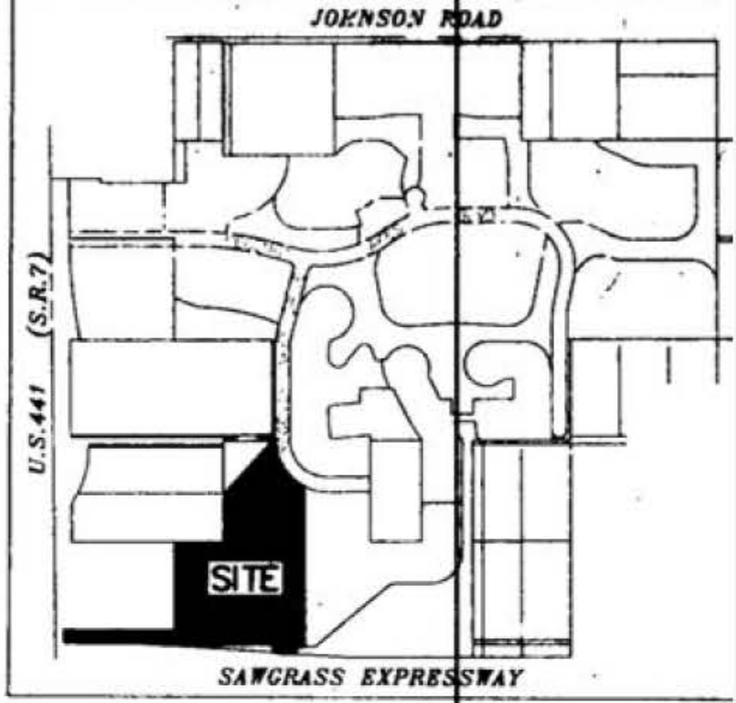
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL"A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL"A" , a distance of 405.43 feet thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E , a distance of 690.00 feet ; thence N 89° 36' 17" E, a distance of 660.00 feet ; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL"A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL"A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet ; thence N 00° 24' 54" W , a distance of 64.98 feet; thence S 89° 36' 21" W ;distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 659.85 feet; thence N 01°03'55"W, a distance of 70.00 feet; thence N89°44'58"E, a distance of 747.08 feet; thence N00°24'54"W, a distance of 588.97 feet; thence N89°36'17"E, a distance of 330.26 feet; thence N00°23'43"W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL"A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000589
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 16571, Page 751; Official Records Book 16587, Page 339; Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 312.



NORTH

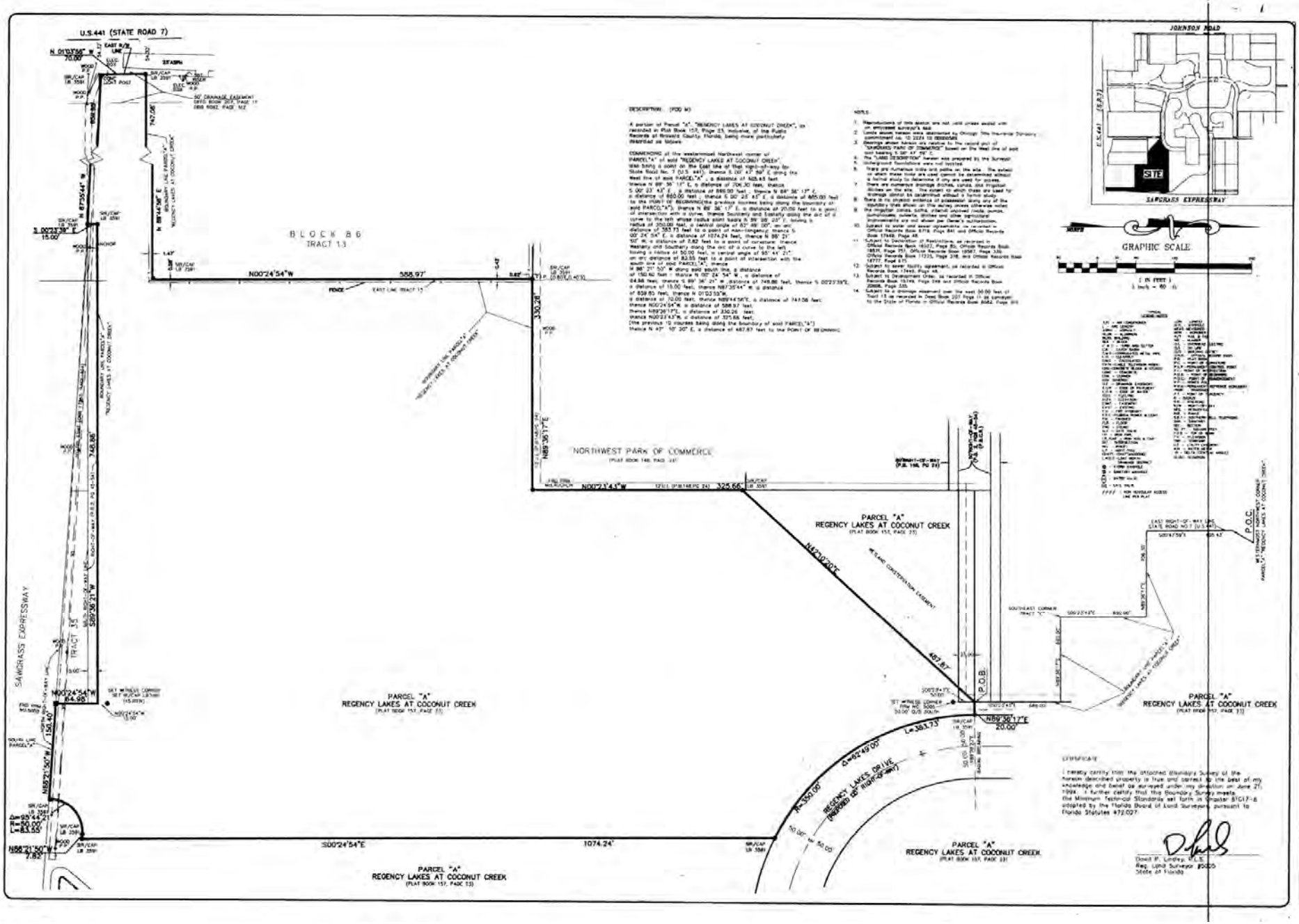
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TYPICAL
LEGEND NOTES

A/C - AIR CONDITIONER
L - ARC LENGTH
ASPH. - ASPHALT
ALUM. - ALUMINUM
LOW. - LOWEST
M.H. - MANHOLE
MEAS.-MEASURED
MON. - MONUMENT



DESCRIPTION: (POB #1)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the easternmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S. 00° 47' 56" E. along the West line of said PARCEL "A", a distance of 405.63 feet; thence N 89° 36' 17" E, a distance of 704.30 feet; thence S. 00° 23' 43" E, a distance of 890.00 feet; thence N 89° 36' 17" E, a distance of 660.00 feet; thence S. 00° 23' 43" E, a distance of 665.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 36' 21" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 89° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 89° 44' 21" an arc distance of 82.00 feet to a point of intersection with the south line of said PARCEL "A"; thence N 89° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.96 feet; thence S 89° 36' 21" W, a distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 839.80 feet; thence N 01°03'56"W, a distance of 70.00 feet; thence N89°43'56"E, a distance of 747.08 feet; thence N00°24'54"W, a distance of 588.97 feet; thence N89°36'17"E, a distance of 330.26 feet; thence N00°23'43"W, a distance of 325.66 feet; (the previous 12 courses being along the boundary of said PARCEL "A") thence N 43° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were determined by Chicago Title Insurance Company commitment no. 10 2224 10 (effective
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PLAT OF TAMARRON" based on the West line of said plat bearing S. 00° 47' 56" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trees and palms on the site. The extent to which these trees are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on the survey unless otherwise noted.
9. The irrigation canals, ditches, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's instructions.
10. Subject to water and sewer agreements as recorded in Official Records Book 8776, Page 841 and Official Records Book 17448, Page 68.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16007, Page 80, Official Records Book 18631, Page 751, Official Records Book 18987, Page 336, Official Records Book 17235, Page 218, and Official Records Book 18777, Page 875.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17443, Page 68.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 246 and Official Records Book 20808, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 15 as reserved in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 8682, Page 915

CERTIFICATE

I hereby certify that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed under my direction on June 21, 1994. I further certify that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 61G17-6 adopted by the Florida Board of Land Surveyors, pursuant to Florida Statutes 472.027.

David F. Lindley, P.L.S.
Reg. Land Surveyor #3020
State of Florida

2518

REVISIONS	
SCALE, BOUNDARY & DESCRIPTION	8-16-94
ADDED, DELETED & CORRECTED PER COMMENTS	10/26/94
ADDED 20' & 50' DRAINAGE EASEMENTS	11/15/94
ADDED LEGAL DESCRIPTIONS	1/19/95
ADDED LEGAL DESCRIPTIONS	1/26/95

DATE	6-21-94	JOB NO.	2518
DRAWN BY	T.M.W.	APPROVED BY	D.F.L.
CHECKED BY	T.M.W.	SCALE	1"= 60'
FIELD BOOK / PAGE	N/A	SHEET	1 OF 1

A PORTION OF PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
BOUNDARY SURVEY

CALDFIELD & WIEBELER, INC.
Consulting Engineers — Land Planners — Surveyors
7301A West Palmetto Park Road — Suite 120A
Boca Raton, Florida 33433 (407) — 392-1991

Detail by Entity Name

Florida Not For Profit Corporation
CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N06000000025
FEI/EIN Number	20-5806651
Date Filed	12/29/2005
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	05/11/2009
Event Effective Date	NONE

Principal Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Mailing Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Registered Agent Name & Address

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

Officer/Director Detail

Name & Address

Title PD

TZINDER, MAYA
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Title VP

Cohen, Baruch
5500 NW 61 Street
Coconut Creek, FL 33073

Title Secretary, Treasurer

Pearlman, Andrew
5500 NW 61 Street
COCONUT CREEK, FL 33073

Annual Reports

Report Year	Filed Date
2023	04/12/2023
2024	04/23/2024
2025	03/03/2025

Document Images

03/03/2025 -- ANNUAL REPORT	View image in PDF format
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04/20/2011 -- ANNUAL REPORT	View image in PDF format
05/10/2010 -- Reg. Agent Change	View image in PDF format
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10/16/2009 -- Off/Dir Resignation	View image in PDF format
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05/11/2009 -- CORAPREIWP	View image in PDF format
02/24/2009 -- Admin. Diss. for Reg. Agent	View image in PDF format

Summons/Case #C24 09 0212
Club Caribe Condominium Association, Inc
5590 NW 61 Street
Violation: 6-16
25 Year Safety Program

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: **C24-09-0212**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5590 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on April 22, 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 24th DAY OF APRIL, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heramen
SPECIAL MAGISTRATE CLERK

4/29/2026
Date Received

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 9875 5335 0904 64

2. Article Number (Transfer from service label)

9589 0710 5270 1776 0348 14

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

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A. Signature
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☐ Agent
☐ Addressee

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

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5500 NW 61S
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4800 W. Copans Road
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4800 W. Copans Road
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CERTIFIED MAIL

9589 0710 5270 1776 0348 14

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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106, 107, 108.
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5/14/26

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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1. Article Addressed to:

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 9875 5335 0904 57

2. Article Number *(Transfer from service label)*

9589 0710 5270 1776 0348 07

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

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☐ Addressee

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C. Date of Delivery
5/7/26

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

CLUB CARIBE CONDOMINIUM
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310 SE 13TH STRE
FORT LAUDERDALE, FL

3. Service Type
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☐ Collect on Delivery Restricted Delivery
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☐ Registered Mail Restricted Delivery
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Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CLUB CARIBE CONDOMINIUM ASSN, INC.
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310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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211, 212 Postmark 25080103
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105, 106, 107, 108.
EXT FO D.O
5141 26

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800, January 2023 PSN 7530-02-000-9047 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: **C24-09-0212**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5590 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on February 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.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF 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.

DONE AND ORDERED THE 4th DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

P. McRoy
SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

3/4/2026
Date Received

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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VALANCY & REED, P.A.
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FORT LAUDERDALE, FL 33316

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310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

VALANCY &
310 SE 13
FORT LAUDER

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8966 4064 7139 52

2. Article Number (Transfer from service label)
7016 2140 0000 8545 8223

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

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A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
3-13-26

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)
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☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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MAYA TZINDER
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COCONUT CREEK, FL 33073

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MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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MAYA TZIN
5500 NW 61ST
COCONUT CREEK

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1. Article Addressed to:

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8966 4064 7139 69

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☐ Insured Mail Restricted Delivery (over $500)
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☐ Signature Confirmation Restricted Delivery

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

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: **C24-09-0212**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5590 NW 61st Street

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 FEBRUARY 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 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.

DONE AND ORDERED THE 30th DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

R. WERTHEIM
SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

2/4/2026
Date Received

COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

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

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7021 1970 0001 8487 7121

CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER
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Certified Mail Fee
$ 3.60 (Dec 20, 2021, 306, 307)

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☐ Return Receipt (electronic) $
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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
3.05 (303, 304)

Postage
$ 2.10 (210, 211, 212)

Total Postage and Fees
$ 5.75 (DL E47 WW)

Sent To
CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER

Street and Apt. No.
5500 NW 61ST STREET

City, State, ZIP+4
COCONUT CREEK, FL 33073

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0001 8487 7121

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

CLUB CARIBE CONDOMINIUM ASSN, INC
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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

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7016 2140 0000 8545 7837

CLUB CARIBE CONDOMINIUM ASSN, INC
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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Postmark Here 304, 309, 311, 312, 313, 314

Postage $

Total Postage and Fees $

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VALANCY & REED, P.A.

Street and Apt. No. 310 SE 13TH STREET

City, State, ZIP+4® FORT LAUDERDALE, FL 33316

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

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

CLUB CARIBE CONDOMINIUM ASSN, INC
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

IN RE:
DOCKET NO: **C24-09-0212**

FINAL ORDER

VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM, BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16

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

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5590 NW 61st Street and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD 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 failure to comply with the provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, 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. 6-16 AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 18, 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 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

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 24h DAY OF NOVEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

11/26/2025
Date Received

Coconut Creek
UTTERFLY CAPITAL OF THE WORLD®

TY OF COCONUT CREEK
stainable Development Dept.
de Compliance Division
00 W. Copans Road
oconut Creek, FL 33063

CERTIFIED MAIL®

9589 0710 5270 0954 9565 42

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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☐ Adult Signature Restricted Delivery $
Postage $
Total Postage an $
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800,

Postmark Here
Certified, 05, 07, 09, 10, 11, 12
F.O
12/1/25

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9589 0710 5270 0954 9565 42

Coconut Creek
ITTERFLY CAPITAL OF THE WORLD®

TY OF COCONUT CREEK
stainable Development Dept.
de Compliance Division
00 W. Copans Road
conut Creek, FL 33063

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:

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8967 4064 0700 61

2. Article Number (Transfer from service label)
9589 0710 5270 0954 9565 42

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
James Nguyen

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)
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☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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Coconut Creek, FL 33063

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310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

Postage $

Total Postage and Fees $

Sent To CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Street and Apt. No., or PO Box No. VALANCY & REED, P.A. 310 SE 13TH STREET

City, State, ZIP+4® FORT LAUDERDALE, FL 33316

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

Postmark Here

C.210402040,05
06,07,08,09,10
FO 12
D. 12/11/25

9589 0710 5270 0954 9565 59

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

CLUB CARIBE CONDO
ASSOCIATION, I
VALANCY & REED
310 SE 13TH STI
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:

CLUB CARIBE CONDOMINIUM
ASSOCIATION, INC.
VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8967 4064 0700 78

2. Article Number *(Transfer from service label)*

9589 0710 5270 0954 9565 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ 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
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- ☐ Adult Signature Restricted Delivery
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- ☐ Signature Confirmation Restricted Delivery

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

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. C24090212

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

Day Tuesday Date September 17 2024

At 10:41 (AM) / PM

Owner Name Club Caribe Condominium Association inc
Last First MI

Owner Address 5500 NW 61 Street
Coconut Creek FL 33073
City State Zip

Legal/Folio 484207AA0000

Violation Location 5590 NW 61 Street
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

25 year Safety Program Minimum Housing Code for Broward County, Florida #24003401

In violation of Chapter(s) 6 Section(s) 16 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 19 DAY OF November, 20 25 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 11/5/25 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name

11-5-25
Signature Acknowledging Receipt of this Notice Date

James Wright
Printed Name

If you have any questions, call 954-956-1476 or 954-1576 between 7AM-5PM Mon-Thurs.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24090212	5590 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

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: 09/17/2024

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: November 5, 2025 - Receipt/Article #:9589071052701776034050/9589071052701776034067
Return Receipt Requested

☑ Hand Delivery – Date: November 5, 2025 - Time: 11:30 a.m.- Name: James Nyquist

☑ Commercial Property – Title/ relationship to business: Property 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.)

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 November, 2025 by ORDONEZ, DANIELLA who is personally known to me.

BRIANA CAPONE
Notary Public - State of Florida
Commission # HH 466336
My Comm. Expires Nov 20, 2027
Bonded through National Notary Assn.

Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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

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ASSOCIATION, INC.
MAYA TZINDER
5500 NW 61ST STREET
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☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
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City, State, ZIP
PS Form 3800

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ASSOCIATION, INC.
MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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

Postage
$

Total Postage ar
$

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VALANCY & REED, P.A.

Street and Apt. N
310 SE 13TH STREET

City, State, ZIP+
FORT LAUDERDALE, FL 33316

PS Form 3800

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Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)

ACCESS RD N SR7 N SR 7
NW 61ST ST
NW 57TH
N SR7 N SR7
N SR7
N SR 7
ACCESS RD
ACCESS RD
SAWGRASS RAMP
SAWGRASS RAMP
SS RAMP

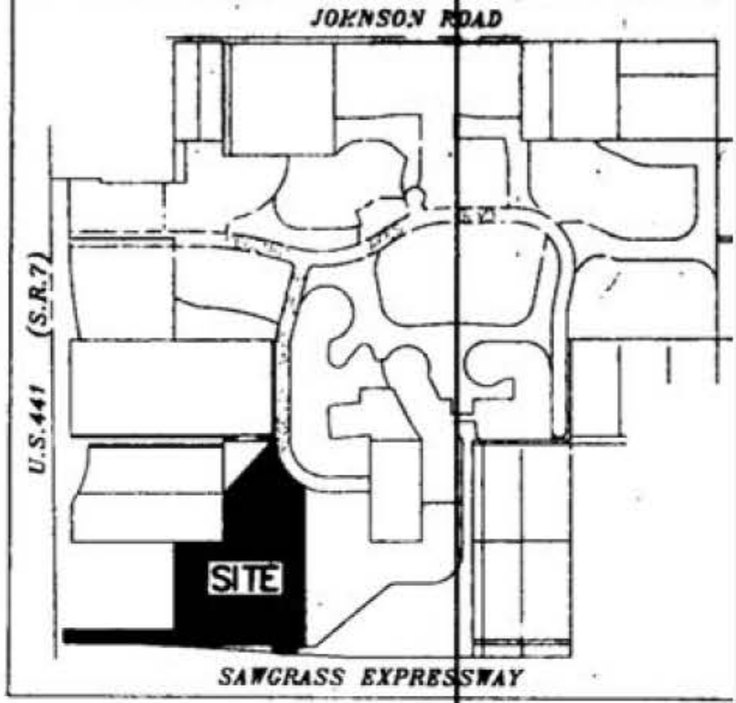
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL"A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL"A" , a distance of 405.43 feet thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E , a distance of 690.00 feet ; thence N 89° 36' 17" E, a distance of 660.00 feet ; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL"A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL"A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet ; thence N 00° 24' 54" W , a distance of 64.98 feet; thence S 89° 36' 21" W ;distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 659.85 feet; thence N 01°03'55"W, a distance of 70.00 feet; thence N89°44'58"E, a distance of 747.08 feet; thence N00°24'54"W, a distance of 588.97 feet; thence N89°36'17"E, a distance of 330.26 feet; thence N00°23'43"W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL"A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000589
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 16571, Page 751; Official Records Book 16587, Page 339; Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 312.



NORTH

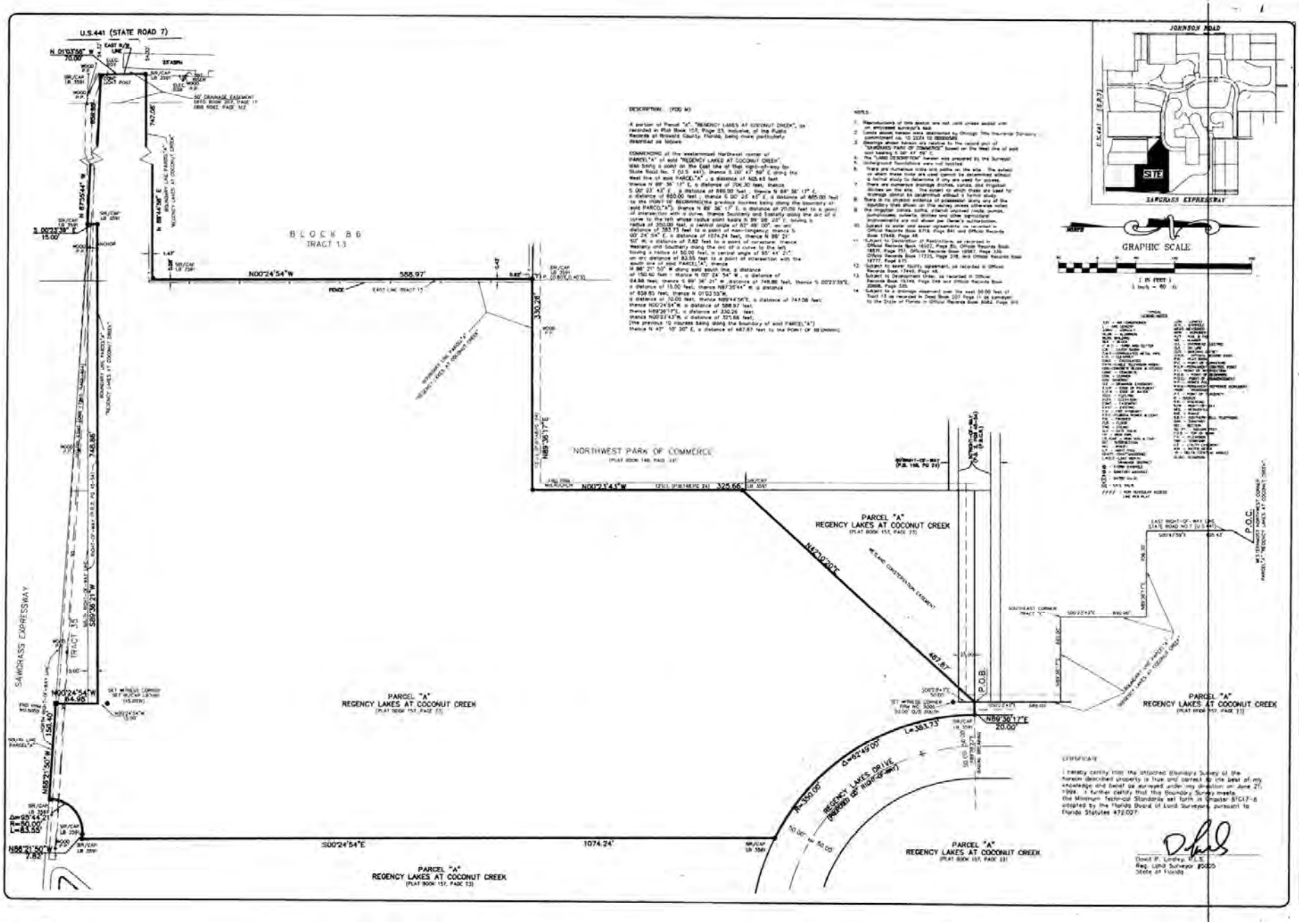
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TYPICAL
LEGEND NOTES

A/C - AIR CONDITIONER
L - ARC LENGTH
ASPH. - ASPHALT
ALUM. - ALUMINUM
LOW. - LOWEST
M.H. - MANHOLE
MEAS.-MEASURED
MON. - MONUMENT



DESCRIPTION: (POB #1)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the easternmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S. 00° 47' 56" E. along the West line of said PARCEL "A", a distance of 405.63 feet; thence N 89° 36' 17" E, a distance of 704.30 feet; thence S. 00° 23' 43" E, a distance of 890.00 feet; thence N 89° 36' 17" E, a distance of 660.00 feet; thence S. 00° 23' 43" E, a distance of 665.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 36' 21" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 89° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 89° 44' 21" an arc distance of 82.00 feet to a point of intersection with the south line of said PARCEL "A"; thence N 89° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.96 feet; thence S 89° 36' 21" W, a distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 839.80 feet; thence N 01°03'56"W, a distance of 70.00 feet; thence N89°43'56"E, a distance of 747.08 feet; thence N00°24'54"W, a distance of 588.97 feet; thence N89°36'17"E, a distance of 330.26 feet; thence N00°23'43"W, a distance of 325.66 feet; (the previous 12 courses being along the boundary of said PARCEL "A") thence N 43° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were determined by Chicago Title Insurance Company commitment no. 10 2224 10 (effective
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PLAT OF TAMARRON" based on the West line of said plat bearing S. 00° 47' 56" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trees and palms on the site. The extent to which these trees are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on the survey unless otherwise noted.
9. The irrigation canals, ditches, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's instructions.
10. Subject to water and sewer agreements as recorded in Official Records Book 8776, Page 841 and Official Records Book 17448, Page 68.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16007, Page 80, Official Records Book 18631, Page 751, Official Records Book 18987, Page 336, Official Records Book 17235, Page 218, and Official Records Book 18777, Page 875.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17443, Page 68.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 246 and Official Records Book 20808, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 15 as reserved in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 8682, Page 915

CERTIFICATE

I hereby certify that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed under my direction on June 21, 1994. I further certify that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 61G17-6 adopted by the Florida Board of Land Surveyors, pursuant to Florida Statutes 472.027.

David F. Lindley, P.L.S.
Reg. Land Surveyor #3020
State of Florida

2518

REVISIONS	
SCALE, BOUNDARY & DESCRIPTION	8-16-94
ADDED, DELETED & CORRECTED PER COMMENTS	10/26/94
ADDED 20' & 50' DRAINAGE EASEMENTS	11/15/94
ADDED LEGAL DESCRIPTIONS	1/19/95
ADDED LEGAL DESCRIPTIONS	1/26/95

DATE	6-21-94	JOB NO.	2518
DRAWN BY	T.M.W.	APPROVED BY	D.F.L.
CHECKED BY	T.M.W.	SCALE	1"= 60'
FIELD BOOK / PAGE	N/A	SHEET	1 OF 1

A PORTION OF PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
BOUNDARY SURVEY

CALDFIELD & WIEBELER, INC.
Consulting Engineers — Land Planners — Surveyors
7301A West Palmetto Park Road — Suite 120A
Boca Raton, Florida 33433 (407) — 392-1991

Detail by Entity Name

Florida Not For Profit Corporation
CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N06000000025
FEI/EIN Number	20-5806651
Date Filed	12/29/2005
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	05/11/2009
Event Effective Date	NONE

Principal Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Mailing Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Registered Agent Name & Address

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

Officer/Director Detail

Name & Address

Title PD

TZINDER, MAYA
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Title VP

Cohen, Baruch
5500 NW 61 Street
Coconut Creek, FL 33073

Title Secretary, Treasurer

Pearlman, Andrew
5500 NW 61 Street
COCONUT CREEK, FL 33073

Annual Reports

Report Year	Filed Date
2023	04/12/2023
2024	04/23/2024
2025	03/03/2025

Document Images

03/03/2025 -- ANNUAL REPORT	View image in PDF format
04/23/2024 -- ANNUAL REPORT	View image in PDF format
04/12/2023 -- ANNUAL REPORT	View image in PDF format
01/31/2022 -- ANNUAL REPORT	View image in PDF format
01/29/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
02/11/2019 -- ANNUAL REPORT	View image in PDF format
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03/18/2016 -- ANNUAL REPORT	View image in PDF format
03/06/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
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05/10/2010 -- Reg. Agent Change	View image in PDF format
04/28/2010 -- ANNUAL REPORT	View image in PDF format
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10/16/2009 -- Off/Dir Resignation	View image in PDF format
10/16/2009 -- Off/Dir Resignation	View image in PDF format
10/16/2009 -- Off/Dir Resignation	View image in PDF format
05/11/2009 -- CORAPREIWP	View image in PDF format
02/24/2009 -- Admin. Diss. for Reg. Agent	View image in PDF format

Summons/Case #C25 08 0103
Club Caribe Condo Association Inc
5600 NW 61 St
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: **C25-08-0103**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5600 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on April 22, 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 24th DAY OF APRIL, 2026

CITY OF COCONUT CREEK, FLORIDA

R. MOORE
SPECIAL MAGISTRATE

Reshma Heramun
SPECIAL MAGISTRATE CLERK

4/29/2026
Date Received

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

9589 0710 5270 1776 0348 14

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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5500 NW 61ST STREET
COCONUT CREEK, FL 33073

PS Form 3800,

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Coconut Creek, FL 33063

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST 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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310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

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310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

IN RE:
DOCKET NO: **C25-08-0103**

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 5600 NW 61st Street 19408 total area and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD 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 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 APRIL 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 APRIL 22, 2026, 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

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

SPECIAL MAGISTRATE

3/4/2026
Date Received

COCONUT CREEK
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Resilient Design & Dev. Dept.
Code Compliance Division
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Coconut Creek, FL 33063

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

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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:

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8966 4064 7138 77

2. Article Number (Transfer from service label)
7016 2140 0000 8545 8155

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) STARR CROWLEY
C. Date of Delivery 3-15-26

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®
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☐ Signature Confirmation™
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Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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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

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 330

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:

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8966 4064 7138 84

2. Article Number *(Transfer from service label)*
7016 2140 0000 8545 8148

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
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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
City of Coconut Creek
Sustainable Development - Code Compliance

NO. C25080103

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

Day Thursday Date August 21 2025

At 12:13 AM / PM

Owner Name Club Caribe Condominium Association, Inc
Last First MI

Owner Address 5500 NW 101 Street
Coconut Creek FL 33073
City State Zip

Legal/Folio 484207 AA 0000

Violation Location 5600 NW 101 St
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Failure to Complete permit process Broward County Safety Inspection Program. Total Sq Ft 19408

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 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.**

Daniella Ordonez 2/10/26 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name

[signature] 2/10/26
Signature Acknowledging Receipt of this Notice Date

James Nyquist
Printed Name

If you have any questions, call 954-956-1476 or 954-1576 between 7AM-5PM Mon-Thurs.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25080103	5600 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

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: 08/21/2025

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: 02/11/2026 - Receipt/Article #:9589071052701529343705/9589071052715293436 75
Return Receipt Requested

☑ Hand Delivery – Date: 02/10/2026 - Time: 12:30 P.M.- Name: James Nyquist

☑ Commercial Property – Title/ relationship to business: Property 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.)

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 12 day of February, 2026 by ORDONEZ, DANIELLA who is personally known to me.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

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
Coconut Creek, FL 33063

TZINDER, MAYA
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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C25080103
105, 106, 107, 108
Summons
DC 2/11/26

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☐ Adult Signature Restricted Delivery $

Postage
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Total Postage
$

Sent To

Street and Apt.

City, State, Zip

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C2508003, 105, 106, 107, 108
Summons
D.L 8/11/26

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800, January 2023

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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.

(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)

ACCESS RD
N SR 7
NW 61ST ST
ACCESS RD
ACCESS RD
N SR 7
N SR 7
SAWGRASS RAMP
SAWGRASS RAMP

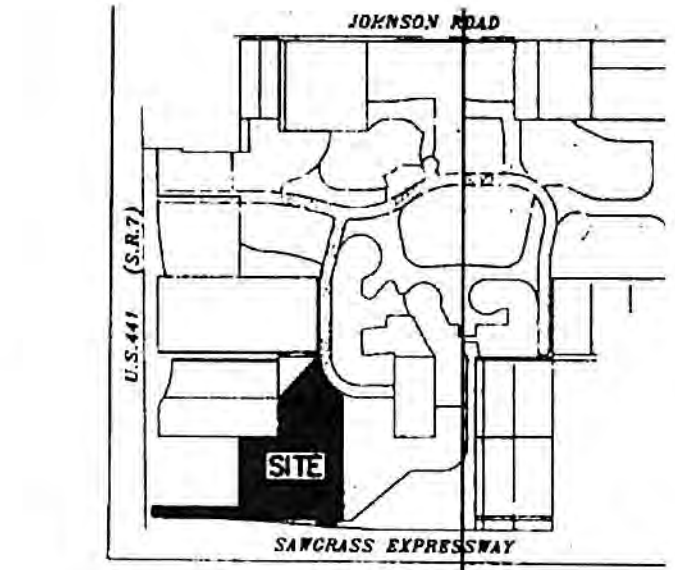
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL "A", a distance of 405.43 feet thence N 89° 36' 17" E, a distance of 706.30 feet, thence S 00° 23' 43" E, a distance of 690.00 feet, thence N 89° 36' 17" E, a distance of 660.00 feet; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve, thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet, thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature, thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL "A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet, thence N 00° 24' 54" W, a distance of 84.98 feet; thence S 89° 36' 21" W, distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 659.85 feet, thence N 01°03'55"W, a distance of 70.00 feet, thence N89°44'58"E, a distance of 747.08 feet, thence N00°24'54"W, a distance of 588.97 feet, thence N89°36'17"E, a distance of 330.26 feet, thence N00°23'43"W, a distance of 325.66 feet, (the previous 10 courses being along the boundary of said PARCEL "A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING

NOTES

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000589
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 18571, Page 751; Official Records Book 16587, Page 339, Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 749 and Official Records Book 20006, Page 335
14. Subject to a drainage easement over the east 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 8082, Page 312



GRAPHIC SCALE

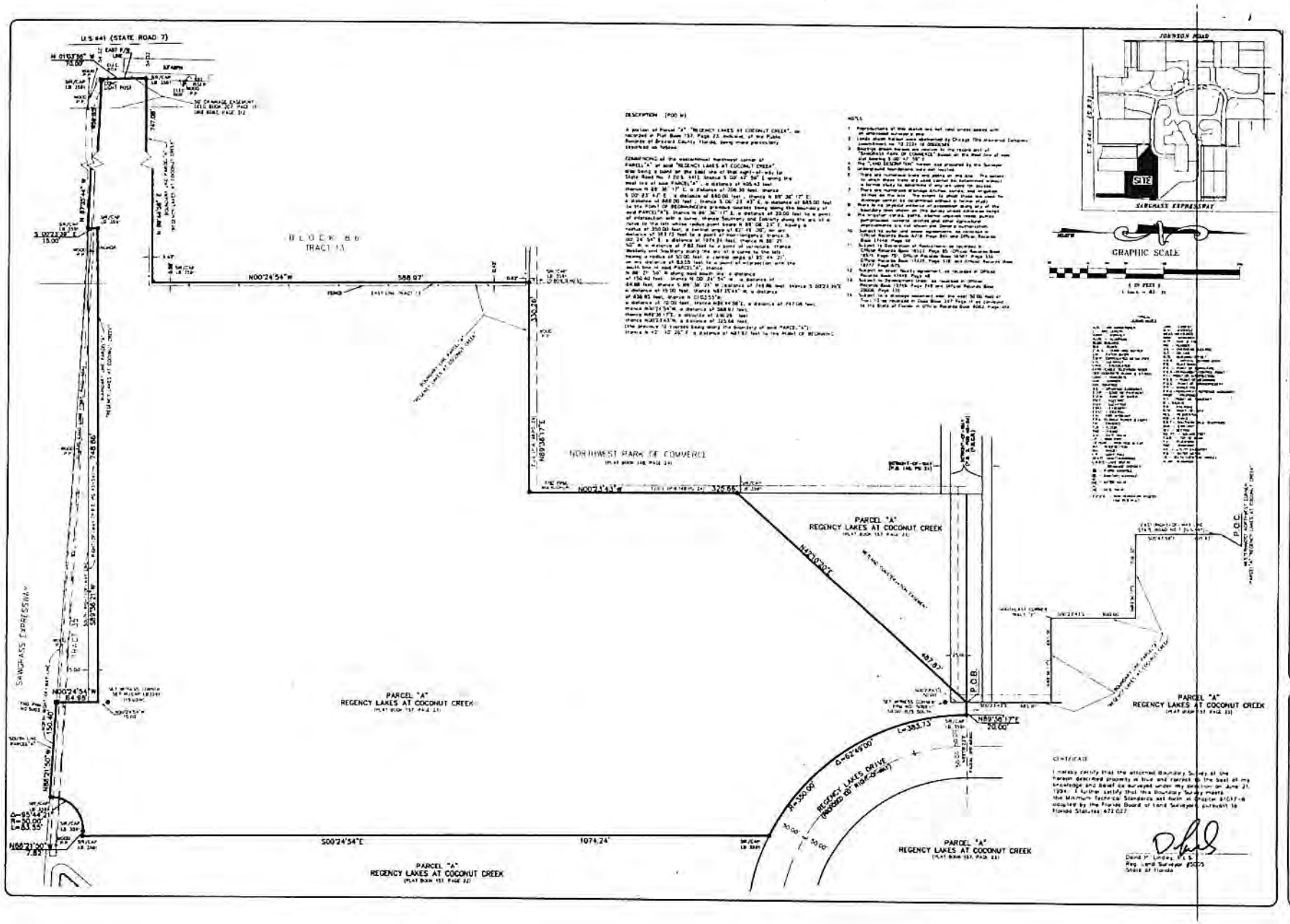
60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft

TYPICAL

A/C - AIR CONDITIONER
L - ARC LENGTH
ASPH - ASPHALT
ALUM - ALUMINUM
LOW - LOWEST
MH - MANHOLE
MEAS - MEASURED
MON - MONUMENT



2518

6-21-94	2518
DATE	JOB NO.
D.P.L.	
DRAWN BY	
1" = 80'	
SCALE	

A PORTION OF PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
BOUNDARY SURVEY

CAULFIELD & WHEELER, INC.
Consulting Engineers - Land Planners - Surveyors
7821 Stirling Road, Suite 103
Davie, Florida 33314 (407) - 792-1281

Detail by Entity Name

Florida Not For Profit Corporation
CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N06000000025
FEI/EIN Number	20-5806651
Date Filed	12/29/2005
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	05/11/2009
Event Effective Date	NONE

Principal Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Mailing Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Registered Agent Name & Address

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

Officer/Director Detail

Name & Address

Title PD

Summons/Case #C25 08 0105
Club Caribe Condo Association Inc
5610 NW 61 St
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: **C25-08-0105**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5610 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on April 22, 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 24th DAY OF APRIL, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

4/29/2026
Date Received

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Code Compliance Division
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Coconut Creek, FL 33063

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COCONUT CREEK, FL 33073

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Coconut Creek, FL 33063

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ATTN: MAYA TZINDER
5500 NW 61ST 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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City, State, ZIP+4 310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800, January 2023

9589 0710 5270 1776 0348 07

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

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

IN RE:
DOCKET NO: **C25-08-0105**

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 5610 NW 61st Street 30696 total area and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD 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 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 APRIL 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 APRIL 22, 2026, 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

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

3/4/2026

Date Received

SPECIAL MAGISTRATE

COCONUT CREEK
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Resilient Design & Dev. Dept.
Code Compliance Division
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Coconut Creek, FL 33063

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310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

7016 2140 0000 8545 8155

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

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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:

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8966 4064 7138 77

2. Article Number (Transfer from service label)
7016 2140 0000 8545 8155

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) STARR CROWLEY
C. Date of Delivery 3-15-26

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

3. Service Type
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Code Compliance Division
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Coconut Creek, FL 33063

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

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 330

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8966 4064 7138 84

2. Article Number *(Transfer from service label)*
7016 2140 0000 8545 8148

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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

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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. C25080105
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 August 21 2025
At 12:20 AM / PM

Owner Name Club Caribe Condominium Association, Inc
Last First MI

Owner Address 5500 NW 61 St
Coconut Creek FL 33073
City State Zip

Legal/Folio 484207 AA 0000

Violation Location 5610 NW 61 St
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Failure to complete permit process Broward County Safety Inspection Program Total Sq ft: 30696

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.**

Daniella Ordonez 2/10/26 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name

2/10/26
Signature Acknowledging Receipt of this Notice Date

James Arnold
Printed Name

If you have any questions, call 954-956-1476 or 954-957-6 between 7AM-5PM Mon-Thurs.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25080105	5610 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

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: 08/21/2025

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: 02/11/2026 - Receipt/Article #:9589071052701529343705/9589071052715293436 75
Return Receipt Requested

☑ Hand Delivery – Date: 02/10/2026 - Time: 12:30 P.M.- Name: James Nyquist

☑ Commercial Property – Title/ relationship to business: Property 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.)

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 12 day of February, 2026 by ORDONEZ, DANIELLA who is personally known to me.

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Reshma Heraman
Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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

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COCONUT CREEK, FL 33073

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DL 21.126

TZINDER, MAYA
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

PS Form 3800

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- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage $

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Street and Apt

City, State, Zi

C2605803, 105, 106, 107, 108

Postmark Here

Summons

D. L. Allab

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800, January 2023

9589 0710 5270 1529 3437 05

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)

ACCESS RD
N SR7
NW 61ST ST
ACCESS RD
ACCESS RD
N SR 7
N SR7
N SR7 N SR7
SAWGRASS RAMP
SAWGRASS RAMP
NW 57TH

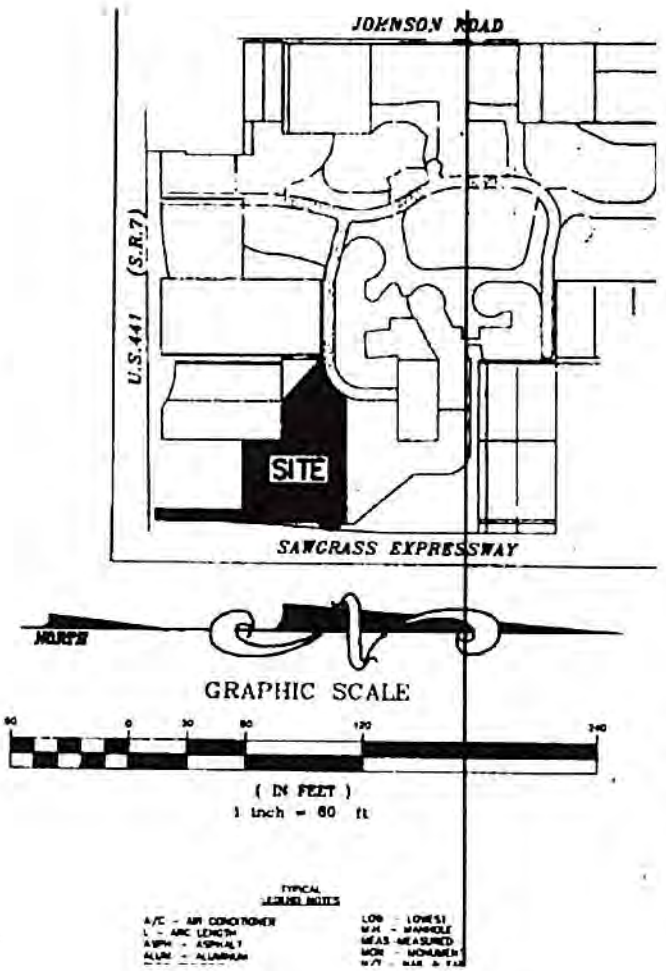
DESCRIPTION: (POD M)

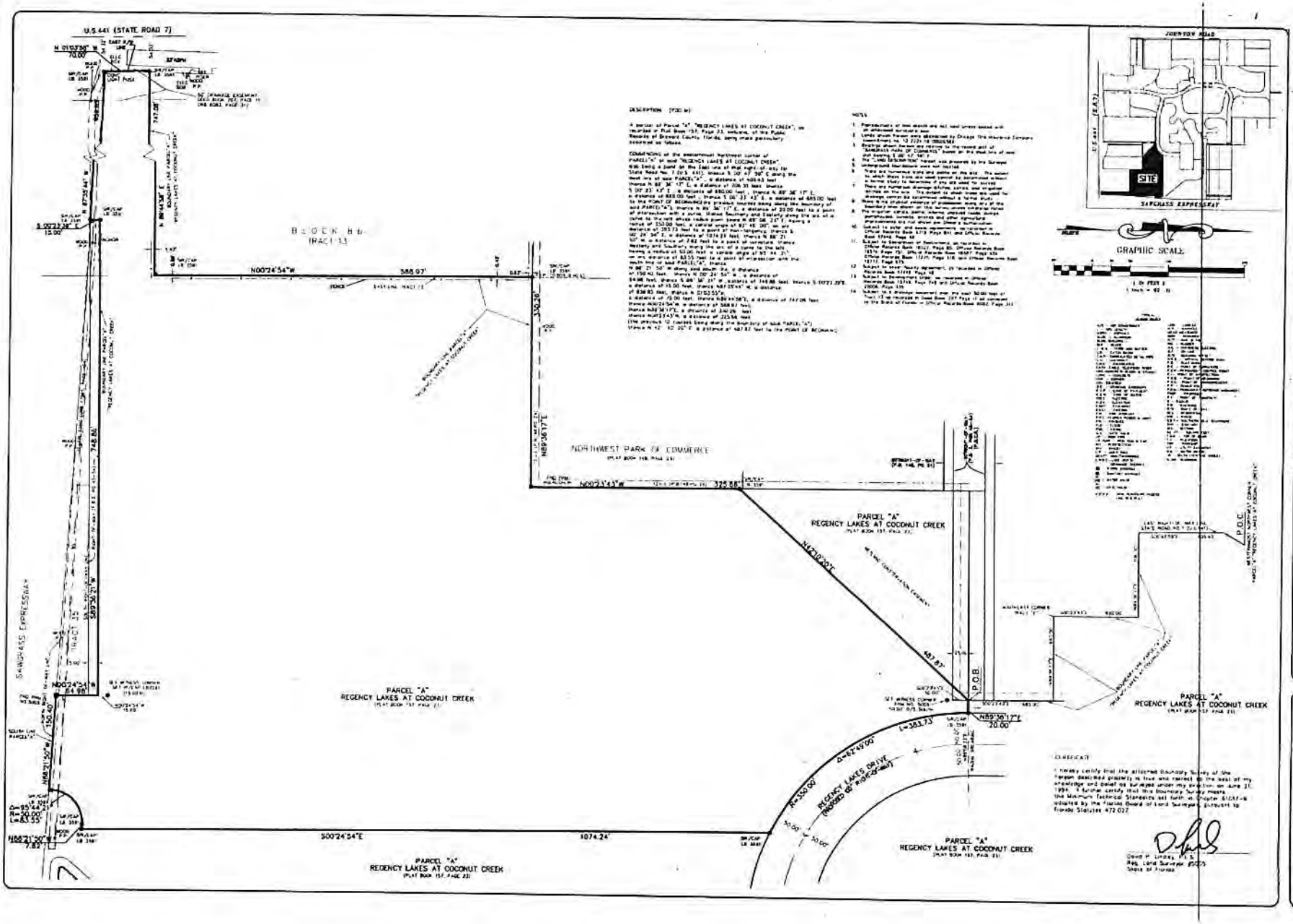
A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL "A" , a distance of 405.43 feet thence N 89° 36' 17" E, a distance of 706.30 feet, thence S 00° 23' 43" E , a distance of 690.00 feet , thence N 89° 36' 17" E, a distance of 660.00 feet ; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve, thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet, thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature, thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL "A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet ; thence N 00° 24' 54" W , a distance of 64.98 feet; thence S 89° 36' 21" W ,distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 859.85 feet, thence N 01°03'55"W, a distance of 70.00 feet, thence N89°44'38"E, a distance of 747.08 feet, thence N00°24'54"W, a distance of 588.97 feet, thence N89°36'17"E, a distance of 330.26 feet, thence N00°23'43"W, a distance of 325.66 feet, (the previous 10 courses being along the boundary of said PARCEL "A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000589.
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 18522, Page 85, Official Records Book 18571, Page 751; Official Records Book 18587, Page 339, Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 8082, Page 317.





2518

REVISIONS	
SCALE, BOUNDARY & DESCRIPTION	6-21-94
ADDED BOOK & PAGE OF PLAT OF CONCOURSE	8-10-94
ADDED SURVEYOR'S NOTES	10-18-94
REVISED LEGAL DESCRIPTION	11-15-94
REVISED LEGAL, ADDED ACCESS TRACT	1-31-95

DATE	6-21-94	JOB NO.	2518
DRAWN BY	T.M.W.	APPROVED BY	D.P.L.
SCALE	1" = 80'	SHEET	1 OF 1 SHEET

A PORTION OF PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
BOUNDARY SURVEY

CAULFIELD & WHEELER, INC.
Planning Engineering Land Planners Surveyors
7900 Glades Road, Suite 250
Boca Raton, Florida 33434 (407) 392-1991

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Not For Profit Corporation
CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N06000000025
FEI/EIN Number	20-5806651
Date Filed	12/29/2005
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	05/11/2009
Event Effective Date	NONE

Principal Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Mailing Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Registered Agent Name & Address

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

Officer/Director Detail

Name & Address

Title PD

Summons/Case #C25 08 0106
Club Caribe Condo Association Inc
5620 NW 61 St
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: **C25-08-0106**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5620 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on April 22, 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 24th DAY OF APRIL, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

4/29/2026
Date Received

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Resilient Design & Dev. Dept.
Code Compliance Division
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Coconut Creek, FL 33063

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310 SE 13TH STREET

City, State, ZIP+4
FORT LAUDERDALE, FL 33316

PS Form 3800, January

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Resilient Design & Dev. Dept.
Code Compliance Division
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Coconut Creek, FL 33063

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

IN RE:
DOCKET NO: **C25-08-0106**

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 5620 NW 61st Street 20544 total area and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD 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 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 APRIL 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 APRIL 22, 2026, 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

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

SPECIAL MAGISTRATE

3/4/2026
Date Received

COCONUT CREEK
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Resilient Design & Dev. Dept.
Code Compliance Division
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Coconut Creek, FL 33063

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FORT LAUDERDALE, FL 33316

7016 2140 0000 8545 8155

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

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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:

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8966 4064 7138 77

2. Article Number (Transfer from service label)
7016 2140 0000 8545 8155

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) STARR CROWLEY
C. Date of Delivery 3-15-26

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

Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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

CERTIFIED MAIL®

7016 2140 0000 8545 8148

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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 & Fees $
Sent To
Street and Apt. No.
City, State, ZIP+4®

C2508010305, 06, 01, 08
Postmark Here
FO
DL 3 1996

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

PS Form 3800

7016 2140 0000 8545 8148

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

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 330

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:

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8966 4064 7138 84

2. Article Number *(Transfer from service label)*
7016 2140 0000 8545 8148

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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

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.

City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. C25080106
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 August 21 2025
At 12:50 AM (PM)

Owner Name Club Caribe Condominium Association, Inc.
Last First MI

Owner Address 5500 NW 61 Street
Coconut Creek FL 33073
City State Zip

Legal/Folio 484207AA 0000

Violation Location 5620 NW 61 Street
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Failure to Complete permit process Broward County Safety Inspection Program. Total Sq FT: 20544

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.**

Daniella Ordonez 2/10/26 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name

2/10/26
Signature Acknowledging Receipt of this Notice Date

James Nobis
Printed Name

If you have any questions, call 954-956-1476 or 954-1576 between 7AM-5PM Mon-Thurs.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25080106	5620 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

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: 08/21/2025

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: 02/11/2026 - Receipt/Article #:9589071052701529343705/9589071052715293436 75
Return Receipt Requested

☑ Hand Delivery – Date: 02/10/2026 - Time: 12:30 P.M.- Name: James Nyquist

☑ Commercial Property – Title/ relationship to business: Property 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.)

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 12 day of February, 2026 by ORDONEZ, DANIELLA, who is personally known to me.

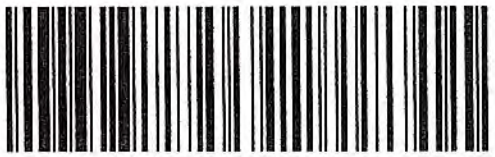
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Reshma Heraman
Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

CERTIFIED MAIL®



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

TZINDER, MAYA
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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☐ 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+

Postmark Here

C2503010 3
165, 166, 167, 68
Summons
DL 3/4/26

PS Form 3800

TZINDER, MAYA
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9589 0710 5270 1529 3436 75

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

9589 0710 5270 1529 3437 05

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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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, Zi

C2505003,
105, 106, 107, 108

Postmark Here
Summons
D. i Alilab

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

9589 0710 5270 1529 3437 05

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)

ACCESS RD
N SR7
NW 61ST ST
ACCESS RD
ACCESS RD
N SR 7
N SR7
N SR7
SAWGRASS RAMP
SAWGRASS RAMP
NW 57TH

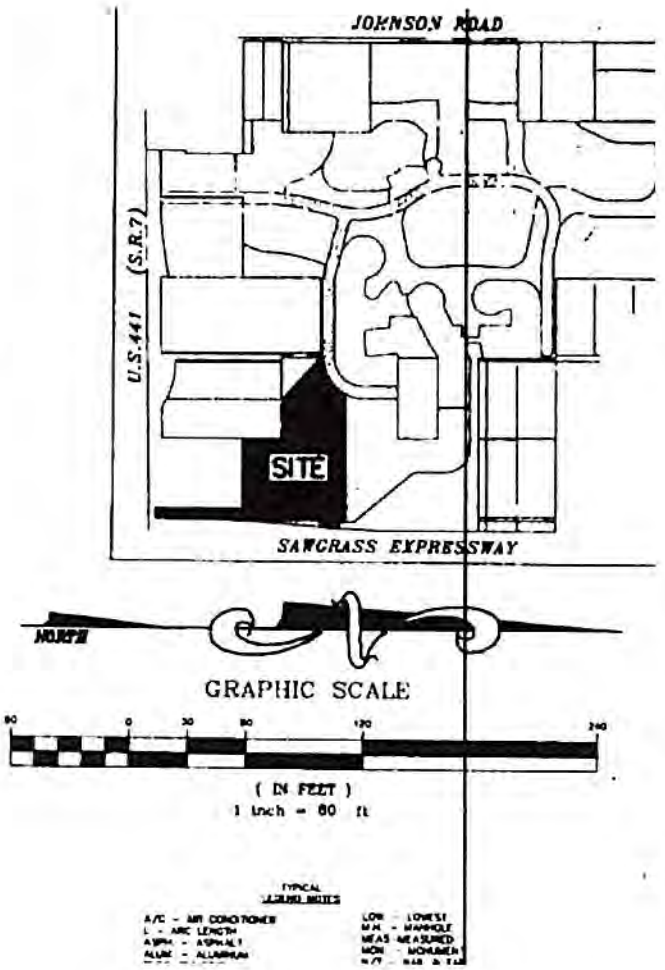
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL "A", a distance of 405.43 feet thence N 89° 36' 17" E, a distance of 706.30 feet, thence S 00° 23' 43" E, a distance of 690.00 feet, thence N 89° 36' 17" E, a distance of 660.00 feet, thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve, thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet, thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature, thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL "A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet, thence N 00° 24' 54" W, a distance of 64.98 feet; thence S 89° 36' 21" W, distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 659.85 feet; thence N 01°03'55"W, a distance of 70.00 feet, thence N89°44'58"E, a distance of 747.08 feet; thence N00°24'54"W, a distance of 588.97 feet; thence N89°36'17"E, a distance of 330.26 feet; thence N00°23'43"W, a distance of 325.66 feet, (the previous 10 courses being along the boundary of said PARCEL "A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING

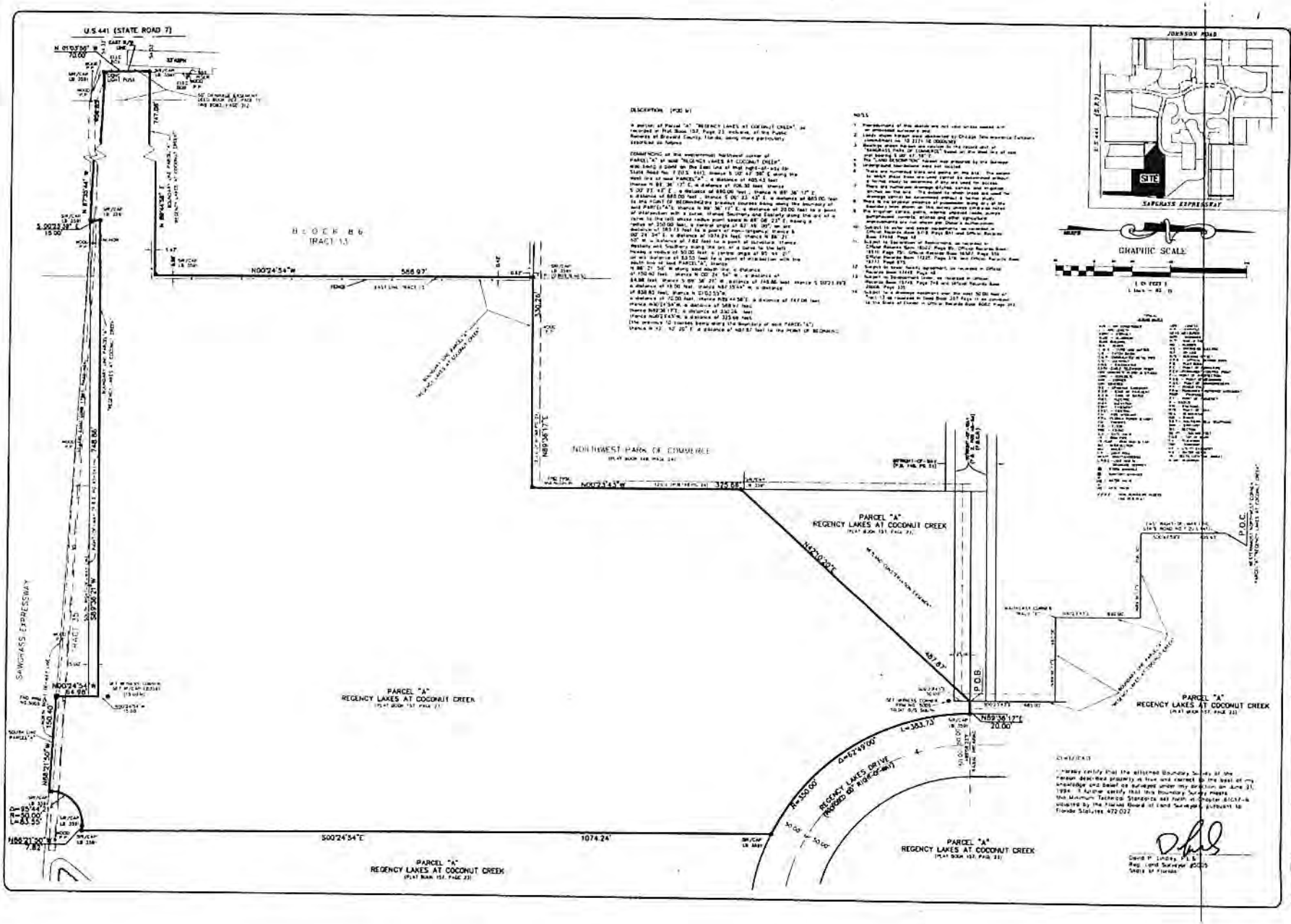
NOTES

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000589
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor
5. Underground foundations were not located
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85, Official Records Book 18571, Page 751; Official Records Book 16587, Page 339, Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 8082, Page 312



TYPICAL LEGEND NOTES

A/C - AIR CONDITIONER
L - ARC LENGTH
ASPH - ASPHALT
ALUM - ALUMINUM
LOW - LOWEST
MH - MANHOLE
MEAS MEASURED
MON - MONUMENT



2518

6-21-94	2518
J.M.W.	D.P.L.
N/A	1"= 60'
1 OF 1 SHEET	

A PORTION OF PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
BOUNDARY SURVEY

CAULFIELD & WHEELER, INC.
Planning Engineering Land Planners Surveyors
7330 N. State Road 7, Suite 205
Fort Lauderdale, Florida 33319
Fax: (305) 977-1991 (407) 582-1991

Sunbiz.org Division of Corporations
an official State of Florida website

Detail by Entity Name

Florida Not For Profit Corporation
CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N06000000025
FEI/EIN Number	20-5806651
Date Filed	12/29/2005
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	05/11/2009
Event Effective Date	NONE

Principal Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Mailing Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Registered Agent Name & Address

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

Officer/Director Detail

Name & Address

Title PD

Summons/Case #C25 08 0107
Club Caribe Condo Association Inc
5630 NW 61 St
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: **C25-08-0107**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5630 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on April 22, 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 24th DAY OF APRIL, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

SPECIAL MAGISTRATE CLERK

4/29/2026
Date Received

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

9589 0710 5270 1776 0348 14

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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

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$

Total Postage ar
$

Sent To
Street and Apt. N
City, State, ZIP+

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ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

PS Form 3800,

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CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: MAYA TZINDER
5500 NW 61ST 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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FORT LAUDERDALE, FL 33316

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

Postage $

Total Postage an $

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Street and Apt. N

City, State, ZIP+4

Postmark Here

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800, January 2023

9589 0710 5270 1776 0348 07

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

CLUB CARIBE CONDOMINIUM ASSN, INC.
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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.

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

IN RE:
DOCKET NO: **C25-08-0107**

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 5630 NW 61st Street 19408 total area and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD 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 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 APRIL 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 APRIL 22, 2026, 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

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

SPECIAL MAGISTRATE

3/4/2026
Date Received

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Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
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Street and A
City, State, Z
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310 SE 13TH STREET
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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.
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1. Article Addressed to:

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9590 9402 8966 4064 7138 77

2. Article Number (Transfer from service label)
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A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) STARR CROWLEY
C. Date of Delivery 3-15-26

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

3. Service Type
☐ Adult Signature
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Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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Code Compliance Division
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Coconut Creek, FL 33063

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PS Form 3800

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

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 330

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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:

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8966 4064 7138 84

2. Article Number *(Transfer from service label)*
7016 2140 0000 8545 8148

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
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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.

City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

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

NO. C25080107

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

Day Thursday Date August 21 2025

At 1:00 AM (PM)

Owner Name Club Caribe Condominium Association, Inc.
Last First MI

Owner Address 5500 NW 61 Street
Coconut Creek FL 33073
City State Zip

Legal/Folio 484207 AA 0000

Violation Location 5630 NW 61 Street
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Failure to complete permit process Broward County Safety Inspection Program. Total Sq Ft: 19408

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 25 DAY OF February, 2026 AT 7:30 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 2/10/26 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name

2/10/26
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.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25080107	5630 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

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: 08/21/2025

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: 02/11/2026 - Receipt/Article #:9589071052701529343705/9589071052715293436 75
Return Receipt Requested

☑ Hand Delivery – Date: 02/10/2026 - Time: 12:30 P.M.- Name: James Nyquist

☑ Commercial Property – Title/ relationship to business: Property 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.)

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 12 day of February, 2026 by ORDONEZ, DANIELLA who is personally known to me.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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105, 106, 107, 28
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Simmons
DL 21.126

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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 Apt

City, State, ZI

C2505803,
105, 106, 107, 108

Postmark Here
Summons

D. L Allab

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

9589 0710 5270 1529 3437 05

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)

ACCESS RD
N SR 7
NW 61ST ST
ACCESS RD
ACCESS RD
N SR 7
N SR 7
N SR 7
SAWGRASS RAMP
SAWGRASS RAMP

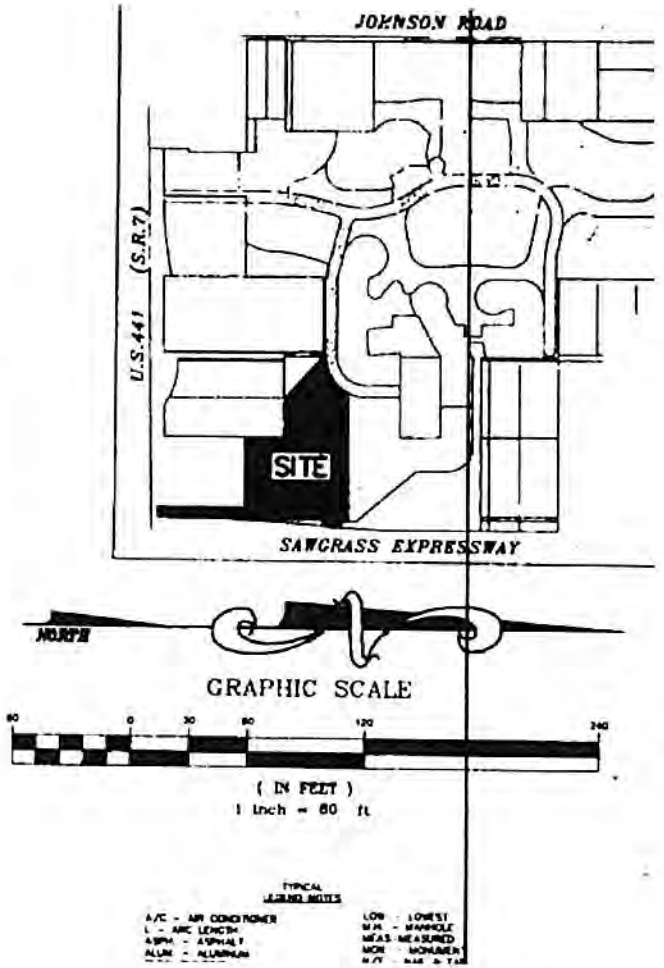
DESCRIPTION: (POD M)

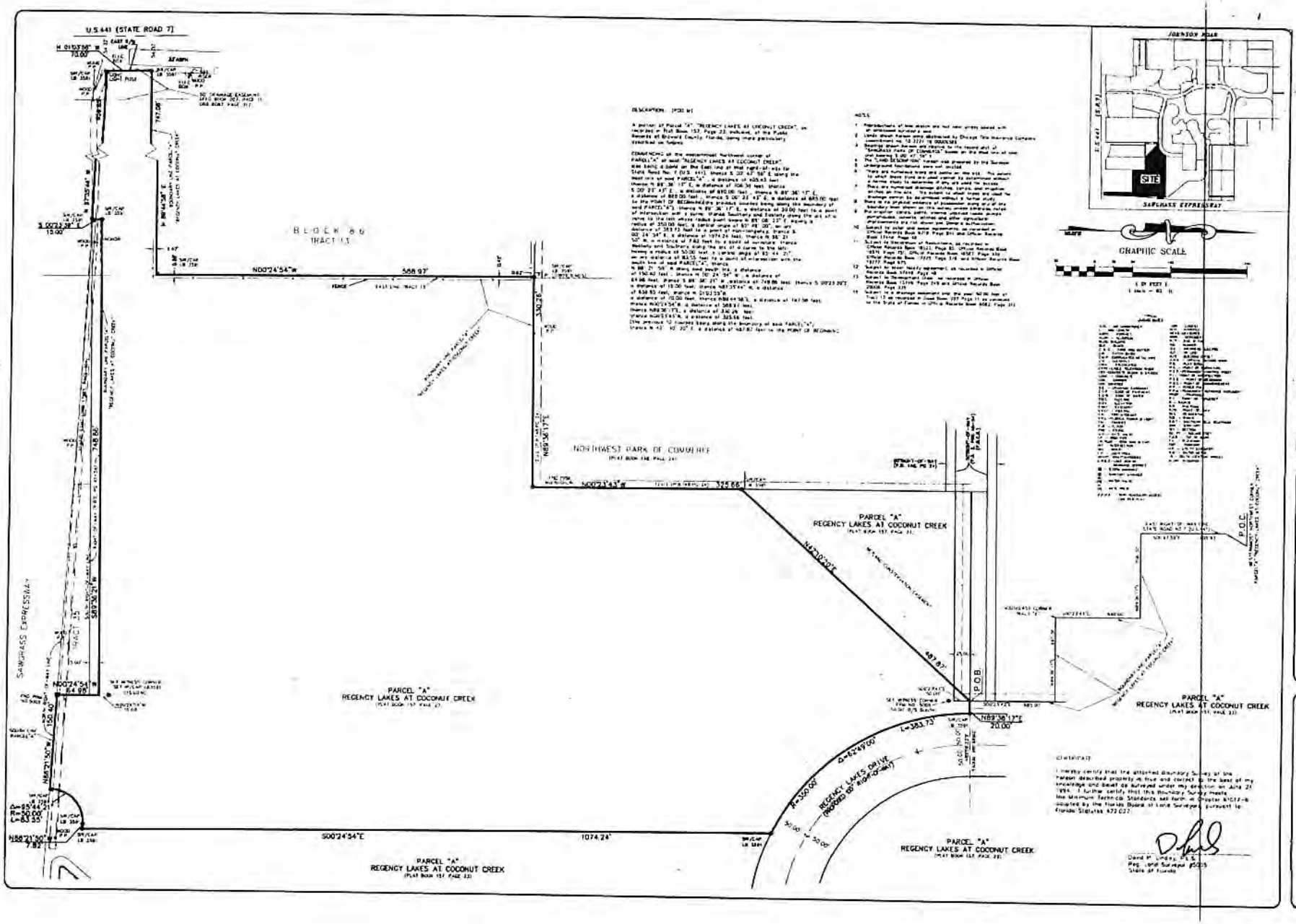
A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL "A" , a distance of 405.43 feet thence N 89° 36' 17" E, a distance of 706.30 feet, thence S 00° 23' 43" E , a distance of 690.00 feet , thence N 89° 36' 17" E, a distance of 660.00 feet ; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve, thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet, thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature, thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL "A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet ; thence N 00° 24' 54" W , a distance of 64.98 feet; thence S 89° 36' 21" W ,distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 659.85 feet, thence N 01°03'55"W, a distance of 70.00 feet, thence N89°44'58"E, a distance of 747.08 feet, thence N00°24'54"W, a distance of 588.97 feet, thence N89°36'17"E, a distance of 330.26 feet, thence N00°23'43"W, a distance of 325.66 feet, (the previous 10 courses being along the boundary of said PARCEL "A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING

NOTES

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000589
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85, Official Records Book 16571, Page 751; Official Records Book 16587, Page 339, Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 312





DESCRIPTION: (PER M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the easternmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S. 33° 47' 56" E. along the West line of said PARCEL "A", a distance of 100.43 feet; thence N. 89° 36' 17" E., a distance of 106.38 feet; thence S. 00° 23' 43" E., a distance of 690.00 feet; thence N. 89° 36' 17" E., a distance of 869.00 feet; thence S. 00° 23' 43" E., a distance of 685.00 feet to the POINT OF BEGINNING of the property hereinafter described; thence leaving said boundary of said PARCEL "A", thence N. 89° 36' 17" E., a distance of 20.00 feet to a point of intersection with a curve, thence Southerly and Easterly along the arc of a curve to the left, whose radius point bears N. 89° 08' 33" E., having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S. 00° 24' 54" E., a distance of 1074.24 feet; thence N. 89° 21' 30" W., a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the South line of said PARCEL "A"; thence N. 89° 21' 30" W. along said South line a distance of 156.40 feet; thence N. 00° 24' 54" W., a distance of 64.98 feet; thence S. 89° 35' 21" W., a distance of 748.66 feet; thence N. 00° 24' 54" W., a distance of 568.97 feet; thence N. 89° 56' 17" E., a distance of 330.26 feet; thence N. 30° 30' 21" E., a distance of 487.87 feet; thence N. 89° 56' 17" E., a distance of 20.00 feet; thence S. 00° 24' 54" E., a distance of 1074.24 feet; thence N. 89° 21' 30" W., a distance of 156.40 feet; thence N. 00° 24' 54" W., a distance of 64.98 feet; thence N. 89° 21' 30" W., a distance of 7.82 feet; thence Southwesterly along the arc of a curve to the right

Detail by Entity Name

Florida Not For Profit Corporation
CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N06000000025
FEI/EIN Number	20-5806651
Date Filed	12/29/2005
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	05/11/2009
Event Effective Date	NONE

Principal Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Mailing Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Registered Agent Name & Address

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

Officer/Director Detail

Name & Address

Title PD

Summons/Case #C25 08 0108
Club Caribe Condo Association Inc
5640 NW 61 St
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: **C25-08-0108**

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

Property Address: 5640 NW 61st Street

ORDER EXTENDING TIME FOR COMPLIANCE AND SETTING STATUS CONFERENCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on April 22, 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 24th DAY OF APRIL, 2026

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

4/29/2026
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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CLUB CARIBE CONDOMINIUM ASSN, INC.
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5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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COCONUT CREEK, FL 33073

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Coconut Creek, FL 33063

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

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ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

CLUB CARIBE CONDOMINIUM ASSN, INC.
ATTN: VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

CLUB CARIBE
CONDOMINIUM ASSOCIATION INC
5500 NW 61ST STREET
COCONUT CREEK, FL 33073
Respondent

IN RE:
DOCKET NO: **C25-08-0108**

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 5640 NW 61st Street 30696 total area and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD 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 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 APRIL 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 APRIL 22, 2026, 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

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 Heramun
SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

3/4/2026
Date Received

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Resilient Design & Dev. Dept.
Code Compliance Division
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Coconut Creek, FL 33063

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

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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:

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8966 4064 7138 77

2. Article Number (Transfer from service label)
7016 2140 0000 8545 8155

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) STARR CROWLEY
C. Date of Delivery 3-15-26

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
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☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery (over $500)
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☐ Registered Mail Restricted Delivery
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Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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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

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 330

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:

MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

9590 9402 8966 4064 7138 84

2. Article Number *(Transfer from service label)*
7016 2140 0000 8545 8148

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
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☐ Adult Signature Restricted Delivery
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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
City of Coconut Creek
Sustainable Development - Code Compliance

NO. C25080108

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

Day Thursday Date August 21 2025

At 1:17 AM (PM)

Owner Name Club Caribe Condominium Association, Inc
Last First MI

Owner Address 5500 NW 61 Street
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 07 AA 0000

Violation Location 5640 NW 61 Street
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Failure to complete permit process Broward County Safety Inspection Program. Total Sq Ft: 306916.

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.**

Daniella Ordonez 2/10/26 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name

2/10/26
Signature Acknowledging Receipt of this Notice Date

James Navitt
Printed Name

If you have any questions, call 954-956-1476 or 954-1576 between 7AM-5PM Mon-Thurs.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25080108	5640 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

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: 08/21/2025

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: 02/11/2026 - Receipt/Article #:9589071052701529343705/9589071052715293436 75
Return Receipt Requested

☑ Hand Delivery – Date: 02/10/2026 - Time: 12:30 P.M.- Name: James Nyquist

☑ Commercial Property – Title/ relationship to business: Property 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.)

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 12 day of February, 2026 by ORDONEZ, DANIELLA who is personally known to me.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

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

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TZINDER, MAYA
5500 NW 61ST STREET
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Total Postage a $

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105, 106, 107, 58
Summons
DL 2/4/26

PS Form 3800

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5500 NW 61ST STREET
COCONUT CREEK, FL 33073

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Resilient Design & Dev. Dept.
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4800 W. Copans Road
Coconut Creek, FL 33063

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310 SE 13TH STREET
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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage $

Sent To VALANCY & REED, P.A.

Street and Ap 310 SE 13TH STREET

City, State, Zi FORT LAUDERDALE, FL 33316

PS Form 3800, January

C8508003, 105, 106, 107, 108
Postmark Here
Summons
D. L. Allen

9589 0710 5270 1529 3437 05

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)

ACCESS RD
N SR7
NW 61ST ST
ACCESS RD
N SR7
SAWGRASS RAMP
N SR7
SAWGRASS RAMP
NW 57TH

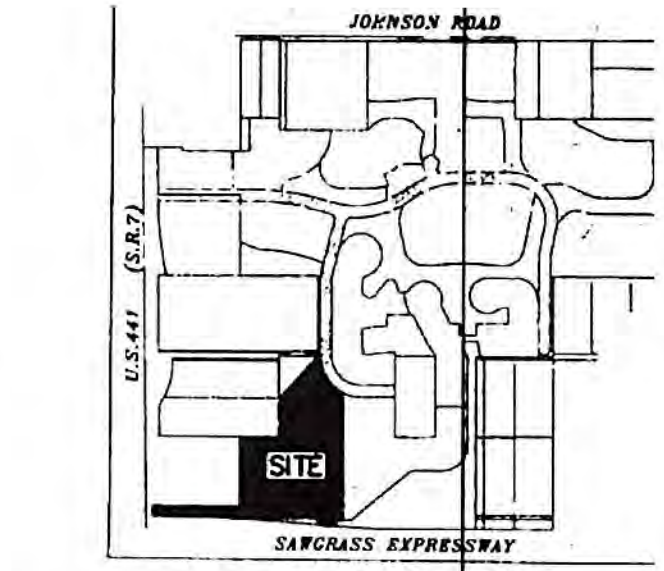
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL "A" , a distance of 405.43 feet thence N 89° 36' 17" E, a distance of 706.30 feet, thence S 00° 23' 43" E , a distance of 690.00 feet , thence N 89° 36' 17" E, a distance of 660.00 feet ; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING(the previous courses being along the boundary of said PARCEL "A"), thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve, thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet, thence N 88° 21' 50" W, a distance of 7.82 feet to a point of curvature, thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 85° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL "A"; thence N 88° 21' 50" W along said south line, a distance of 150.40 feet , thence N 00° 24' 54" W , a distance of 64.98 feet; thence S 89° 36' 21" W ,distance of 748.86 feet; thence S 00°23'39"E, a distance of 15.00 feet; thence N87°35'44" W, a distance of 659.85 feet; thence N 01°03'55"W, a distance of 70.00 feet, thence N89°44'58"E, a distance of 747.08 feet, thence N00°24'54"W, a distance of 588.97 feet, thence N89°36'17"E, a distance of 330.26 feet, thence N00°23'43"W, a distance of 325.66 feet, (the previous 10 courses being along the boundary of said PARCEL "A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING

NOTES

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000589
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 16571, Page 751; Official Records Book 16587, Page 339; Official Records Book 17225, Page 378; and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 8082, Page 317



NORTH

GRAPHIC SCALE

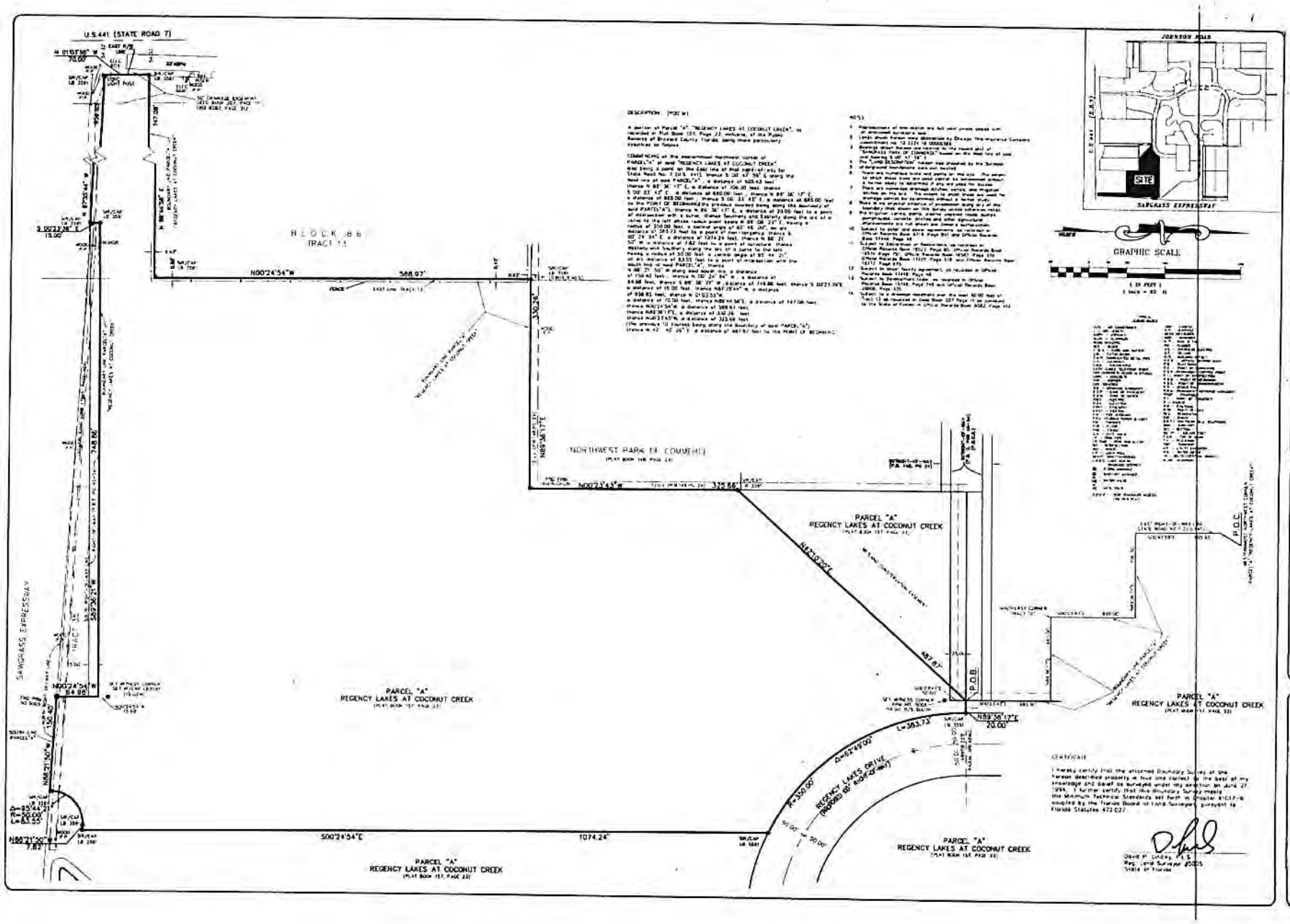
60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

TYPICAL LEGEND NOTES

A/C - AIR CONDITIONER
L - ARC LENGTH
ASPH - ASPHALT
ALUM - ALUMINUM
LOR - LOWEST
MH - MANHOLE
MEAS - MEASURED
NUM - NUMBER



DESCRIPTION (PER M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the intersection of the westernmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 20° 47' 58" E along the said East line of said PARCEL "A", a distance of 420.43 feet; thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E, a distance of 680.00 feet; thence N 89° 36' 17" E, a distance of 865.00 feet; thence S 00° 23' 43" E, a distance of 865.00 feet to the POINT OF BEGINNING of the parcel herein described; thence along the boundary of said PARCEL "A"; thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 36' 17" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 89° 35' 06" E, a distance of 7.82 feet to a point of curvature; thence Easterly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 90° 00' 00", an arc distance of 63.55 feet to a point of intersection with the South line of said PARCEL "A"; thence S 89° 24' 54" W along said South line a distance of 156.40 feet; thence N 00° 24' 54" W, a distance of 69.66 feet; thence S 89° 36' 17" W, a distance of 748.86 feet; thence S 00°23'43" E, a distance of 15.00 feet; thence N89°36'17"E, a distance of 856.85 feet; thence N 01°53'55"W, a distance of 70.50 feet; thence N89°36'54"E, a distance of 147.08 feet; thence N00°24'54"W, a distance of 388.97 feet; thence N89°36'17"E, a distance of 338.26 feet; thence N63°10'22"E, a distance of 323.68 feet; (the previous 12 courses being along the boundary of said PARCEL "A") thence N 72° 49' 26" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Bearings hereon are based on the East line of Parcel "A", Regency Lakes at Coconut Creek, as recorded in Plat Book 157, Page 23, of the Public Records of Broward County, Florida, having a bearing of S 00°24'54" E.
2. Dimensions shown hereon are measured unless otherwise noted.
3. Lands shown hereon were abstracted by Chicago Title Insurance Company, Commitment No. 13 2124 16 0000636, dated May 21, 2014 at 8:00 A.M.
4. Boundary shown hereon was prepared by the Surveyor of record and is depicted on the record plat of "REGENCY LAKES AT COCONUT CREEK" recorded in Plat Book 157, Page 23.
5. The "Legal Description" hereon was prepared by the Surveyor of record.
6. There are numerous trees and palms on the site. The extent to which these trees are used typical for ornamental or decorative value is undetermined. If they are used for access, they are not shown on this survey.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent of which these are used for drainage purposes is undetermined. If they are used for access, they are not shown on this survey.
8. There is no physical evidence of encroachment along any of the boundary lines shown on this survey, unless otherwise noted.
9. Parking spaces, curbing, planters, and other improvements, including but not limited to, landscaping, irrigation and signs, are not depicted. Improvements are not shown on these sheets.
10. Subject to water and sewer agreements as recorded in Official Records Book 7512, Page 80, Official Records Book 7815, Page 75, Official Records Book 16561, Page 339, Official Records Book 17209, Page 518 and Official Records Book 52172, Page 875.
11. Subject to Water Facility Agreement, as recorded in Official Records Book 17448, Page 48.
12. Subject to Development Agreement, as recorded in Official Records Book 17448, Page 748 and Official Records Book 28858, Page 535.
13. Subject to a drainage easement over the west 50.00 feet of Tract 13, as recorded in Deed Book 207, Page 17, as amended by the State of Florida in Official Records Book 40662, Page 312.

CERTIFICATE

I hereby certify that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed under my direction on June 27, 2014. I further certify that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 61G17-6, adopted by the Florida Board of Land Surveyors pursuant to Florida Statutes 472.027.

David M. Lindsey, P.S.M.
Reg. Land Surveyor #5205
State of Florida

A PORTION OF PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
BOUNDARY SURVEY

CAULFIELD & WHEELER, INC.
Certificate of Authorization #LB 3591
7900 N. Kendall Drive, Suite 203
Miami, Florida 33156 (305) 271-1611
Boca Raton, Florida 33433 (407) - 392-1991

5-21-14 | 2518 | D.P.L. | 1"= 60'

2518

NO.	REVISIONS	DATE	BY
1	ADDED SKETCH & DESCRIPTION	6/26/14	DPL
2	ADDED SITE PLAN & CERTIFICATE OF OWNERSHIP	7/24/14	DPL
3	ADDED SURVEYOR'S CERTIFICATE	8/26/14	DPL
4	REVISED TITLE	9/26/14	DPL
5	ADDED LEGEND, FIELD WORK & PLAT	3/26/15	DPL

Detail by Entity Name

Florida Not For Profit Corporation
CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N06000000025
FEI/EIN Number	20-5806651
Date Filed	12/29/2005
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	05/11/2009
Event Effective Date	NONE

Principal Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Mailing Address

ATTN: MAYA TZINDER
5500 NW 61ST STREET
COCONUT CREEK, FL 33073

Changed: 02/10/2012

Registered Agent Name & Address

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

Officer/Director Detail

Name & Address

Title PD

Summons/Case #C26 01 0176
Metzker, Rafael Lima H/E
4064 NW 62 Ct
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
Petitioner
vs.

IN RE:
LOCKET NO: **C26-01-0176**

RAFAEL LIMA METZKER
JULIO JR & ALESSANDRA L METZKER
4064 NW 62 COURT
COCONUT CREEK FL 33073
Respondent

FINAL ORDER

VIOLATION: FAILURE TO COMPLETE BUILDING PERMIT PROCESS, EXPIRED PERMIT FOR RESIDENTIAL ADDITION / CITY CODE SEC. 13-38 (A)

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 4064 NW 62 Court and more particularly described as follows:

Property Id: 4842 05 22 1380

COCOBAY 160-6 B THAT PART OF PARCEL A DESC'D AS, COMM AT S 1/4 COR OF SEC 5-48-42 NELY 841.50 TO POB,SWLY ALG S/L 50.10,NLY 96.18,NELY 30.73,ELY 24,ELY 8.43,SLY 115 TO POB AKA: LOT 138 COCOBAY

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, expired permit for residential addition, 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 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 MAY 28, 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 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

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

R. McCrory

SPECIAL MAGISTRATE

Reshma Heraman

SPECIAL MAGISTRATE CLERK

4/1/2026

Date Received

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

9589 0710 5270 1776 0343 19

METZKER, RAFAEL LIMA H/E
METZKER, JULIO JR & ALESSANDRA L
4064 NW 62 CT
COCONUT CREEK FL 33073

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City, State,

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Postmark Here
D.O 4/24/26

METZKER, RAFAEL LIMA H/E
METZKER, JULIO JR & ALESSANDRA L
4064 NW 62 CT
COCONUT CREEK FL 33073

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

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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

METZKER, RAFAEL L
METZKER, JULIO JR & AL
4064 NW 62 (
COCONUT CREEK FL

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:

METZKER, RAFAEL LIMA H/E
METZKER, JULIO JR & ALESSANDRA L
4064 NW 62 CT
COCONUT CREEK FL 33073

9590 9402 7617 2122 8162 01

2. Article Number *(Transfer from service label)*
9589 0710 5270 1776 0343 19

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) Metzker
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
☐ ured Mail
☐ ured Mail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

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
City of Coconut Creek
Sustainable Development - Code Compliance

NO. C26010176

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 11:21 AM PM

Owner Name Metzker Rafael Lima
Last First MI
Metzker Julio Jr 3 Alessandra
Last First MI

Owner Address 4064 NW 62 Ct
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 05 22 1380

Violation Location 4064 NW 62 Ct.

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

Failure to complete permit process - Permit Expired: Addition Residential

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 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.**

Daniella Ordonez 3/9/26 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name

Posted 3/10/25 @ 9:36 a.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.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26010176	4064 NW 62 CT	484205221380	METZKER,RAFAEL LIMA 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: 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: 03/11/2026 - Receipt/Article #:9589071052701607577374 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: 03/10/2026 - Time: 9:36 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 11 day of MARCH, 2026 by ORDONEZ, DANIELLA who is personally known to me.

Reshma Heraman
Signature of Notary

RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

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

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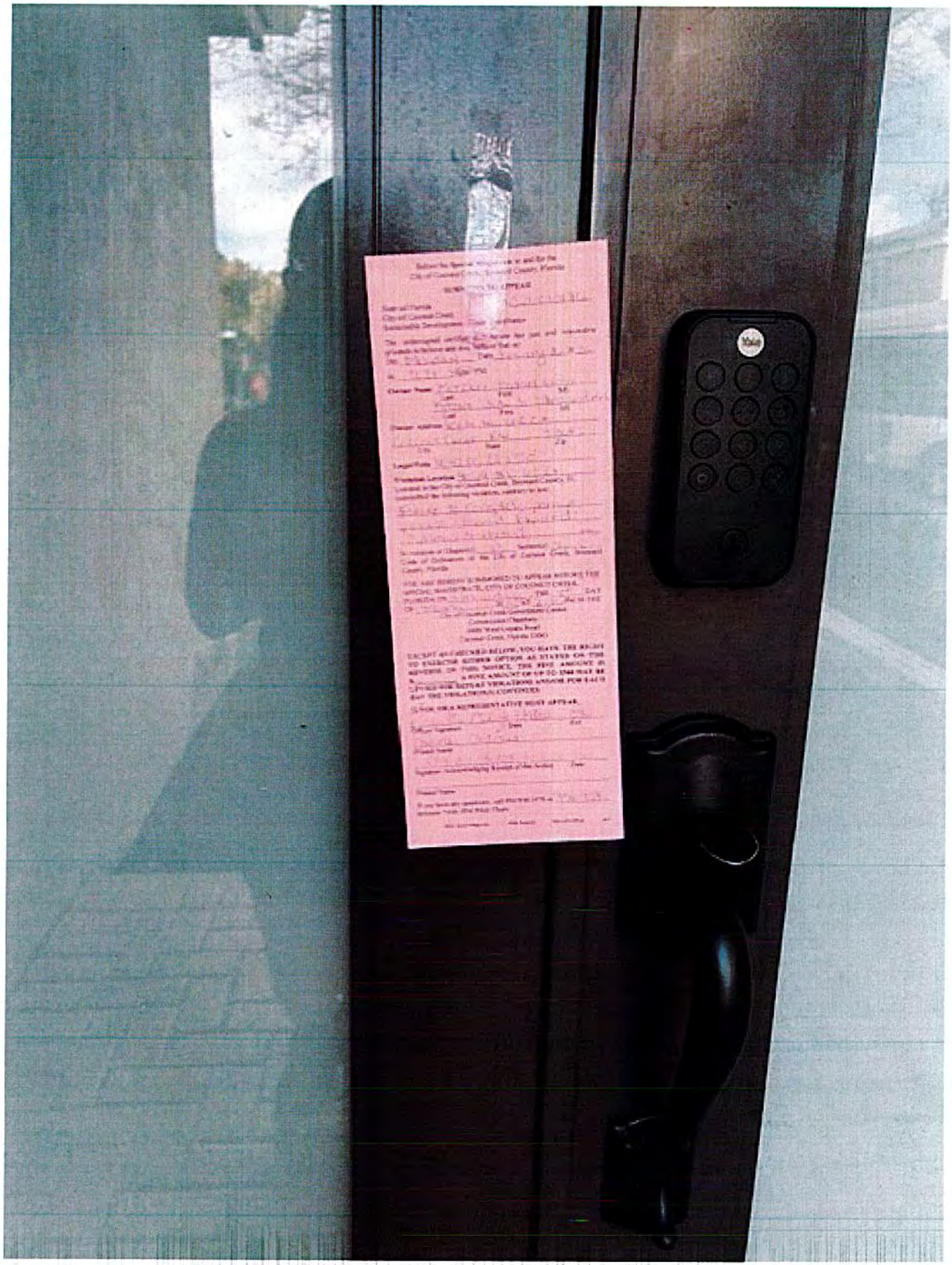
METZKER, JULIO JR & ALESSANDRA L
4064 NW 62 CT
COCONUT CREEK FL 33073

PS Form 3800

9589 0710 5270 1607 5773 74



PERMIT STATUS

Permit #:	20001138
Property ID:	484205221380
Permit Desc:	ADDITION RESIDENTIAL
Property Address:	4064 NW 62 CT COCONUT CREEK, FL 33073
Amount Due:	30.00
Pending Payment:	.00

Permit

Permit Information

Permit Number:	20001138	C.O. Number:	
Status:	Expired	C.O. Operator:	
Type:	B-ADD-RES	C.O. Issued:	
Applied Date:	5/4/2020	C-404 Type:	
Operator:	online	Usage Class:	01

Issued Date:		Applied Value:	4000
Operator:	scoveney	Units:	0
Master Number:		Calc Value:	
Project Number:		Contractor:	64604

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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.

(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	4064 NW 62 COURT, COCONUT CREEK FL 33073
Property Owner	METZKER, RAFAEL LIMA H/E METZKER, JULIO JR & ALESSANDRA L
Mailing Address	4064 NW 62 CT COCONUT CREEK FL 33073

ID #	4842 05 22 1380
Millage	3212
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 NELY 841.50 TO POB,SWLY ALG S/L 50.10,NLY 96.18,NELY 30.73,ELY 24,ELY 8.43,SLY 115 TO POB AKA: LOT 138 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*	$45,460	$441,110	$486,570	$434,480	
2025	$45,460	$441,110	$486,570	$423,060	$8,694.69
2024	$45,460	$428,440	$473,900	$411,140	$8,434.90

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$486,570	$486,570	$486,570	$486,570
Portability	0	0	0	0
Assessed/SOH 22	$434,480	$434,480	$434,480	$434,480
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	$383,069	$409,480	$383,069	$383,069

Sales History

Date	Type	Price	Book/Page or CIN
8/5/2025	QCD-T	$100	120364100
1/21/2021	WD-D	$358,000	117018952
3/26/2019	SWD-Q-DS	$285,600	115759655
1/3/2019	CET-D	$235,100	115560559
5/28/1999	SWD	$138,700	29611 / 1244

Land Calculations

Price	Factor	Type
$8.00	5,682	SF
Adj. Bldg. S.F. (Card, Sketch)		2012
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 2000/1999		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1			.13					

CODE OFFICER COULTON YANULEVICH
SPECIAL MAGISTRATE CASES

Summons/Case #C25040062
Santos, Iran & Santos, Nanci
5438 NW 48 ST
Violation: 6-36-a-2
Signs Of Disrepair

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

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 2026
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.**

CG 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.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

IMPORTANT INSTRUCTIONS

[illegible]en 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
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.)

CY
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.

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Reshma Heraman
Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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®

9589 0710 5270 3748 5743 42

SANTOS, IRAN & NANCI
5438 NW 48 ST
COCONUT CREEK FL 33073-3314

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
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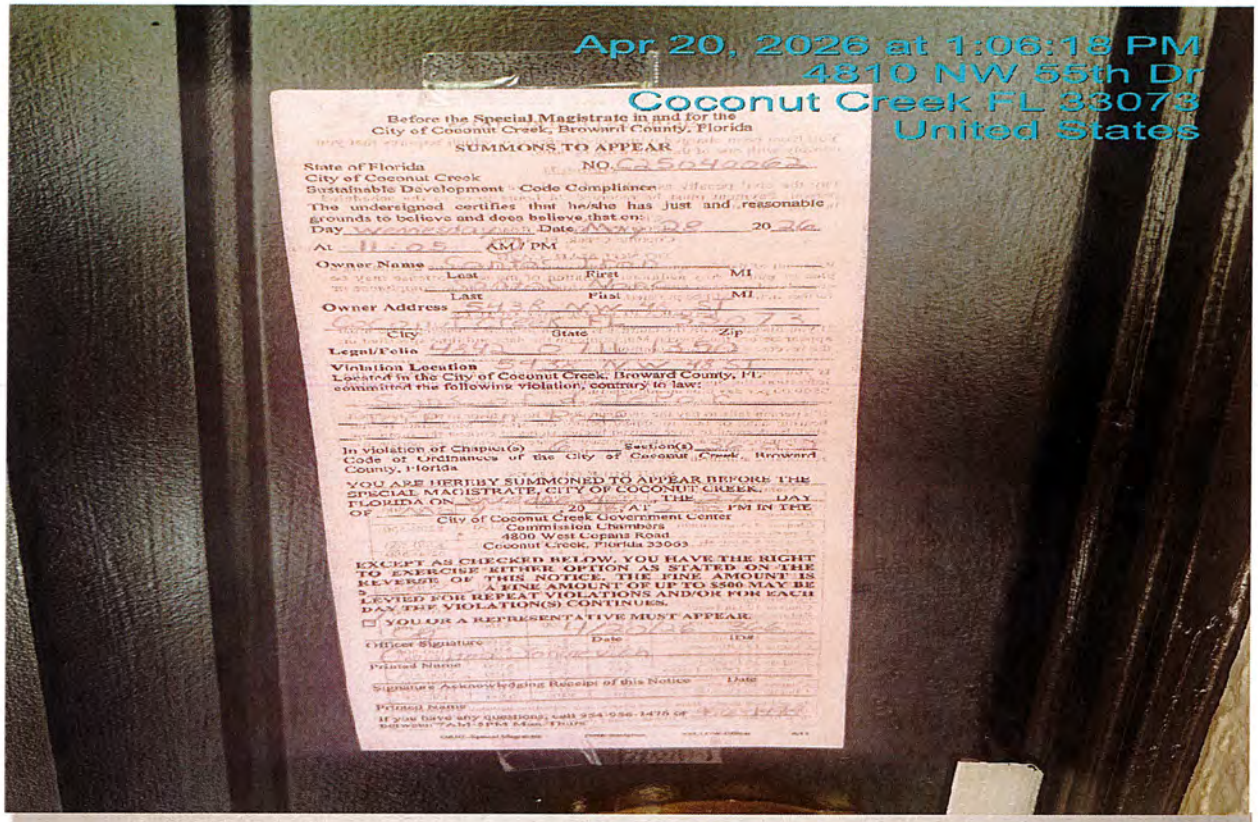
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postag
$
Sent To
Street and A
City, State, Z

Postmark Here
Cosmetic damage
Summers
C.Y 4/24/26

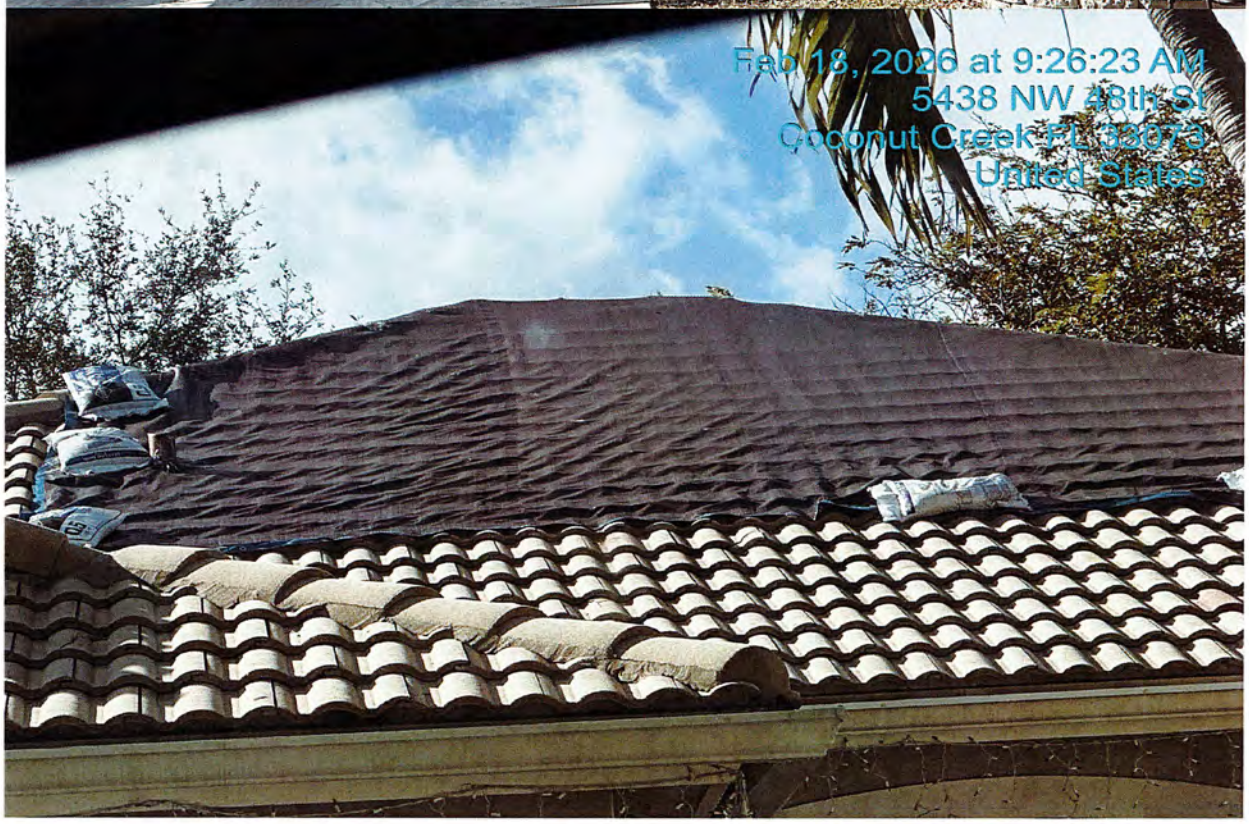
SANTOS, IRAN & NANCI
5438 NW 48 ST
COCONUT CREEK FL 33073-3314

PS Form 38

9589 0710 5270 3748 5743 42



C. Yanulevich



C. Yanulevich

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 ID: 484207111350

Property Owner(s):SANTOS,IRAN & NANCI

Mailing Address:5438 NW 48 ST COCONUT CREEK, FL 33073-3314

Property Address:5438 NW 48 STREET COCONUT CREEK, 33073-3314

Property Use: 01-01 Single Family

Millage Code: 3212

Adj. Bldg. S.F: 2377

Bldg Under Air S.F: 2152

Effective Year: 1998

Year Built: 1997

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 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

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 SqFt	Square Foot
$1.01	1,704	Square

Summons/Case #C25100045
Gomez, Rubelio & Gomez, Sandra
5476 NW 49 CT
Violation 6-36-a-2
Signs of Disrepair

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

SUMMONS TO APPEAR

State of Florida NO. C25100045
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.**

CY 4/20/26 366
Officer 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.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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.)

CG
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.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Coconut Creek
UTTERFLY CAPITAL OF THE WORLD®

CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
1800 W. Copans Road
Coconut 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

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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
$

Sent To
GOMEZ, RUBELIO H/E
GOMEZ, SANDRA X

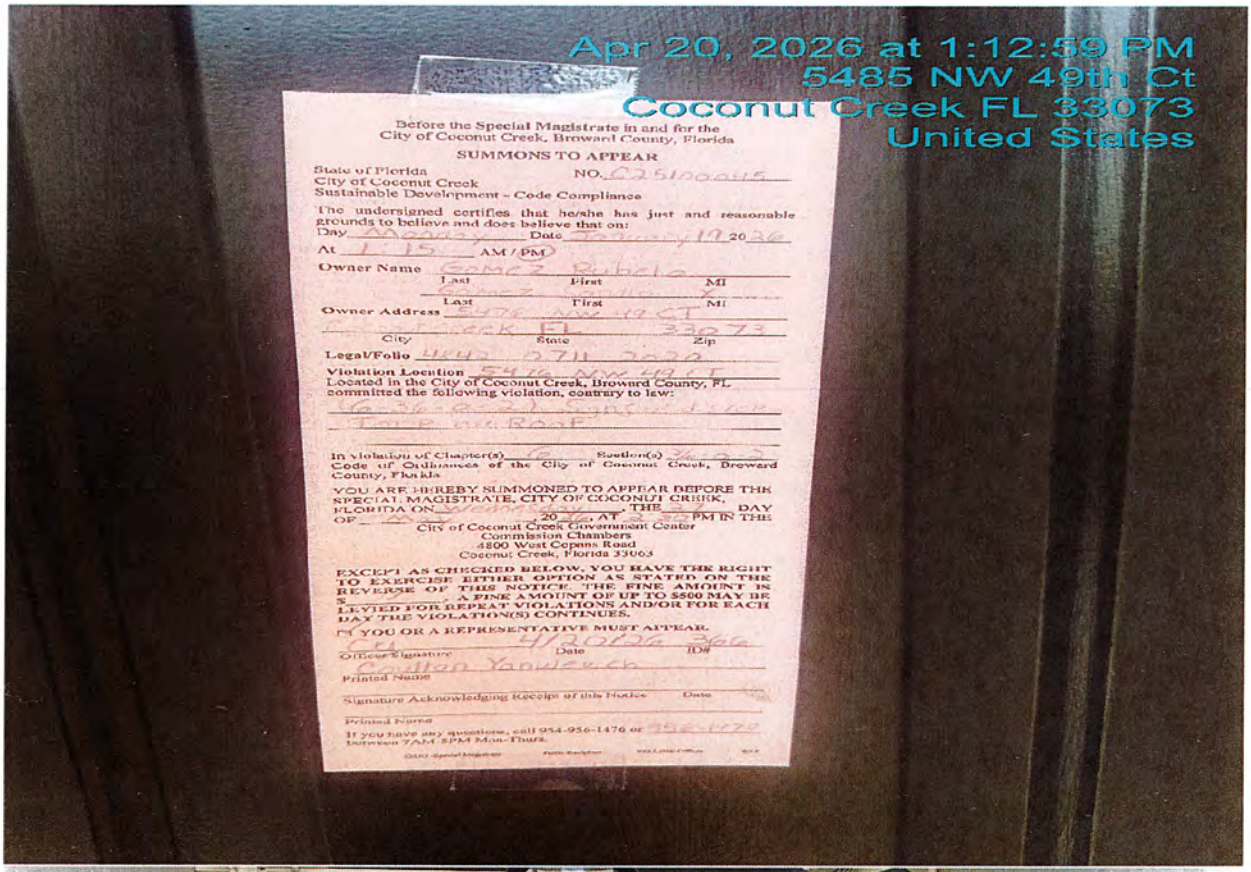
Street and Apt
5476 NW 49 CT

City, State, Zi
COCONUT CREEK FL 33073-3307

PS Form 380

C 2861 000145
Summons
Postmark Here
C.4 4/2/2024

9589 0710 5270 3748 5743 35



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. C25100015

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:
Day Monday Date February 19 20 26
At 1:15 AM / PM
Owner Name Gomez Rubela
Last First MI
Owner Address 5476 NW 49 CT
Last First MI
City Coconut Creek State FL Zip 33073
Legal/Folio 484207110020
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 Unsightly Condition
Lawn 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 20 26 AT 2:00 PM IN THE 4 DAY OF April
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.

C. Yanulevich 2/19/2026 3966
Officer Signature Date ID#
C. Yanulevich
Printed Name

Signature Acknowledging Receipt of this Notice Date

Printed Name

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

C. Yanulevich

C. Yanulevich

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 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 #C26010194
Reid, Arlene Swaby
5434 NW 43 Way
Violation: 13-40-a-1
Failure To Obtain Engineering Permit

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

SUMMONS TO APPEAR

State of Florida NO. C26010194
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 28 2026
At 12:05 AM / (PM)

Owner Name Reid Arlene Swaby
Last First MI

Last First MI

Owner Address 5434 NW 43 Way
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0806 0660

Violation Location 5434 NW 43 Way
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Failure To obTain Engineering Permit

In violation of Chapter(s) 13 Section(s) 40-a-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 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 4/27/26 366
Officer Signature Date ID#

Coulton Yanulevich
Printed Name

Posted at Property 4/27/26
Signature Acknowledging Receipt of this Notice Date

Printed Name

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

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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
C26010194	5434 NW 43 WAY	484208060660	REID,ARLENE SWABY

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: 01/28/2026

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 #:9589071052703748574373 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: 04/27/2026 - Time: 04:45 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

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.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

COCONUT CREEK
ERFLY CAPITAL OF THE WORLD®

OF COCONUT CREEK
ent Design & Dev. Dept.
Compliance Division
W. Copans Road
nut Creek, FL 33063

CERTIFIED MAIL®

9589 0710 5270 3748 5743 73

REID, ARLENE SWABY
5434 NW 43 WAY
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 Posta
$

Sent To

Street and /

City, State,

Postmark Here

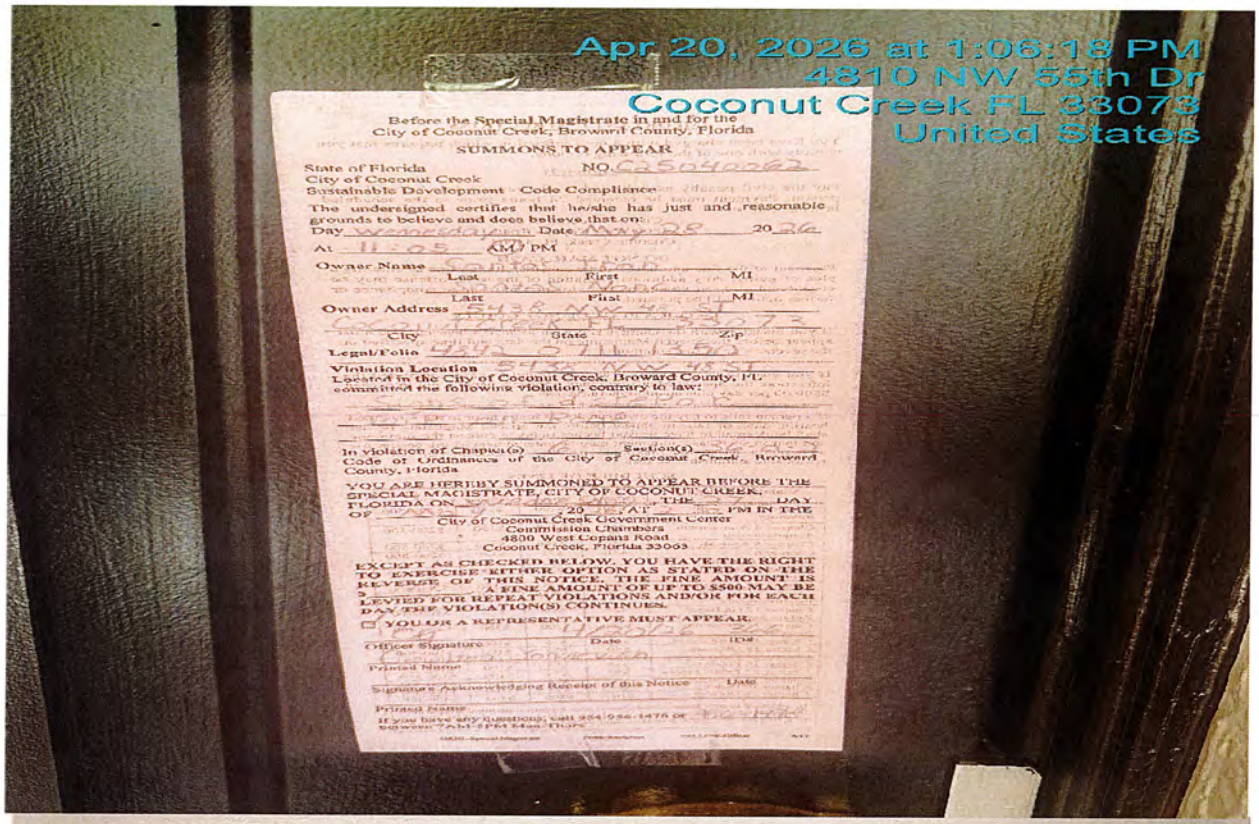
C2601b194

Summons
CV 21-0[illegible]

REID, ARLENE SWABY
5434 NW 43 WAY
COCONUT CREEK FL 33073

PS Form 3

9589 0710 5270 3748 5743 73



C. Yanulevich

C. Yanulevich

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 ID: 484208060660

Property Owner(s):REID,ARLENE SWABY

Mailing Address:5434 NW 43 WAY COCONUT CREEK, FL 33073

Property Address:5434 NW 43 WAY COCONUT CREEK, 33073

Property Use: 01-05 Single Family Zero Lot Line

Millage Code: 3212

Adj. Bldg. S.F: 1971

Bldg Under Air S.F: 1756

Effective Year: 1992

Year Built: 1991

Units/Beds/Baths: 1 / 3 / 3

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-A 138-40 B POR TR F DESC AS COMM SE COR OFTR F,W 763.67,N 133 TO POB,N 65.31,E 50,S 72.12 TO P/C,NWLY AN ARC DIST 20.16 TO P/T,W 31 TO POB AKA: LOT 66 CORAL POINTE

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$29,710	$442,040	0	$471,750	$248,500	
2025	$29,710	$485,200	0	$514,910	$241,970	$4,867.96
2024	$26,410	$495,250	0	$521,660	$235,160	$4,703.31

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$471,750	$471,750	$471,750	$471,750
Portability	0	0	0	0
Assessed / SOH 09	$248,500	$248,500	$248,500	$248,500
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	$197,089	$223,500	$197,089	$197,089

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
11/06/2008	Special Warranty Deed Qualified Sale	$233,900	45825 / 62
08/15/2008	Rerecorded Deed Correction Non-Sale Title Change		45626 / 283

LAND CALCULATIONS

Unit Price	Units	Type
$9.00	3,301 SqFt	Square Foot

Summons/Case #C26030129
Valdez, Shinika
4940 NW 55 ST
Violation: 13-38-a
Failure to complete permit process

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

SUMMONS TO APPEAR

State of Florida NO. C26030129
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 18 2026
At 1:40 AM (PM)

Owner Name Valdez Shinika
Last First MI

Last First MI

Owner Address 4940 NW 55 ST
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0704 1270

Violation Location 4940 NW 55 ST
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:
Failure To Complete Permit Process.
Windows & Doors

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 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 5/4/26 366
Officer Signature Date ID#

Coulton Yanulevich
Printed Name

Posted at Property
Signature Acknowledging Receipt of this Notice Date

5/5/26
Printed Name

If you have any questions, call 954-956-1476 or 956-1478 between 7AM-5PM Mon-Thurs.

ORIG -Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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
C26030129	4940 NW 55 ST	484207041270	VALDEZ,SHINIKA

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: 03/18/2026

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 – F.S. 162.12(1):

✓ □ Certified Mail – Date Sent: 05/07/2026 - Receipt/Article #:9589071052703748574410 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: 05/05/2026 - Time: 08:30 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.)

CY
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 7 day of May, 2026 by YANULEVICH, COULTON who is personally known to me.

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Reshma Heraman
Signature of Notary

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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

9589 0710 5270 3748 5744 10

VALDEZ, SHINIKA
4940 NW 55 ST
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 Postag $

Sent To

Street and Ap

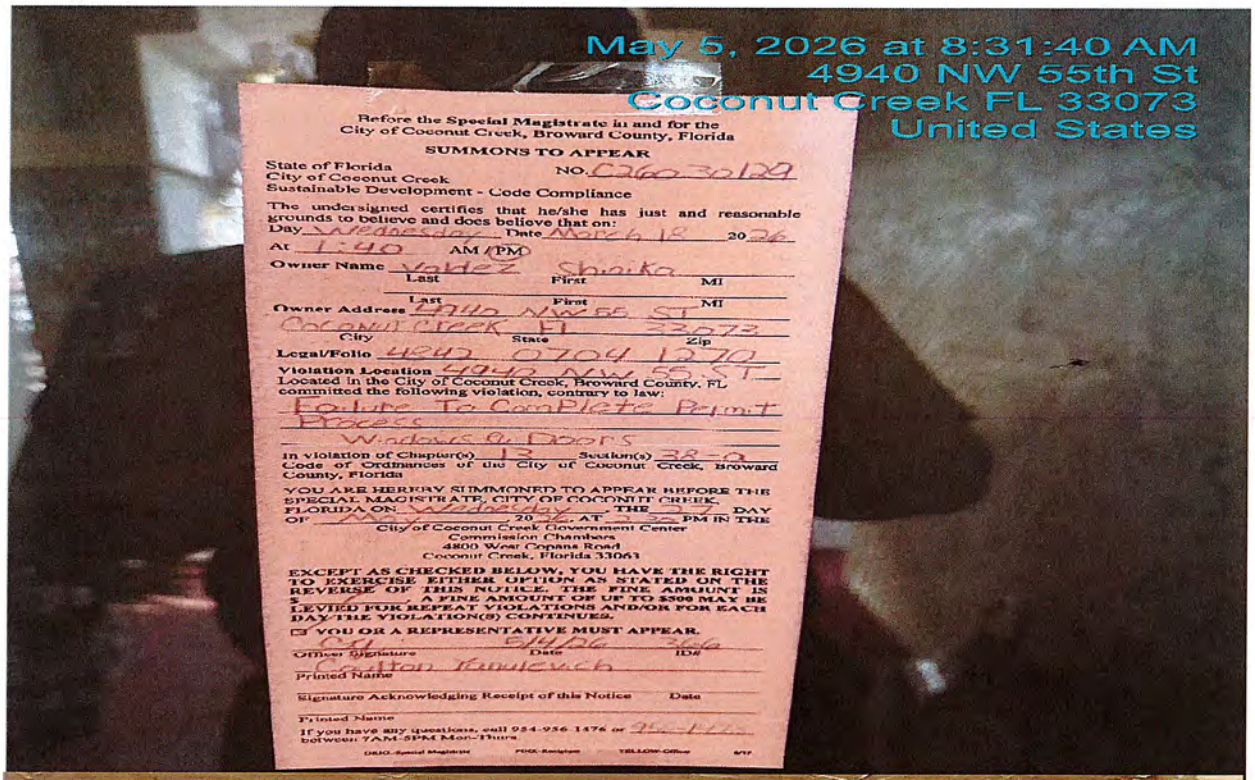
City, State, Zi

PS Form 38

9589 0710 5270 3748 5744 10

VALDEZ, SHINIKA
4940 NW 55 ST
COCONUT CREEK FL 33073

CB0320154 Summons
Postmark Here
C-4 5/1/26



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. C260 30129

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:
Day Wednesday Date March 18 20 26
At 1:40 AM / PM
Owner Name Yanez (Last) Shaika (First) (MI)
Owner Address 4940 NW 55 ST (Last) (First) (MI)
Coconut Creek (City) FL (State) 33073 (Zip)
Legal/Folio 4942 0704 1270
Violation Location 4940 NW 55 ST
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Failure To Complete Permit Process
Windows & Doors
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 20 26, 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 $ 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 Colton Yanulevich
Signature Acknowledging Receipt of this Notice Date
Printed Name
If you have any questions, call 954-956-1476 or
between: 7AM-5PM Mon-Thurs

C. Yanulevich

PERMIT STATUS

Permit #:	21001872
Property ID:	484207041270
Permit Desc:	WINDOWS/DOORS
Property Address:	4940 NW 55 ST COCONUT CREEK, FL 33073
Amount Due:	75.00
Pending Payment:	.00

Permit

Permit Information

Permit Number:	21001872	**C.O. Number:**	
Status:	Expired	**C.O. Operator:**	
Type:	B-WIN/DOOR	**C.O. Issued:**	
Applied Date:	6/16/2021	**C-404 Type:**	437
Operator:	tnoguera	**Usage Class:**	01

Issued Date:	9/2/2021	**Applied Value:**	17694
Operator:	fetienne	**Units:**	0
Master Number:		**Calc Value:**	0
Project Number:		**Contractor:**	65414

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PERMIT STATUS

Permit #:	21001872
Property ID:	484207041270
Permit Desc:	WINDOWS/DOORS
Property Address:	4940 NW 55 ST COCONUT CREEK, FL 33073
Amount Due:	75.00
Pending Payment:	.00

Plan Review

***** Plan Review Information**

Revision Stop	Status	Date In/Out	Reviewer/Notes
PROCESSING	READY FOR PICKUP	12/21/2021	**Reviewer:** DORDONEZ **Notes:** REV 2
SUBMITTAL NOTES	COMPLETED	12/16/2021	**Reviewer:** TJOSEPH **Notes:** REVISION 2 CHANGING NOA OPENING #2
REVISION 2 STR	APPROVED	12/16/2021 12/16/2021	**Reviewer:** MALMAS

PROCESSING	READY FOR PICKUP	11/30/2021 12/1/2021	**Reviewer:** TNOGUERA **Notes:** REVISION 1
REVISION 1 STR	APPROVED	11/24/2021 11/29/2021	**Reviewer:** MALMAS
SUBMITTAL NOTES	COMPLETED	11/24/2021 11/30/2021	**Reviewer:** TNOGUERA **Notes:** REVISION 1 CHANGING NOA OPENING #2
PROCESSING	READY FOR PICKUP	9/1/2021 9/2/2021	**Reviewer:** FETIENNE
BUILDING (STRUCTURAL)	APPROVED	8/31/2021 8/31/2021	**Reviewer:** MALMAS
HOLD FILE	BLDG CORR SUBMITTED	8/10/2021 8/31/2021	**Reviewer:** DORDONEZ **Notes:** CORRECTIONS SUBMITTED
BUILDING (STRUCTURAL)	HOLD	8/4/2021 8/9/2021	**Reviewer:** MALMAS **Notes:** 1. NOA# 20118.13 MUST BE COMPLETED MARKED WITH THE DESI GN CRITERIA. PLEASE INDICATE THE ANCHOR TYPE ON THE DES IGN LOAD CAPACITY TABLE, MARK ANCHOR TYPE. 2. PROVIDE A VALID NOA# 22363.3, MARKED WITH THE DESI GN CRITERIA. NEW NOA# 22551.1 WAS PROVIDED
HOLD FILE	BLDG CORR SUBMITTED	6/17/2021 8/4/2021	**Reviewer:** FETIENNE **Notes:** 6-17-21 SENT EMAIL. 8-4-2021 CORRECTIONS SUBMITTED

BUILDING (STRUCTURAL)	HOLD	6/16/2021 6/16/2021	**Reviewer:** MALMAS **Notes:** 1. NOA# 20118.13 MUST BE COMPLETED MARKED WITH THE DESI GN CRITERIA. 2. PROVIDE A VALID NOA# 22363.3, MARKED WITH THE DESIG N CRITERIA.

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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.

(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: 484207041270

Property Owner(s):VALDEZ,SHINIKA

Mailing Address:4940 NW 55 ST COCONUT CREEK, FL 33073

Property Address:4940 NW 55 STREET COCONUT CREEK, 33073

Property Use: 01-01 Single Family

Millage Code: 3212

Adj. Bldg. S.F: 1918

Bldg Under Air S.F: 1540

Effective Year: 1991

Year Built: 1990

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.: WINSTON PARK SECTION ONE 131-23B POR TR F DESC AS COMM AT NW COR OF SAID TR F,E 736.83,S 363.89,SELY 179.36,SELY 151.38, SELY 44.85,SELY 30.72,SELY 31.75 E 0.31 TO POB,E 37.12,E 25.09, N 95,W 2.21,NWLY ARC DIST 44.11,S 95.28 TO POB AKA: LOT 127 CYPRESS LAKE AT WINSTON PARK

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$41,330	$452,590	0	$493,920	$417,780	
2025	$41,330	$439,510	0	$480,840	$406,800	$8,351.10
2024	$41,330	$392,330	0	$433,660	$395,340	$8,099.87

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$493,920	$493,920	$493,920	$493,920
Portability	0	0	0	0
Assessed / SOH 22	$417,780	$417,780	$417,780	$417,780
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	$366,369	$392,780	$366,369	$366,369

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
01/29/2021	Warranty Deed Qualified Sale	$356,800	117034824

LAND CALCULATIONS

Summons/Case #C26030131
Ortiz, Melissa
5532 NW 53 CIR
Violation: 13-38-a
Failure to complete permit process

City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. C2603231
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 18 2026
At 2:00 AM / (PM)

Owner Name Ortiz Melissa
Last First MI

Last First MI

Owner Address 5532 NW 53 Cir
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0705 0870

Violation Location 5532 NW 53 Cir
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Failure To Complete Permit Process.
Pool and 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 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 5/4/26 366
Officer Signature Date ID#

Coulton Yanulevich
Printed Name

Posted at Property
Signature Acknowledging Receipt of this Notice Date

5/5/26
Printed Name

If you have any questions, call 954-956-1476 or 956-1478 between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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
C26030131	5532 NW 53 CIR	484207050870	ORTIZ,MELISSA

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: 03/18/2026

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 – F.S. 162.12(1):

✓ □ Certified Mail – Date Sent: 05/07/2026 - Receipt/Article #:9589071052703748574434 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: 05/05/2026 - Time: 08:40 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.)

CY
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 7 day of May, 2026 by YANULEVICH, COULTON who is personally known to me.

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

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 5744 34

ORTIZ, MELISSA
5532 NW 53 CIR
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 Postag
$

Sent To
ORTIZ, MELISSA

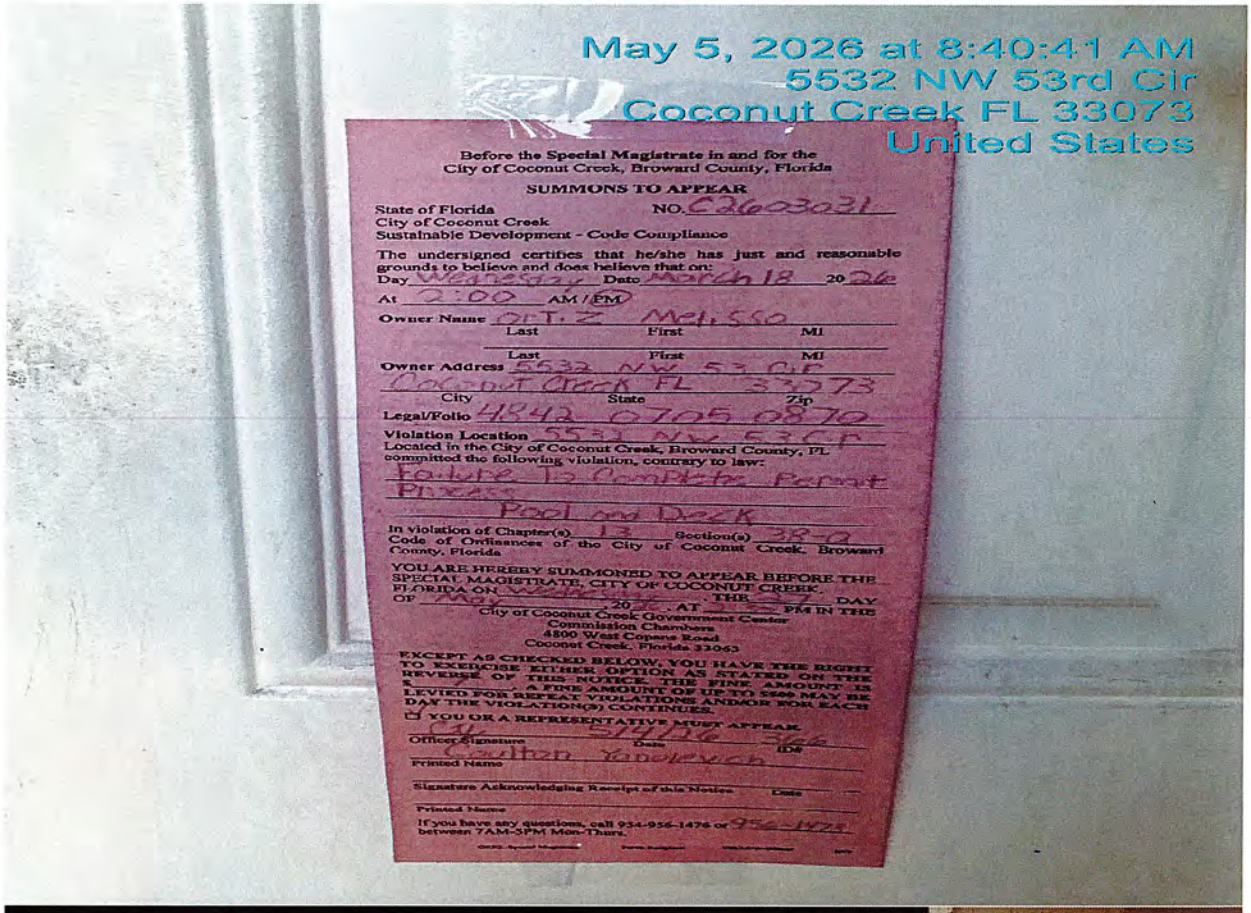
Street and A
5532 NW 53 CIR

City, State, Z
COCONUT CREEK FL 33073

CR2603031
Summons
Postmark Here
6/9/26

PS Form 38

9589 0710 5270 3748 5744 34



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

SUMMONS TO APPEAR

State of Florida NO. C2603031
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 18 20 26
At 2:00 AM / PM
Owner Name O.T.Z Methods
Last First MI
Last First MI
Owner Address 5532 NW 53 CIR
Coconut Creek FL 33073
City State Zip
Legal/Folio 4842 0705 0870
Violation Location 5532 NW 53 CT
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Failure To Complete Permit
Pool and 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 May 20 26 AT 7 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 $ 250 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 5/4/26 Date 364 ID#
Printed Name C. Yanulevich

Signature Acknowledging Receipt of this Notice Date
Printed Name

If you have any questions, call 954-956-1478 or 954-1478 between 7AM-5PM Mon-Thurs.

C. Yanulevich

PERMIT STATUS

Permit #:	21002965
Property ID:	484207050870
Permit Desc:	POOL/SPA
Property Address:	5532 NW 53 CIR COCONUT CREEK, FL 33073
Amount Due:	.00
Pending Payment:	.00

Permit

Permit Information

Permit Number:	21002965	**C.O. Number:**	
Status:	Expired	**C.O. Operator:**	
Type:	B-POOL	**C.O. Issued:**	
Applied Date:	9/21/2021	**C-404 Type:**	329
Operator:	online	**Usage Class:**	01

Issued Date:	7/12/2022	**Applied Value:**	48915
Operator:	tnoguera	**Units:**	0
Master Number:		**Calc Value:**	
Project Number:		**Contractor:**	62830

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Permit Desc:	POOL/SPA
Property Address:	5532 NW 53 CIR COCONUT CREEK, FL 33073
Amount Due:	.00
Pending Payment:	.00

Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
LOC FINAL ENGINEERING	1	THOMAS, JO	2/28/2024	2/28/2024	F		RESTORATION IS INCOMPLETE, NEED ZONING APPROVAL FOR SET BACK REQUIREMENTS. ALL HOLES/TRIP HAZARDS MUST BE ALLEV IATED, ALL CONSTRUCTION

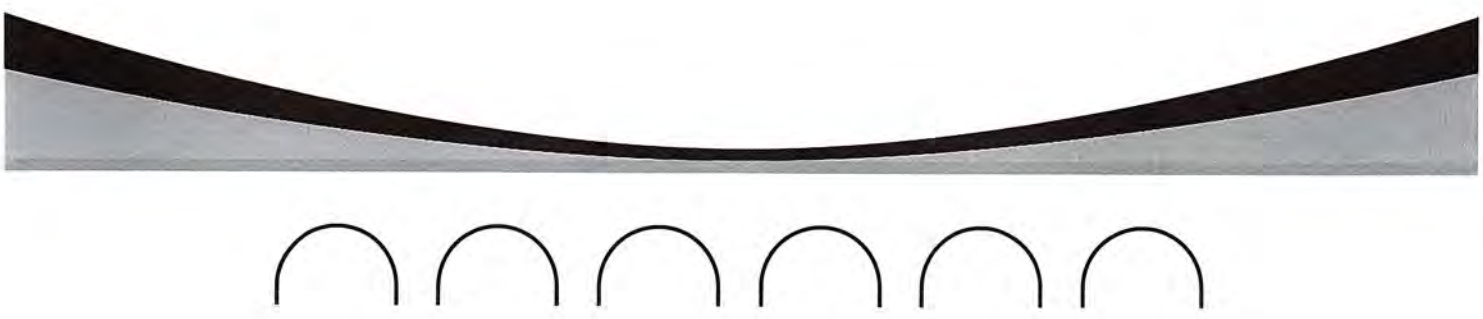
Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
							DEBRIS MUST BE REMOVED.
LOC FINAL PLUMBING	1	VAUGHN, TH	2/28/2024	2/28/2024	P		
LOC FINAL ZONING	1	TOROK, MAR	2/28/2024	2/29/2024	F		1) 2 PROPOSED LOT TREES HAVE NOT BEEN INSTALLED. 2) AS PER CITY CODE, ARTIFICIAL TURF CANNOT BE INSTALLED IN THE SETBACK. 3) RESTORATION IS INCOMPLETE, NEED ZONING APPROVAL FOR SETBACK REQUIREMENTS. ALL HOLES/TRIP HAZA RDS MUST BE ALLEVIATED, ALL CONSTRUCTION DEBRIS MUST BE REMOVED.
LOC FINAL ELECTRIC	3	DELARIONDA	2/6/2024	2/6/2024	P		
LOC FINAL ELECTRIC	2	DELARIONDA	1/29/2024	1/29/2024	F		NOT PER PLAN.GFCI HEATER

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
POOL ALARMS	2	DELARIONDA	1/29/2024	1/29/2024	P		
LOC FINAL ELECTRIC	1	DELARIONDA	1/23/2024	1/23/2024	F		NO ACCESS/NO PERMIT/PLANS POSTED FBC.110
POOL ALARMS	1	DELARIONDA	1/23/2024	1/23/2024	F		NO ACCESS/NO PERMIT/PLANS POSTED FBC.11
PERMIT EXTENSION	1		1/10/2024	1/10/2024	P		EXTENSION ONLY
DECK PERIMETER BOND/GROUND	1	DELARIONDA	3/27/2023	3/27/2023	P		
UNDERGROUND ELE	2	DELARIONDA	3/13/2023	3/13/2023	P		PENDING WATER BOND
UNDERGROUND ELE	1	DELARIONDA	3/7/2023	3/7/2023	F		MISSING WATER BOND NEC.680.26
POOL/SPA PIPING	1	GRANBERG,W	3/7/2023	3/9/2023	P		
PREPOUR CONCRETE - STRUCTURAL	1	TORESCO,DO	11/9/2022	11/9/2022	P		
PREPOUR CONCRETE - ZONING	1	MONTANO-GA	11/9/2022	11/9/2022	P		
MAIN DRAIN	3	GRANBERG,W	11/7/2022	11/8/2022	P		
POOL BOND/GROUND (OR SPA)	2	DELARIONDA	11/2/2022	11/2/2022	P		

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
MAIN DRAIN	2	GRANBERG,W	11/2/2022	11/2/2022	F		FAILED PSI TEST
POOL/SPA STEEL	2	TORESCO,DO	11/2/2022	11/2/2022	P		
POOL BOND/GROUND (OR SPA)	1	DELARIONDA	10/18/2022	10/18/2022	F		/NO PLANS ON SITE FBC.105.7
MAIN DRAIN	1	GRANBERG,W	10/18/2022	10/18/2022	F		LOW PSI/NO PERMIT/PLANS
POOL/SPA STEEL	1	TORESCO,DO	10/18/2022	10/18/2022	F		NO PERMIT ON SITE FBC 105.7 REMOVE WATER FROM POOL TO EXPOSE STEEL FOR INSPECTION

Required Inspections to be Completed

LOC FINAL ENGINEERING	2
LOC FINAL LANDSCAPING	1
LOC FINAL STRUCTURAL	1
LOC FINAL ZONING	2



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.

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(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: 484207050870

Property Owner(s):ORTIZ,MELISSA

Mailing Address:5532 NW 53 CIR COCONUT CREEK, FL 33073

Property Address:5532 NW 53 CIRCLE COCONUT CREEK, 33073-3737

Property Use: 01-05 Single Family Zero Lot Line

Millage Code: 3212

Adj. Bldg. S.F: 1955

Bldg Under Air S.F: 1609

Effective Year: 1991

Year Built: 1990

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.: WINSTON PARK SECTION ONE 131-23B A PORTION TRACT E DESC AS COMM AT NW COR OF SAID TR,E 526.29,S 65 TO POB,S 55,W 108.79, N 16.19,NWLY,NLY & NELY 15.29, NELY 30.67,E 88.87 TO POB AKA: LOT 87 LAUREN'S TURN

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$50,850	$436,650	0	$487,500	$178,070	
2025	$50,850	$468,910	0	$519,760	$173,390	$3,418.76
2024	$45,200	$415,800	0	$461,000	$163,630	$3,186.55

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$487,500	$487,500	$487,500	$487,500
Portability	0	0	0	0
Assessed / SOH 13 Granny Flat	$178,070	$178,070	$178,070	$178,070
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	$126,659	$153,070	$126,659	$126,659

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
03/13/2012	Warranty Deed Qualified Short Sale	$145,000	48603 / 1916
06/18/1999	Warranty Deed	$134,000	29593 / 1115

LAND CALCULATIONS

Unit Price	Units	Type
$9.00	5,650 SqFt	Square Foot

Summons/Case #C26030132
Vasquez, David Toltin
3852 NW 59 ST
Violation: 13-38-a
Failure to complete permit process

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

SUMMONS TO APPEAR

State of Florida NO. C26030132
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 18 2026
At 2:20 AM / (PM)

Owner Name Vasquez David Toltin
Last First MI

Last First MI

Owner Address 3852 NW 59 ST
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0804 1190

Violation Location 3852 NW 59 ST
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Failure To Complete Permit Process
A/C

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 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.**

CTJ 5/4/26 366
Officer Signature Date ID#

Coulton Yanulevich
Printed Name

Posted at Property
Signature Acknowledging Receipt of this Notice Date

5/5/26
Printed Name

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

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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
C26030132	3852 NW 59 ST	484208041190	VASQUEZ,DAVID TOLTIN

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: 03/18/2026

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 – F.S. 162.12(1):

✓ □ Certified Mail – Date Sent: 05/07/2026 - Receipt/Article #:9589071052703748574427 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:05/05/2026 - Time: 8:20 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.)

CY
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 7 day of May, 2026 by YANULEVICH, COULTON who is personally known to me.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030132	3852 NW 59 ST	484208041190	VASQUEZ,DAVID TOLTIN

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:

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✓ □ Certified Mail – Date Sent: 05/07/2026 - Receipt/Article #:95890710527037485744427 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:05/05/2026 - Time: 8:20 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.)

CY
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 7 day of May, 2026 by YANULEVICH, COULTON who is personally known to me.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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®

9589 0710 5270 3748 5744 27

VASQUEZ, DAVID TOLTIN
3852 NW 59 ST
COCONUT CREEK FL 33073-4109

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.

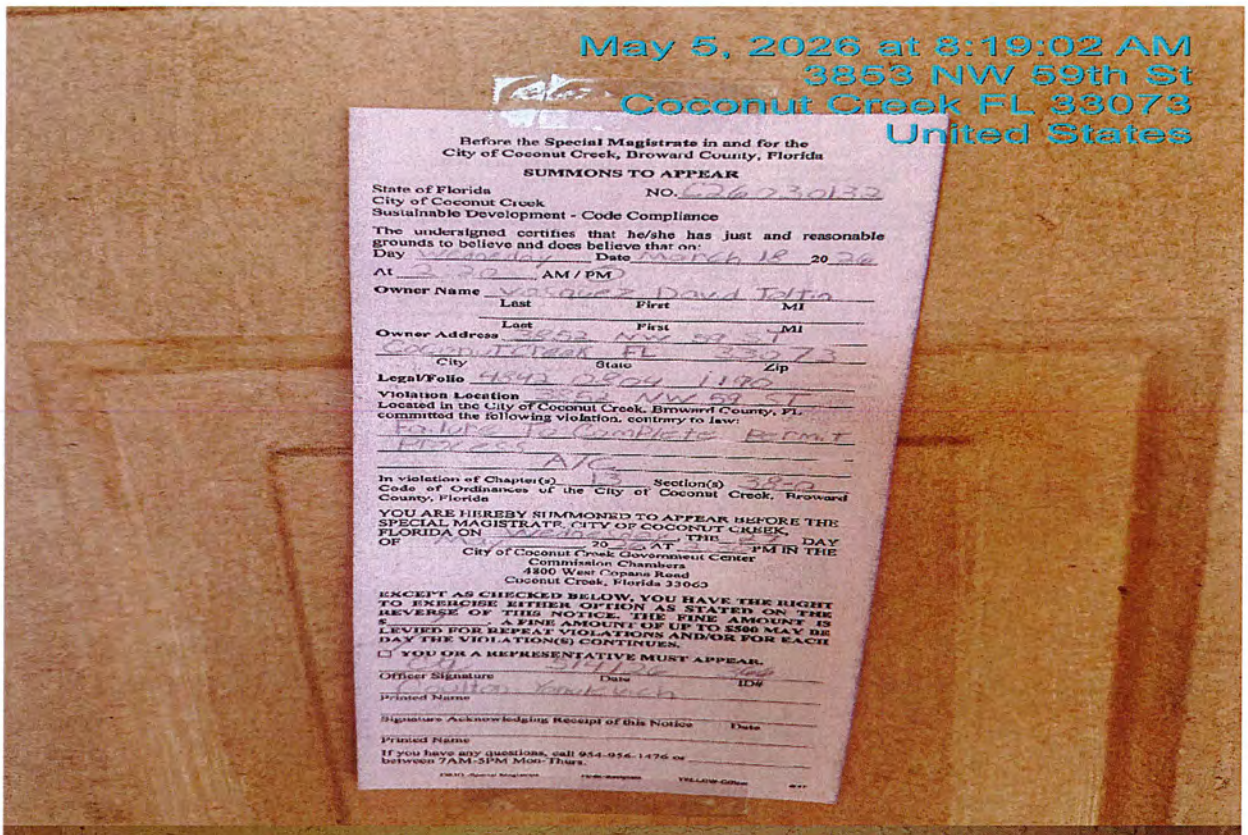
City, State, ZIP+

C26030132
Summons
Postmark Here
CY 5/1/26

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

9589 0710 5270 3748 5744 27

VASQUEZ, DAVID TOLTIN
3852 NW 59 ST
COCONUT CREEK FL 33073-4109



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

SUMMONS TO APPEAR

State of Florida NO. 26230132
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 18 20 26
At 2:30 AM / PM
Owner Name Vasquez David Talia
Last First MI
Last First MI
Owner Address 3852 NW 59 ST
Coconut Creek FL 33073
City State Zip
Legal/Folio 484 0804 1180
Violation Location 3852 NW 59 ST
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Failure To Complete Permit
AC
In violation of Chapter(s) 13 Section(s) 38-2
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 April 22nd, 2026 This 54 DAY OF 20 26 AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

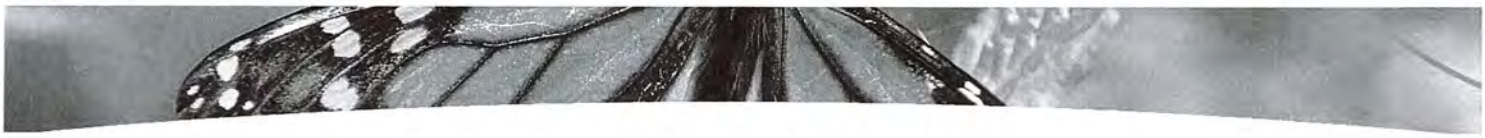
EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS $ 250 A FINE AMOUNT OF UP TO $500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

☐ 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 between 7AM-5PM Mon-Thurs.

WHITE-Special Magistrate PINK-Respondent YELLOW-Officer

C. Yanulevich



PERMIT STATUS

Permit #:	21003355
Property ID:	484208041190
Permit Desc:	A/C REPLACEMENT
Property Address:	3852 NW 59 ST COCONUT CREEK, FL 33073
Amount Due:	.00
Pending Payment:	.00

Permit

Permit Information

Permit Number:	21003355	**C.O. Number:**	
Status:	Expired	**C.O. Operator:**	
Type:	B-A/C REPL	**C.O. Issued:**	
Applied Date:	10/28/2021	**C-404 Type:**	437
Operator:	online	**Usage Class:**	01

Issued Date:	11/1/2021	**Applied Value:**	13990
Operator:	dlopez	**Units:**	0
Master Number:		**Calc Value:**	
Project Number:		**Contractor:**	62776

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PERMIT STATUS

Permit #:	21003355
Property ID:	484208041190
Permit Desc:	A/C REPLACEMENT
Property Address:	3852 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
PROCESSING	READY FOR PICKUP	11/1/2021	**Reviewer:** FETIENNE
MECHANICAL (A/C)	APPROVED	10/28/2021 10/28/2021	**Reviewer:** MBECK

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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.

(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: 484208041190

Property Owner(s):VASQUEZ,DAVID TOLTIN

Mailing Address:3852 NW 59 ST COCONUT CREEK, FL 33073-4109

Property Address:3852 NW 59 STREET COCONUT CREEK, 33073-4109

Property Use: 01-05 Single Family Zero Lot Line

Millage Code: 3212

Adj. Bldg. S.F: 2185

Bldg Under Air S.F: 1987

Effective Year: 2000

Year Built: 1990

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.: PARKWOOD V 140-6 B LOT 119

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$66,270	$462,440	0	$528,710	$427,330	
2025	$66,270	$524,720	0	$590,990	$416,100	$8,547.63
2024	$66,270	$509,640	0	$575,910	$404,380	$8,291.57

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$528,710	$528,710	$528,710	$528,710
Portability	0	0	0	0
Assessed / SOH 21	$427,330	$427,330	$427,330	$427,330
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	$375,919	$402,330	$375,919	$375,919

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/03/2020	Warranty Deed Qualified Sale	$377,000	116449234
08/17/2018	Quit Claim Deed Non-Sale Title Change	$100	115270605
12/01/1993	Quit Claim Deed	$100	21608 / 937
11/01/1990	Special Warranty Deed	$118,700	

LAND CALCULATIONS

Unit Price	Units	Type
$10.00	6,627 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Summons/Case #C26030166
3597 Wiles RD FL Owner LLC
3597 Wiles RD
Violation: 13-444-b-4-b
Improper Palm Pruning

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

SUMMONS TO APPEAR

State of Florida NO. C26030166
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 24 2026
At 1:30 AM / (PM)

Owner Name 3597 Wiles RD FL owner LLC
Last First MI
April Housing - Property Tax
Last First MI

Owner Address P.O. Box A3951
Chicago IL 60609
City State Zip

Legal/Folio 4842 0807 0012

Violation Location 3597 Wiles Road
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Improper Palm Pruning
STipulated agreement: Take
Tree Class with Mark Torok

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 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.**

CG 4/1/26 366
Officer Signature Date ID#

Coulton Yanulevich
Printed Name

Y. CASAMAS
Signature Acknowledging Receipt of this Notice Date

YULIETH CASAMAS
Printed Name

If you have any questions, call 954-956-1476 or 956-1478 between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

IMPORTANT INSTRUCTIONS

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

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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
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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
C26030166	3597 WILES RD	484208070012	BANYAN POINTE

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: 03/24/2026

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: 04/07/2026 - Receipt/Article #:9589071052701607574281 9589071052701607574298
  Return Receipt Requested
- ✓ □ Hand Delivery – Date: 04/01/2026 - Time: 10:30 A.M. - Name: Yulieth Casanas
- ✓ □ Commercial Property – Title/ relationship to business: Property 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

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 7 day of April, 2026 by YANULEVICH, COULTON who is personally known to me.

Signature of Notary

RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Coconut Creek
TERFLY CAPITAL OF THE WORLD®

TY OF COCONUT CREEK
silient Design & Dev. Dept.
de Compliance Division
00 W. Copans Road
conut Creek, FL 33063

CERTIFIED MAIL®

9589 0710 5270 1607 5742 98

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 $

C-20230166
Summons
C-Y Mail

Postmark Here

Sent To CORPORATION SERVICE COMPANY
Street and Apt. 1201 HAYS STREET
City, State, ZIP TALLAHASSEE, FL 32301-2525

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

9589 0710 5270 1607 5742 98

COCONUT CREEK
TTERFLY CAPITAL OF THE WORLD®

TY OF COCONUT CREEK
silient Design & Dev. Dept.
de Compliance Division
00 W. Copans Road
conut Creek, FL 33063

CERTIFIED MAIL®

9589 0710 5270 1607 5742 81

3597 WILES ROAD FL OWNER LLC
%APRIL HOUSING -PROPERTY TAX
P.O. BOX A3951
CHICAGO IL 60609

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 $ C260 30166

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 $ c.y 4/7/26

Total Postage a $

Sent To 3597 WILES ROAD FL OWNER LLC

Street and Apt. %APRIL HOUSING -PROPERTY TAX
P.O. BOX A3951

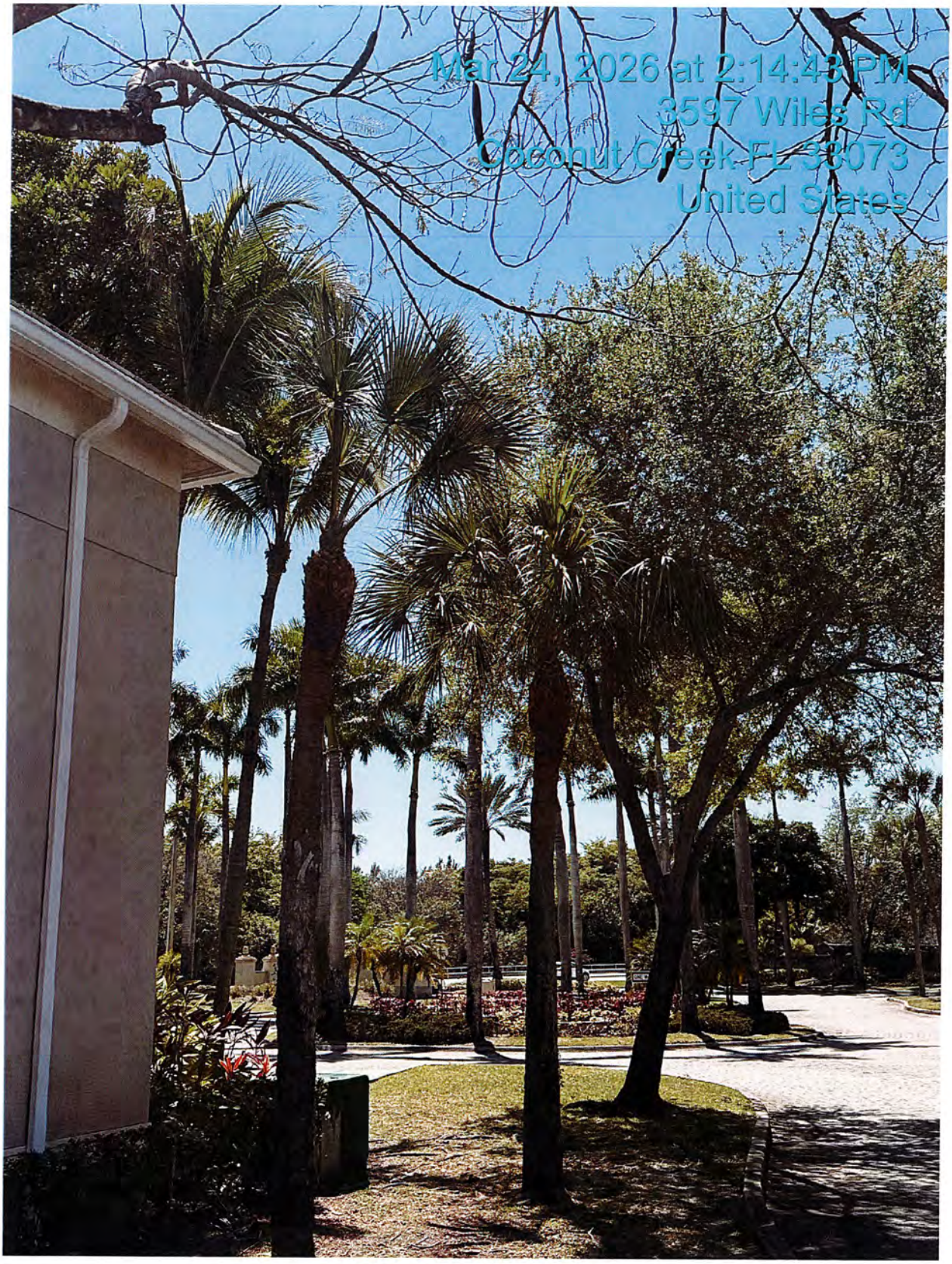
City, State, ZIP+ CHICAGO IL 60609

Postmark Here Summers

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

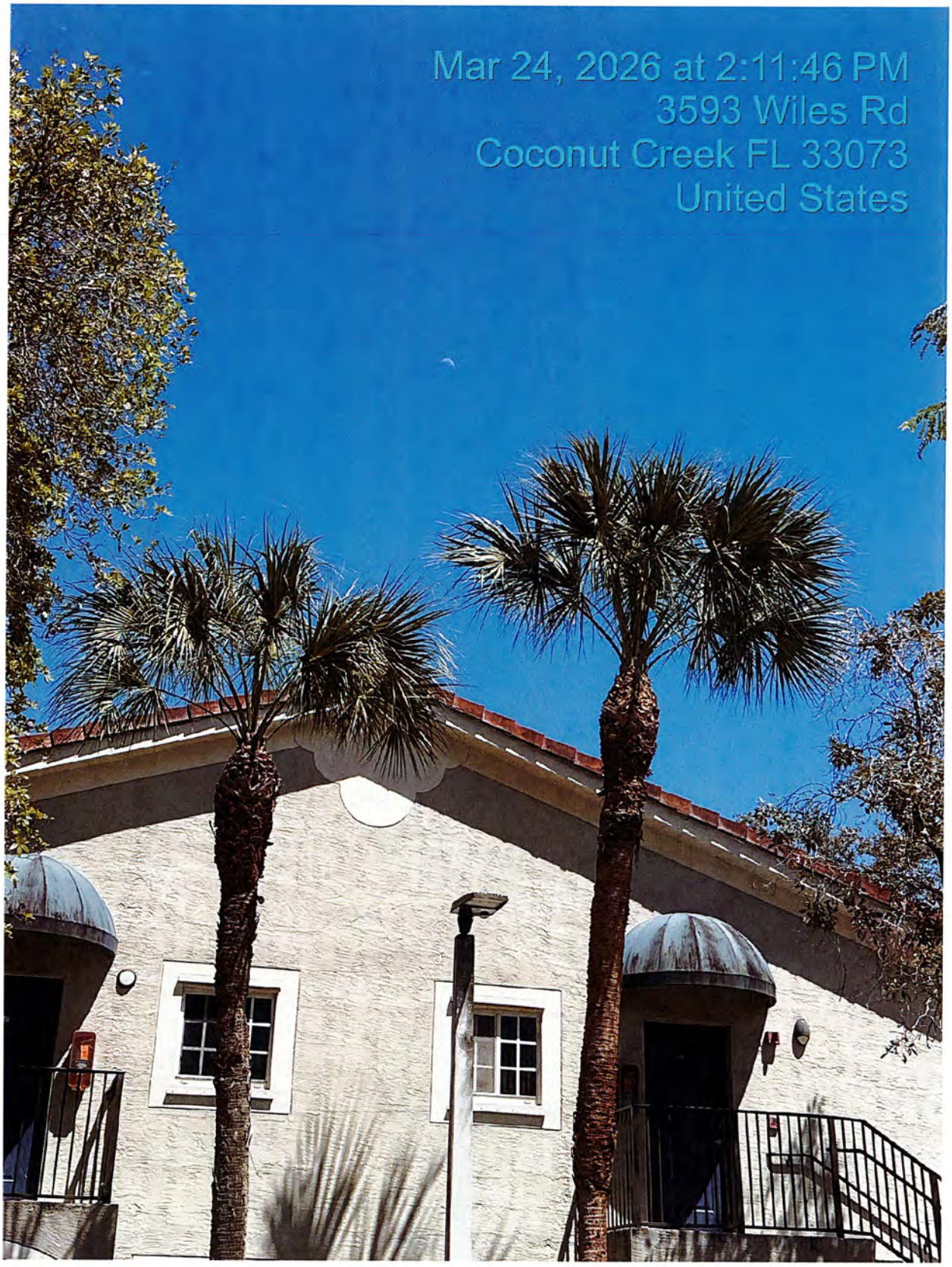
9589 0710 5270 1607 5742 81

2 Sables to the left of the office.



C. Yanulevich

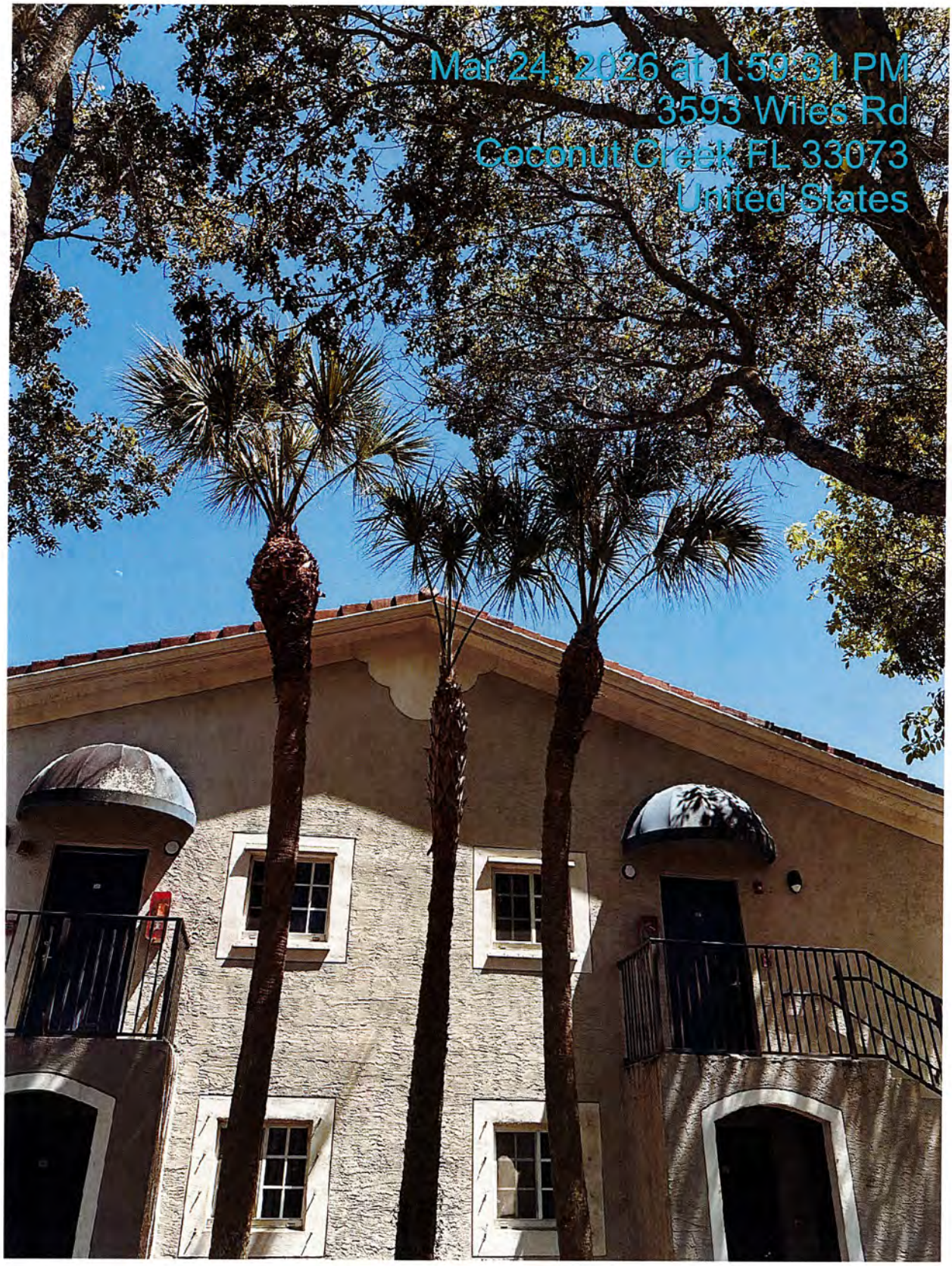
2 Sables to the right of Building 3557



C. Yanulevich

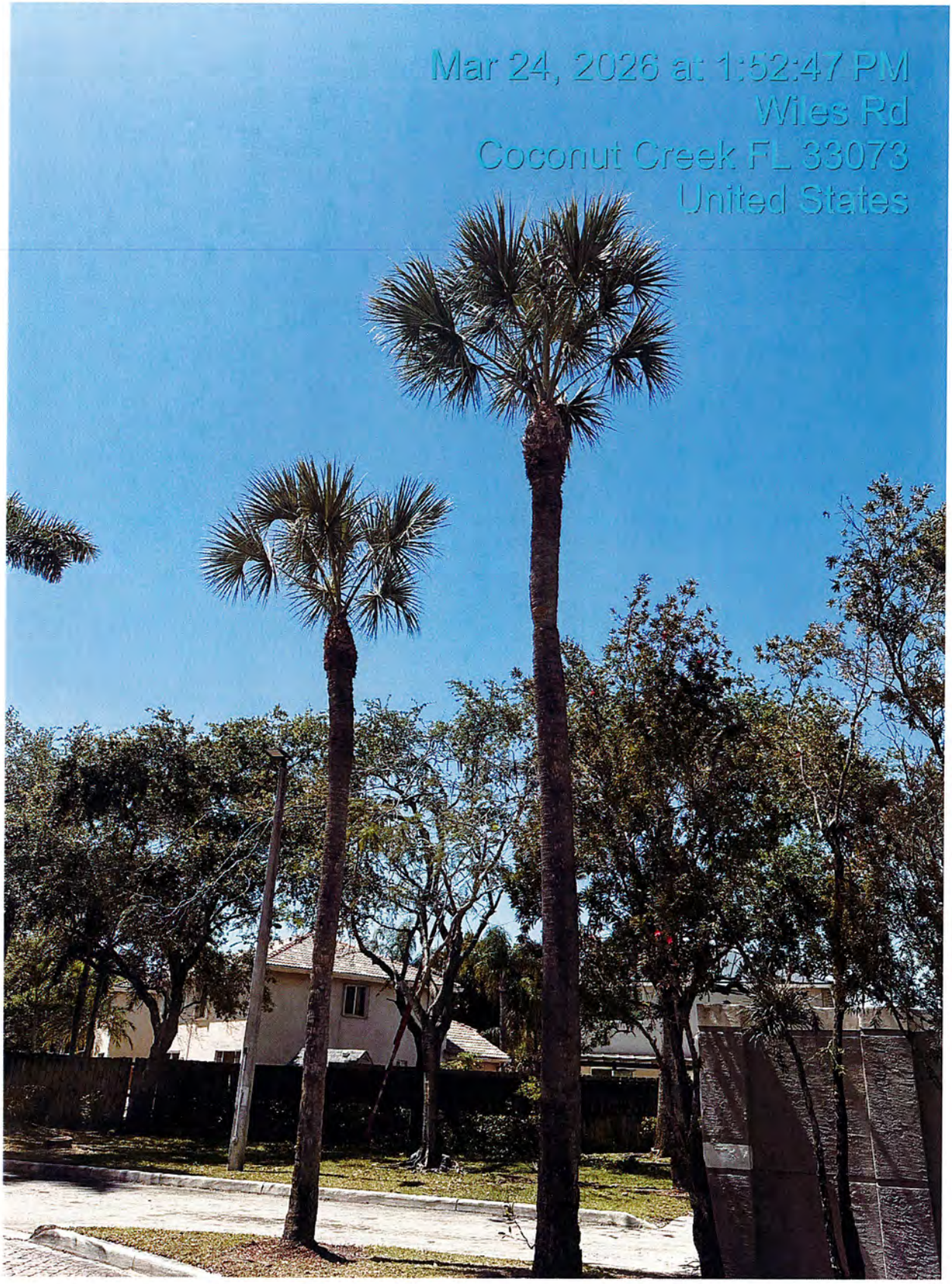
3597 Wiles RD Vio: 13-444-b-4-b 03/24/2026

3 Sables to the left of Building 3593



C. Yanulevich

Closest 2 Sables to dumpster

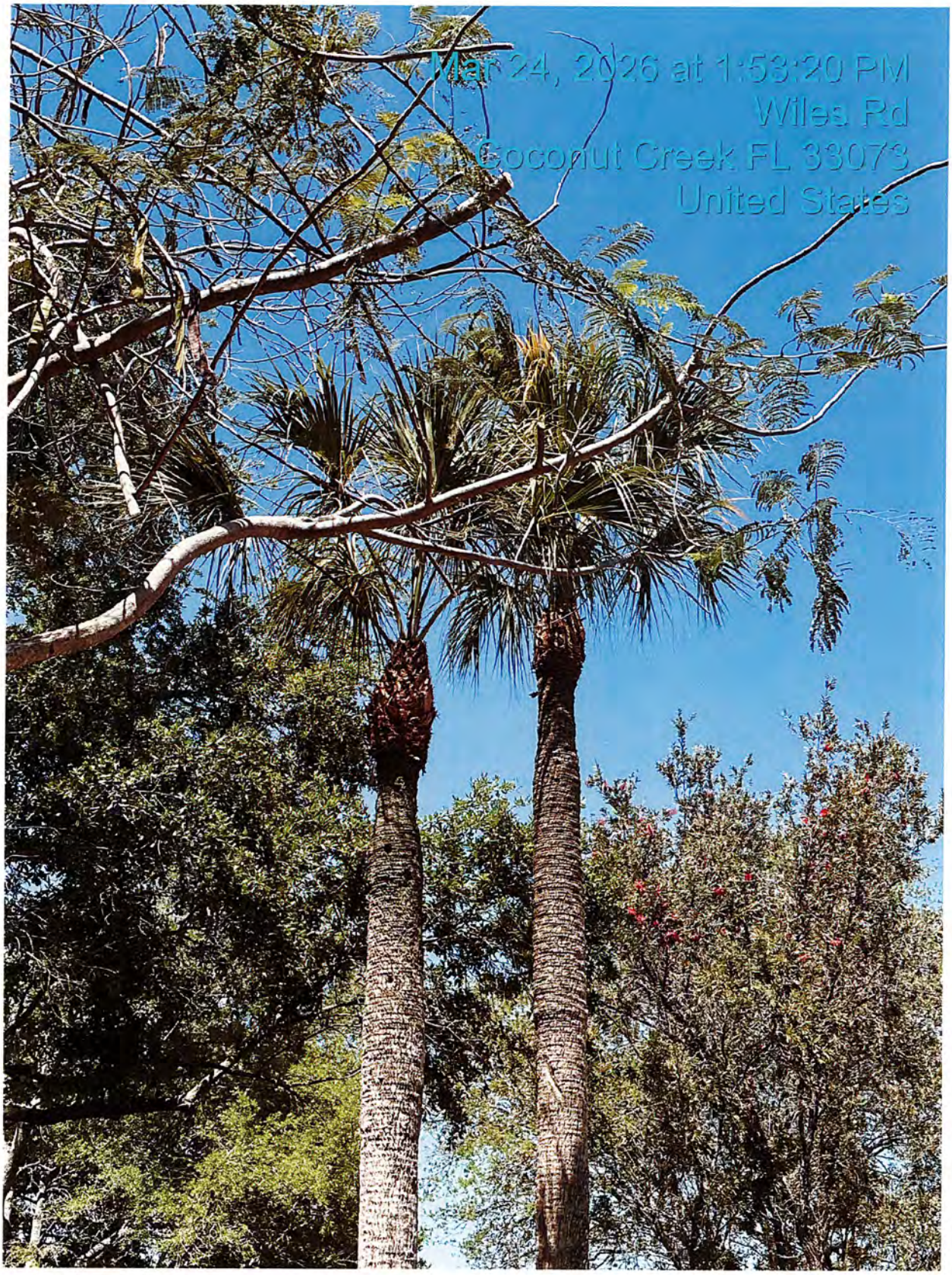


C. Yanulevich

Furthest 2 Sables by dumpster #1

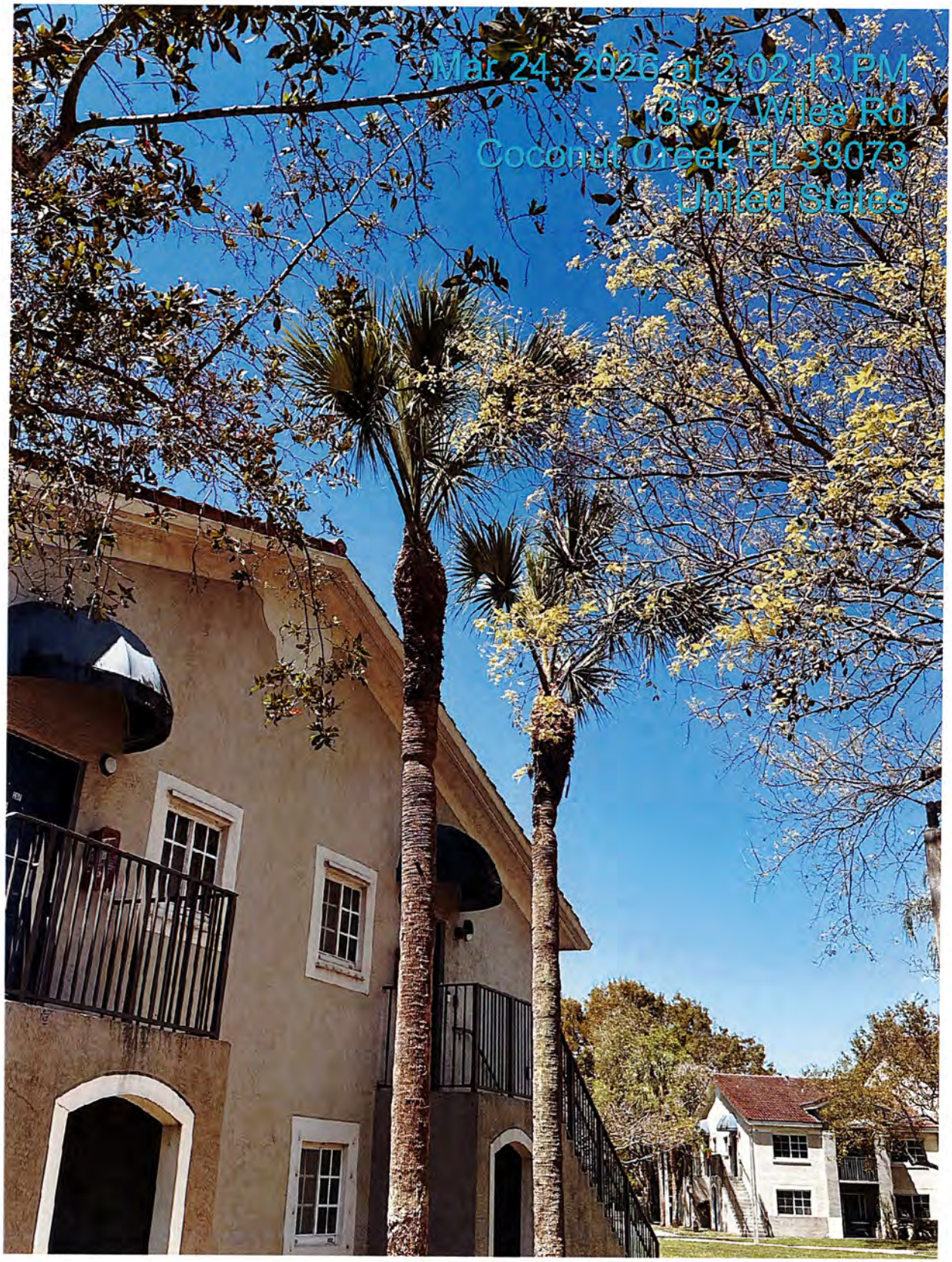
C. Yanulevich

Furthest 2 Sables by dumpster #2



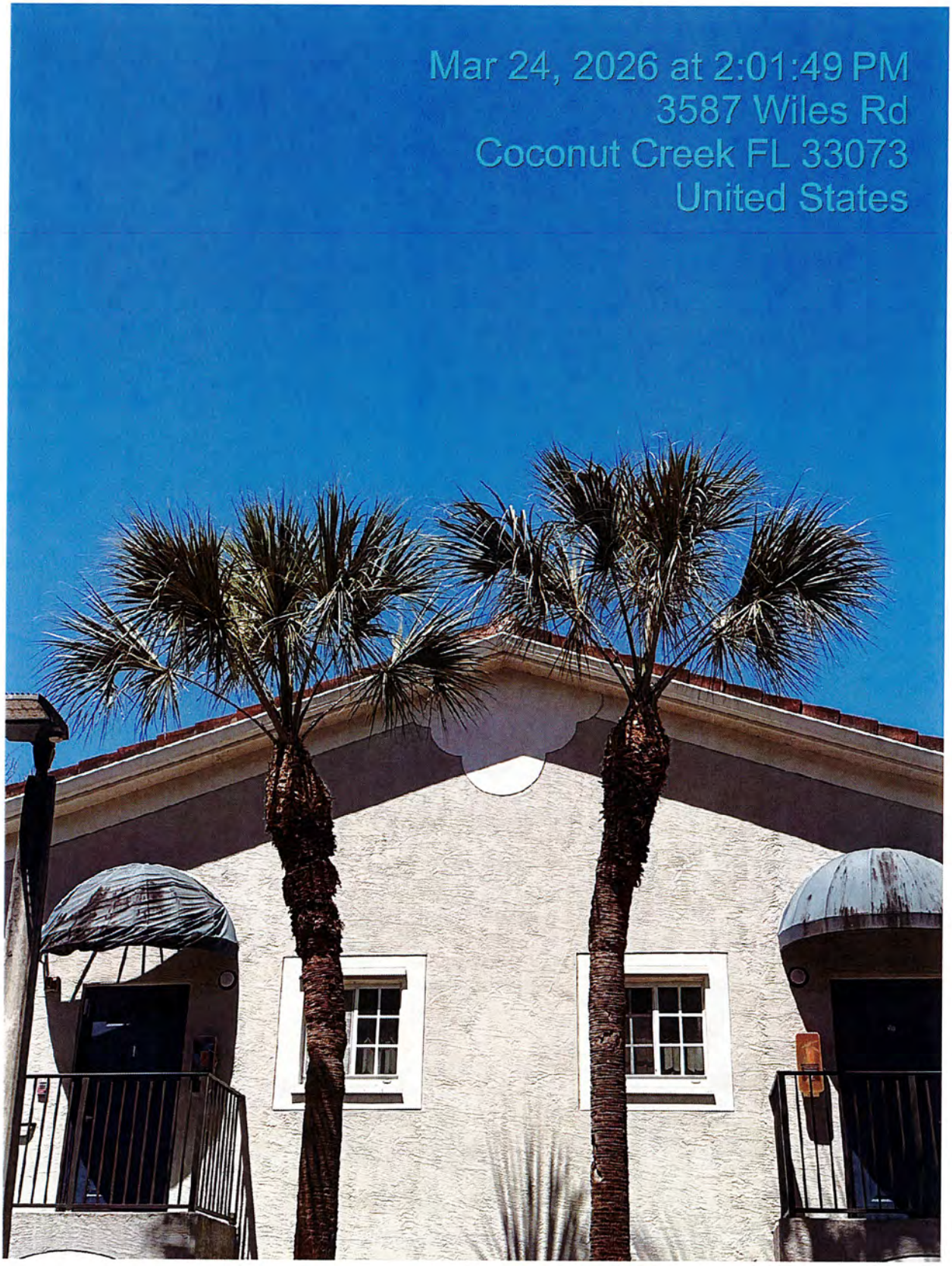
C. Yanulevich

Group of 2 Sables to the right of Building 3587 #1



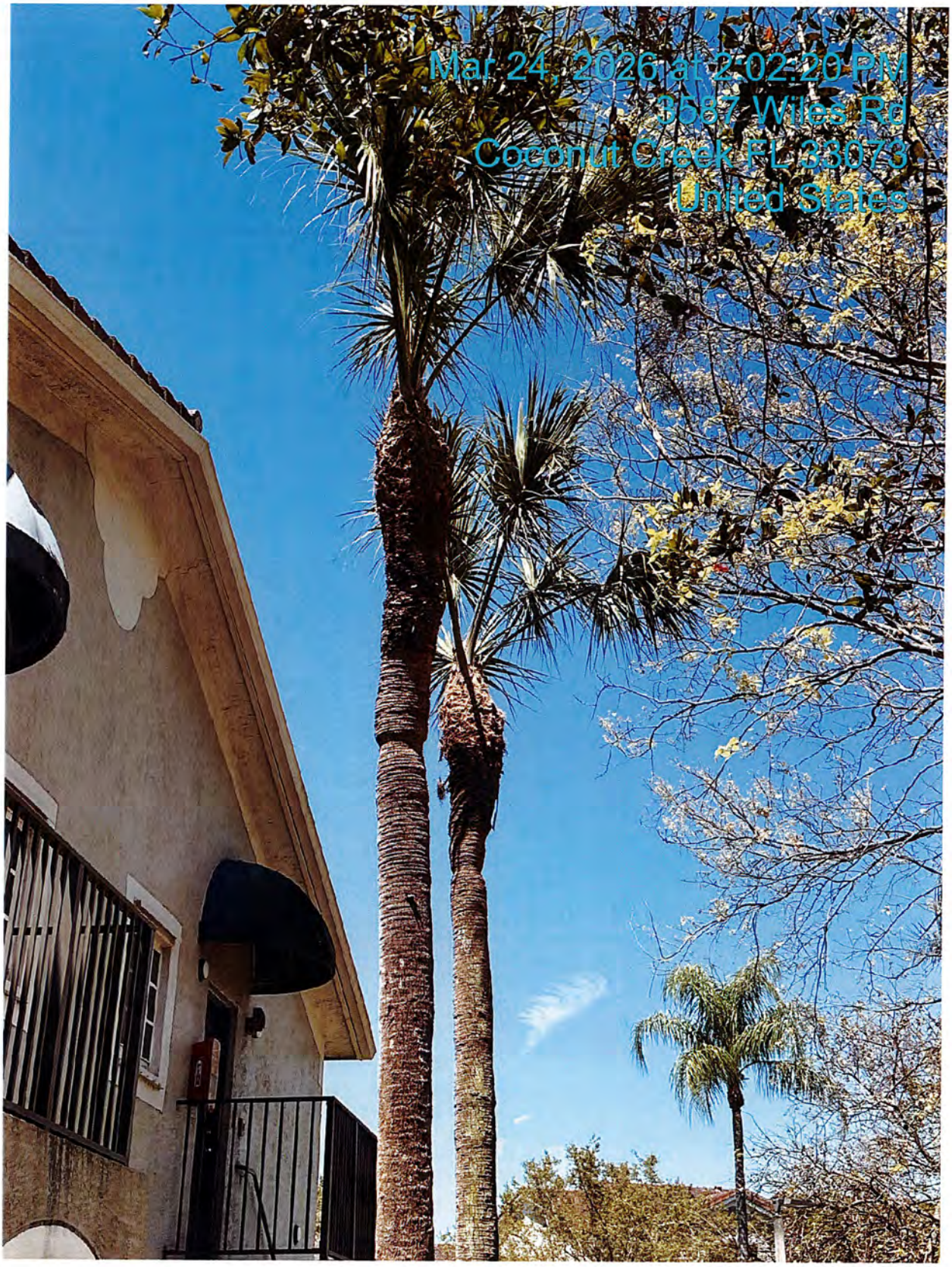
C. Yanulevich

Group of 2 sables to the right of building 3587 #2



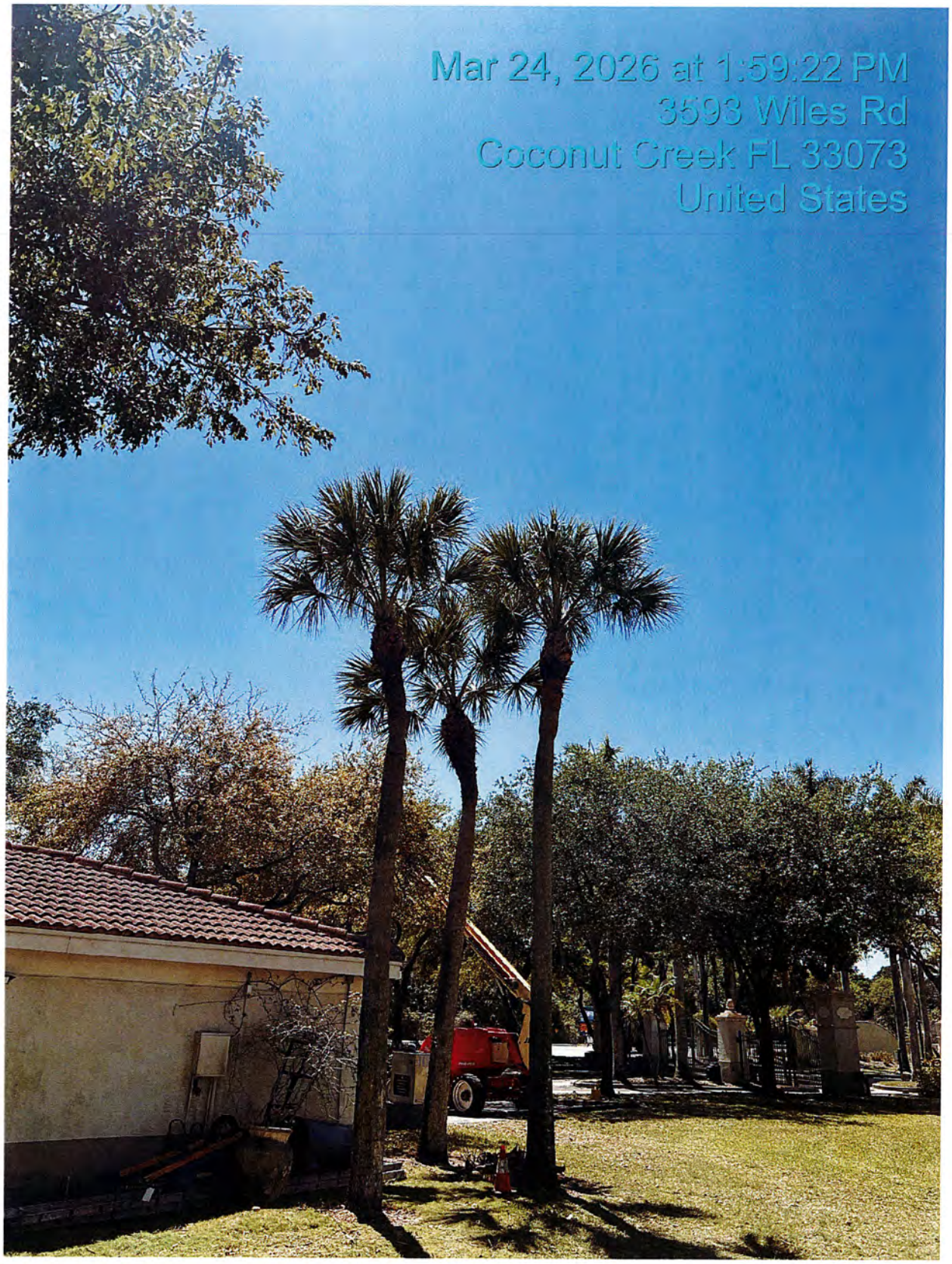
C. Yanulevich

Group of 2 Sables on the right of building 3593



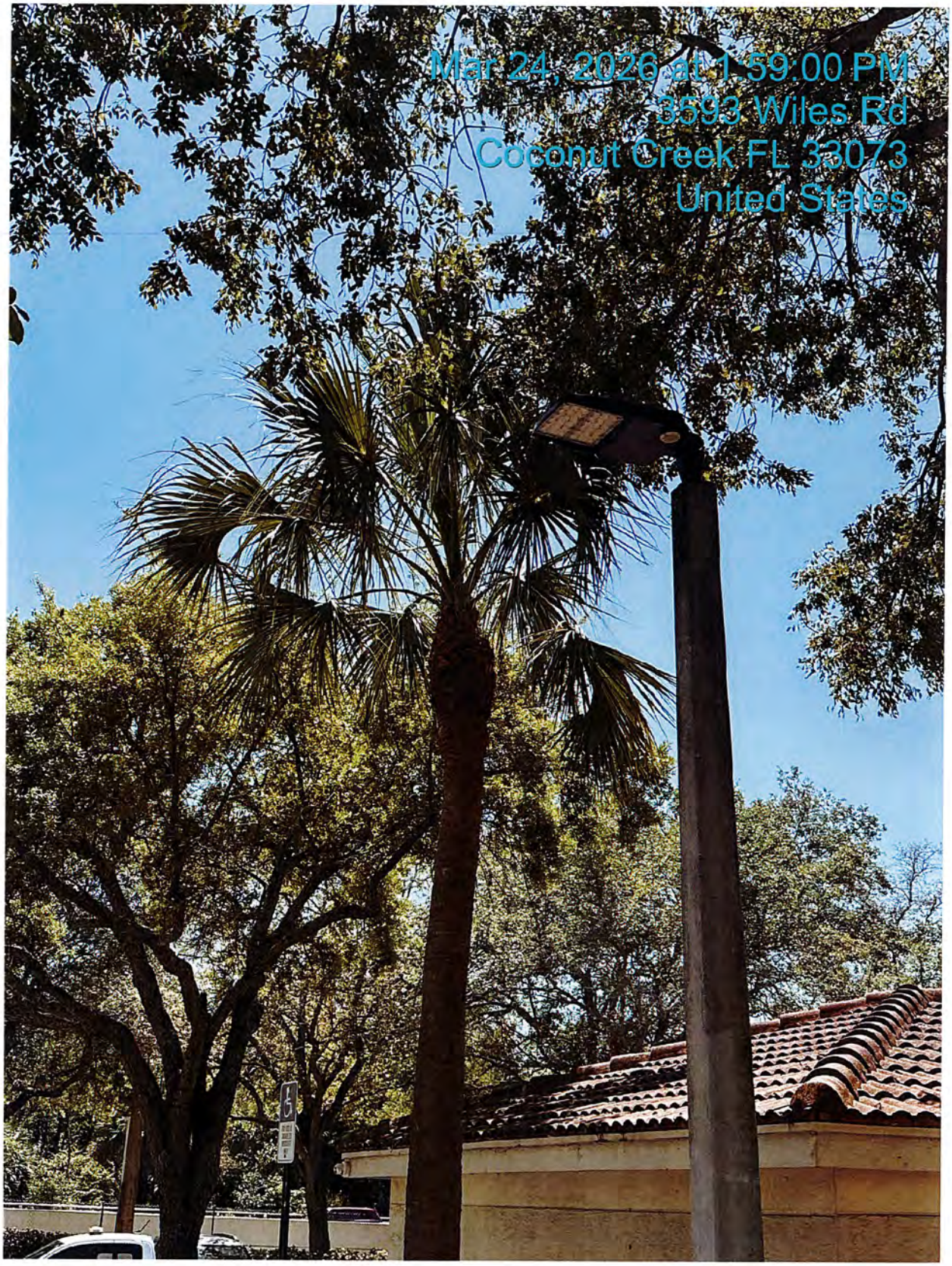
C. Yanulevich

Group of 3 Sables back right of Maintenance Building



C. Yanulevich

Sable to the left of Maintenance Building



C. Yanulevich

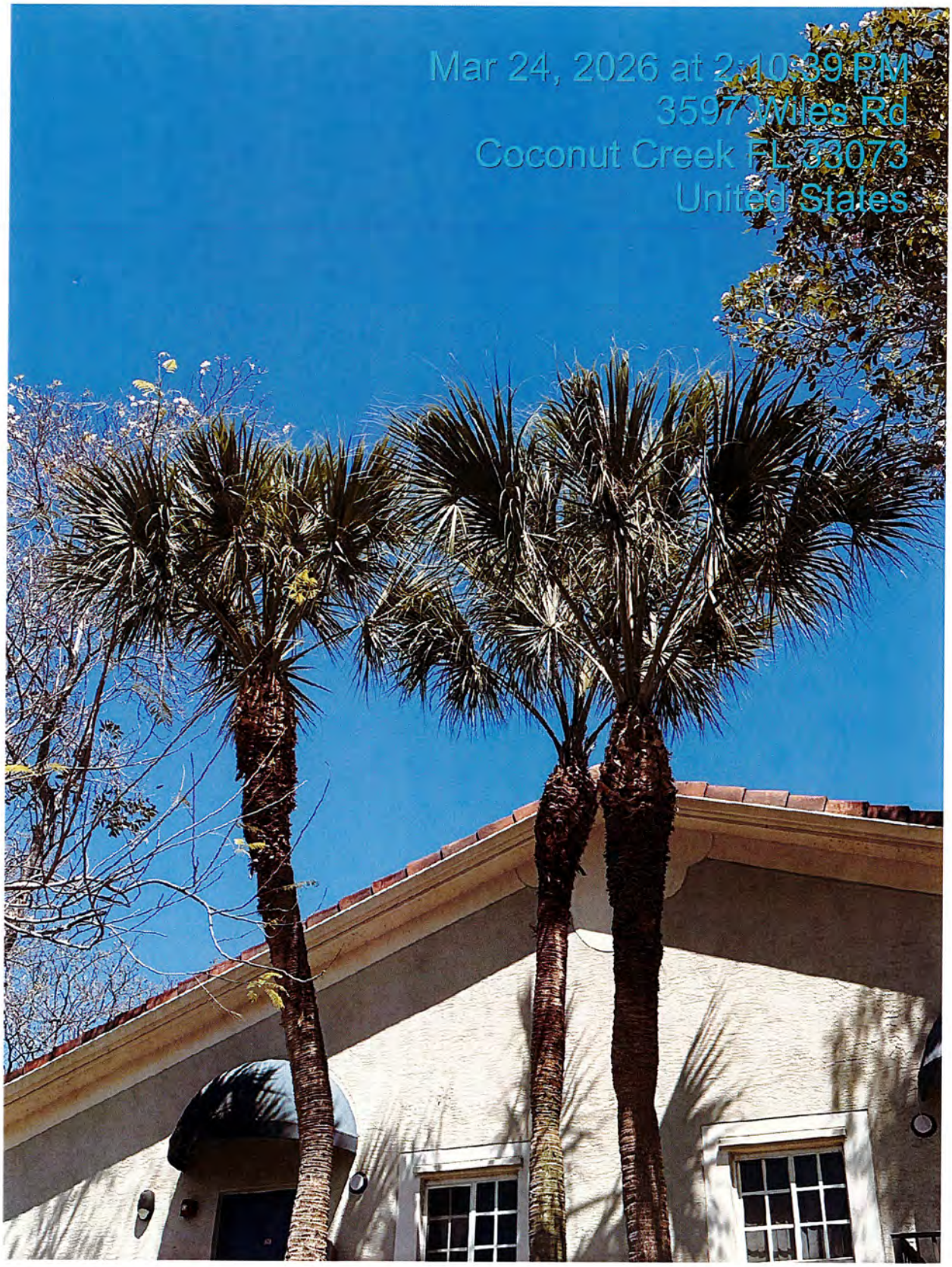
Sable in front left of Maintenance Building

C. Yanulevich

Group of 3 Sables right of building 3557 #1

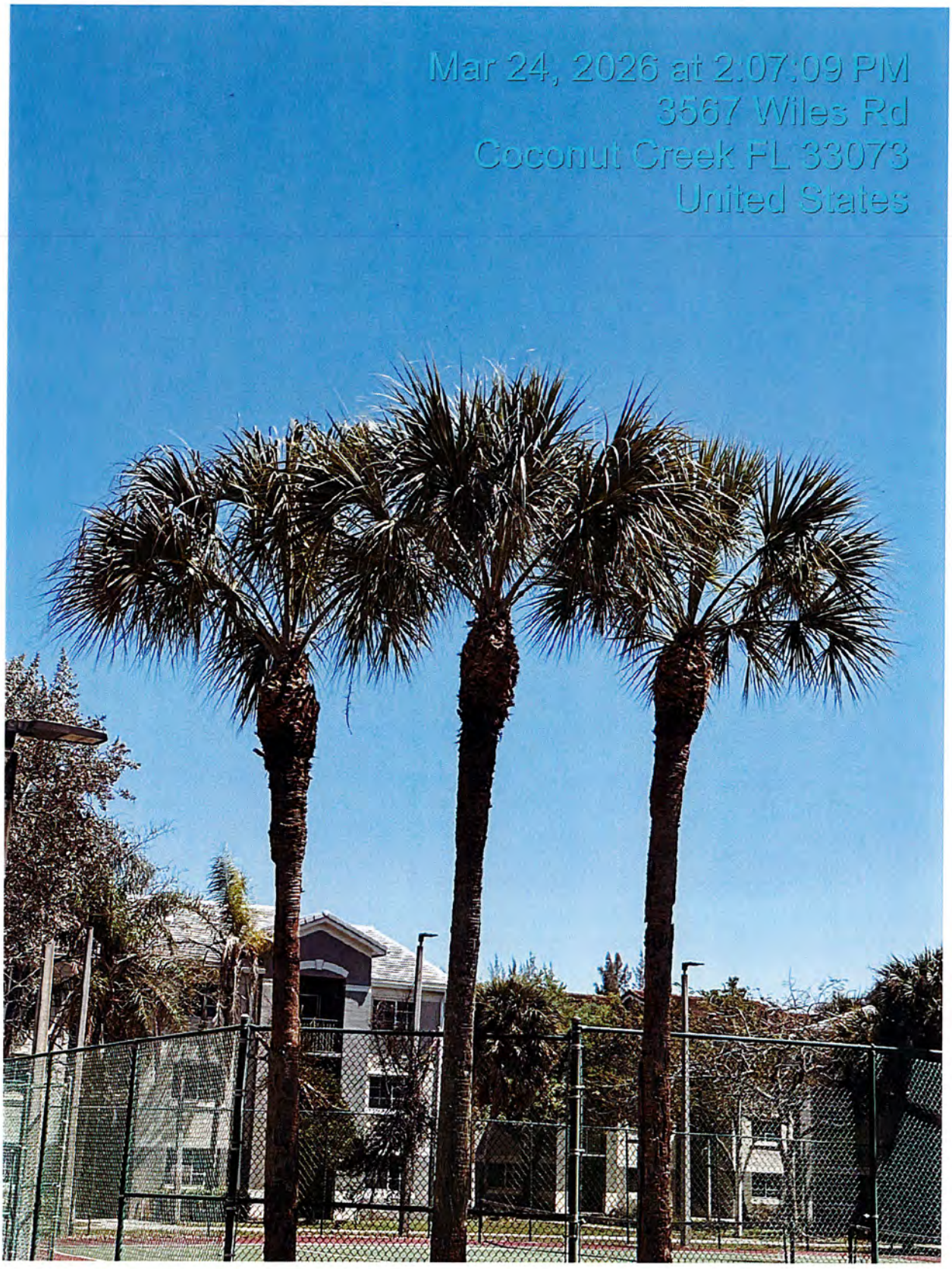
C. Yanulevich

Group of 3 Sables right of building 3557 #2



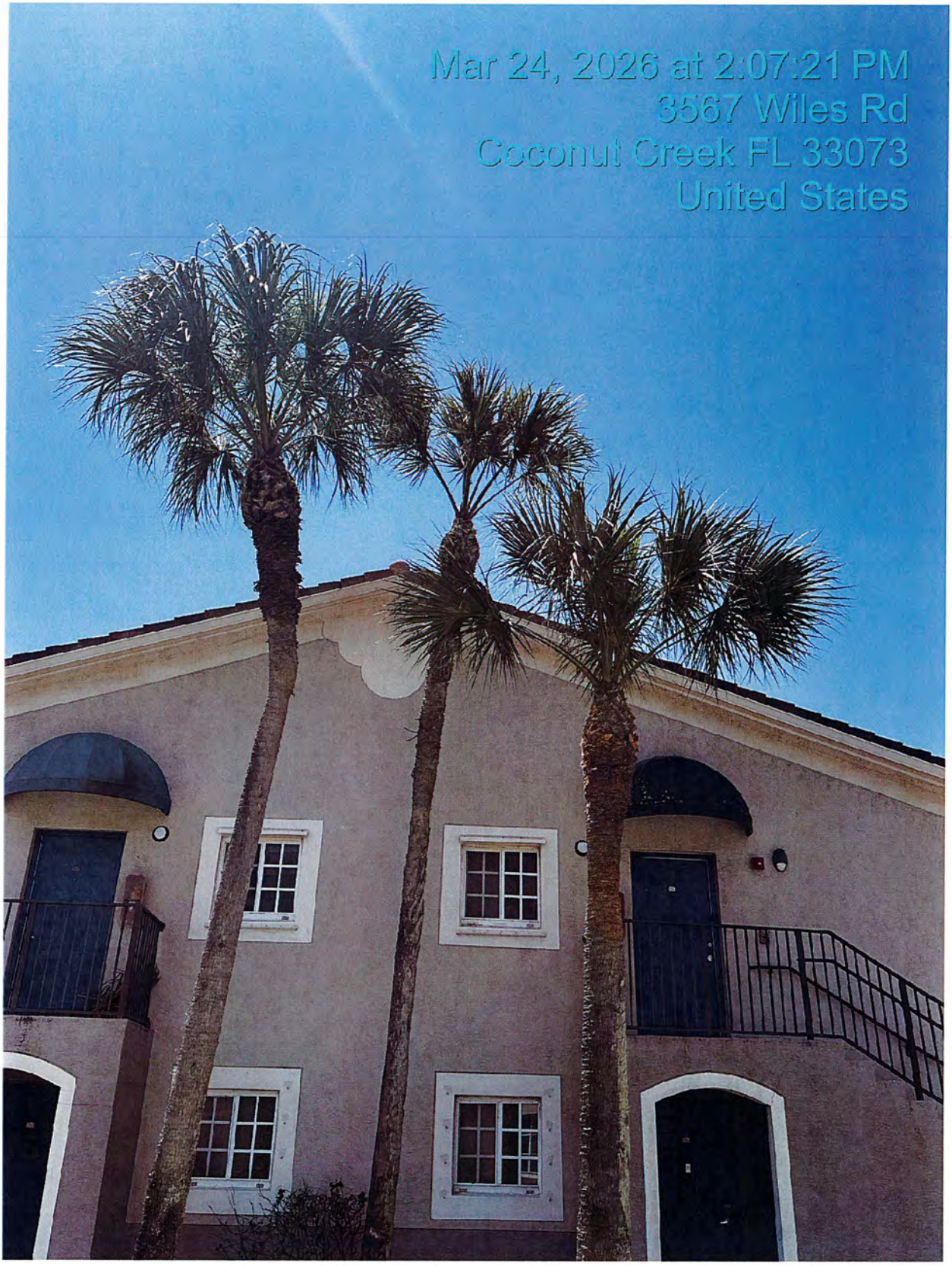
C. Yanulevich

Group of 3 Sables by Tennis Courts



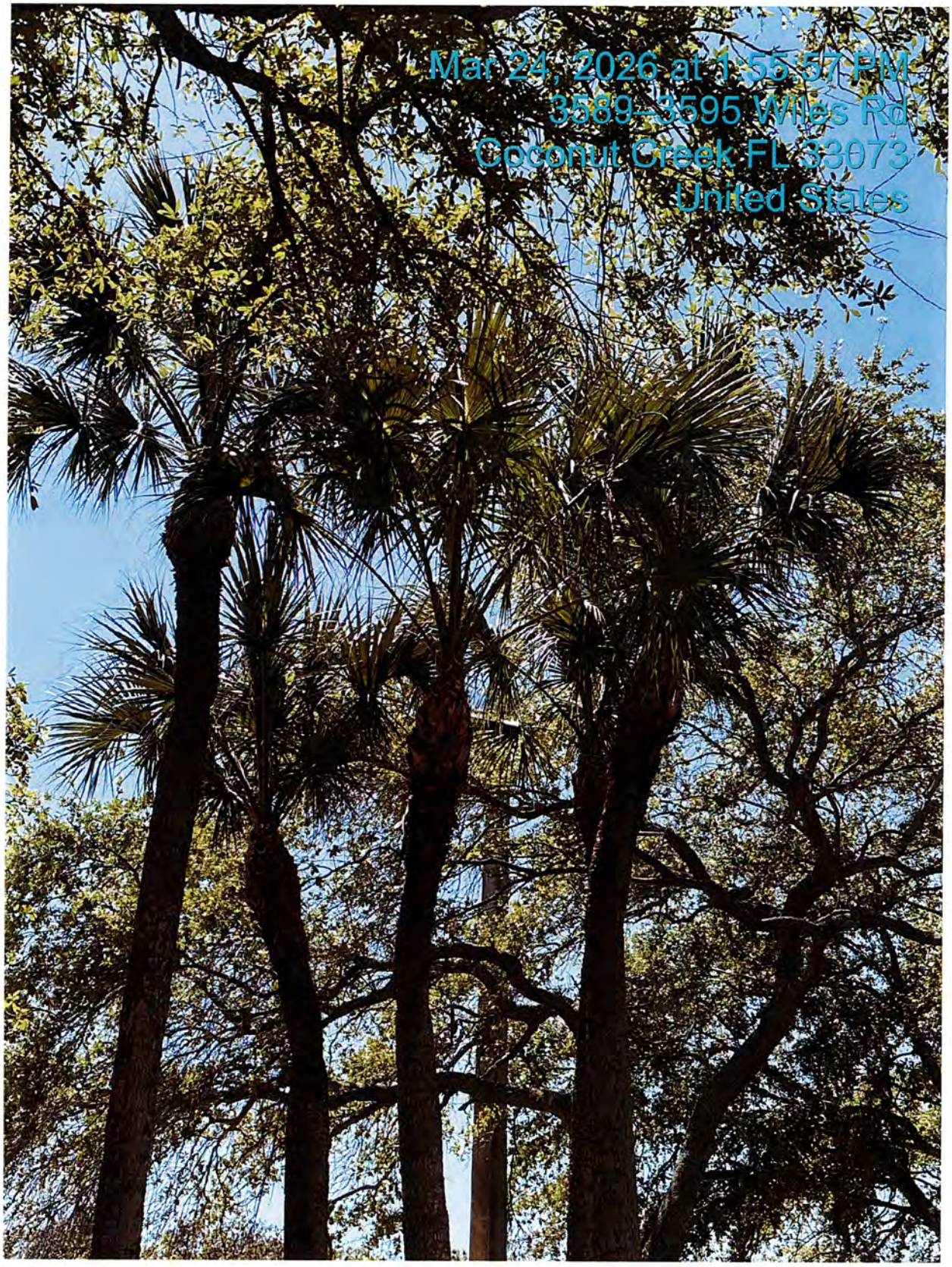
C. Yanulevich

Group of 3 Sables in back of Building 3587



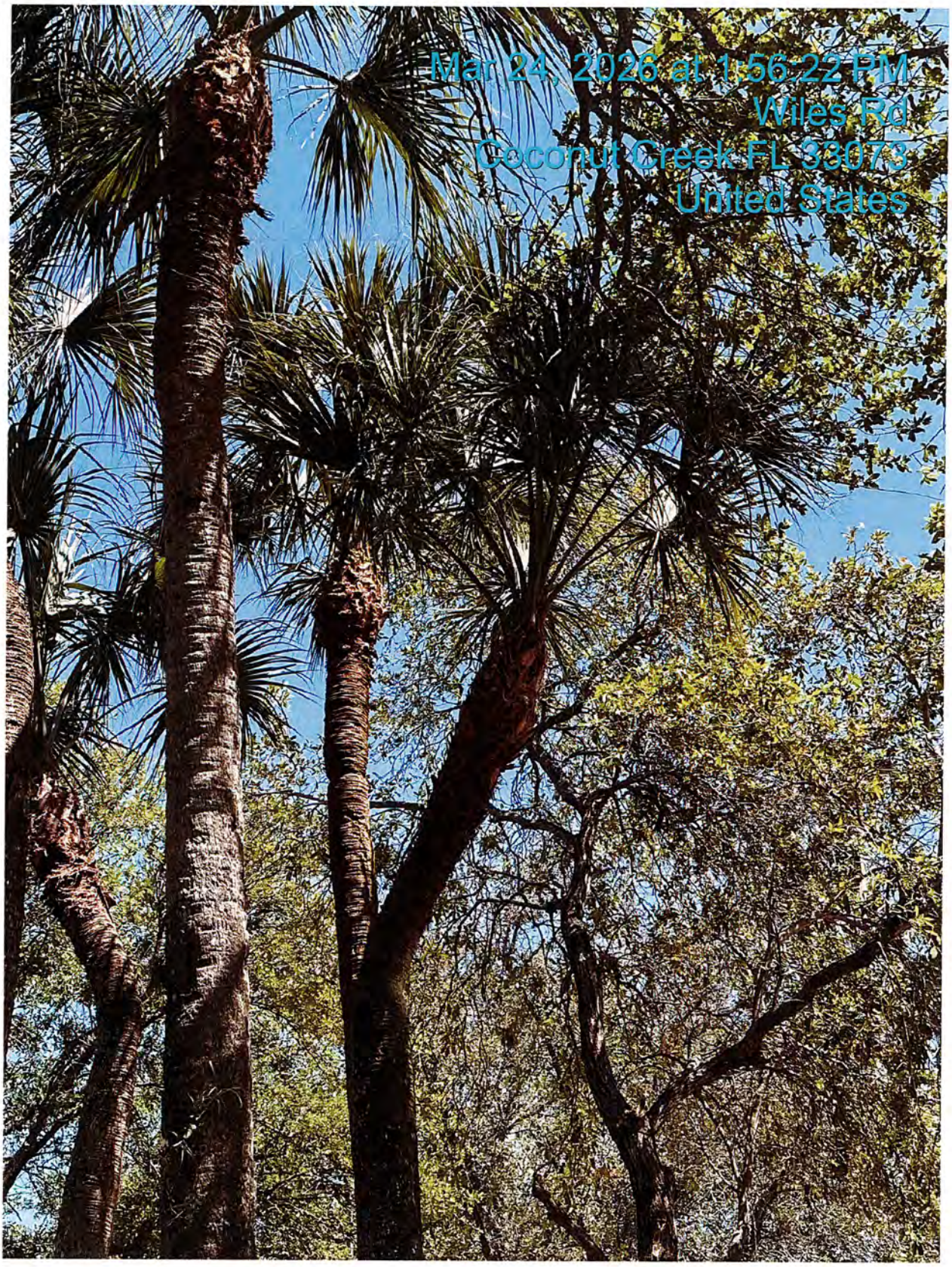
C. Yanulevich

Group of 5 Sables by entrance gate #1



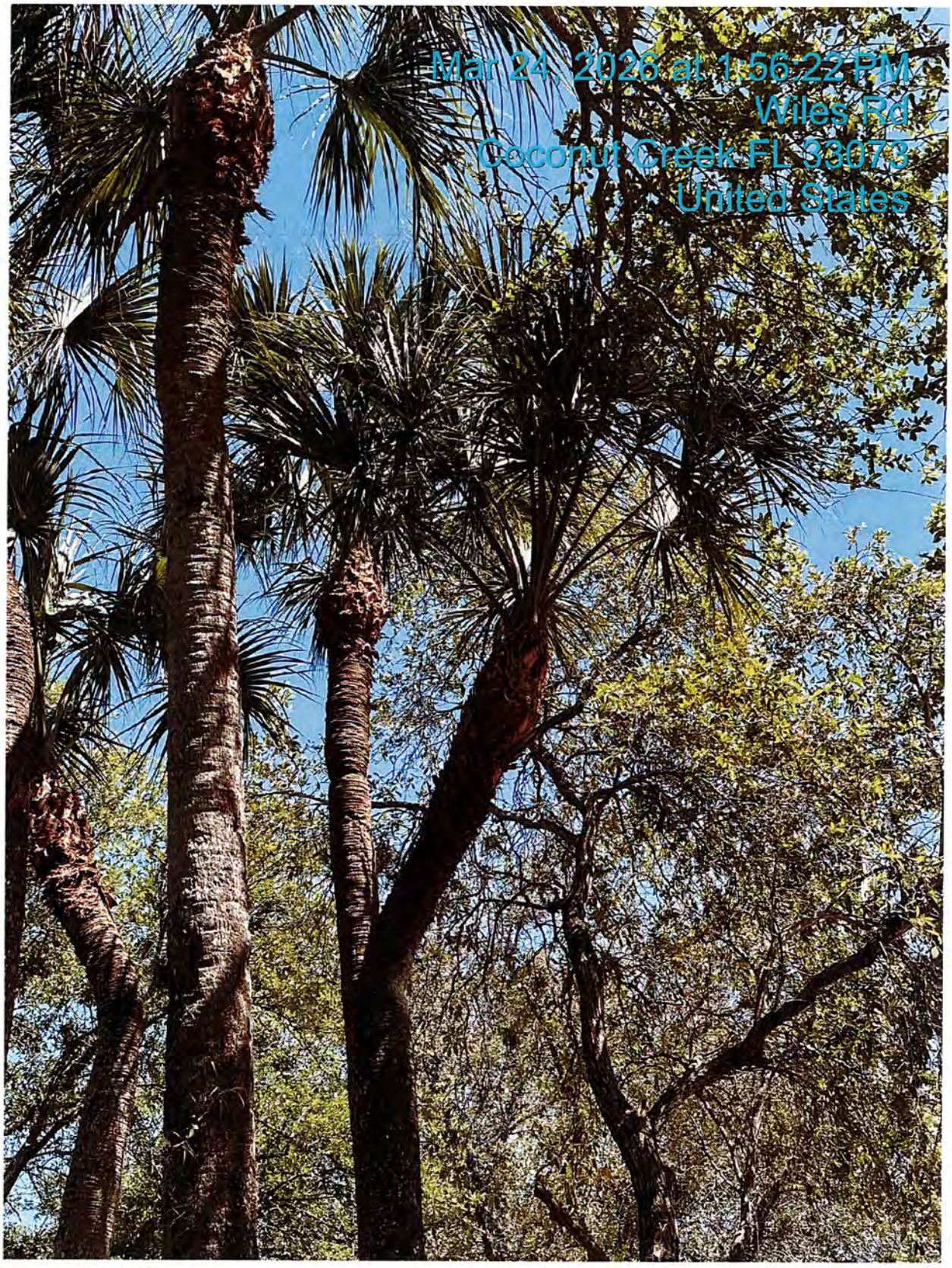
C. Yanulevich

Group of 5 Sables by entrance gate #2



C. Yanulevich

Group of 5 Sables by entrance gate #3



C. Yanulevich

4842 - 28 07 - 0012

Search By Parcel Id | Search By Name | Search By Address | Help | About

3597 Wiles Rd

Marty Kiar Broward County Property Appraiser Florida

37

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: 2026

Property ID: 484208070012

Property Owner(s):3597 WILES ROAD FL OWNER LLC %APRIL HOUSING -PROPERTY TAX

Mailing Address:P.O. BOX A3951 CHICAGO, IL 60609

Property Address:3597 WILES ROAD COCONUT CREEK, 33073

Property Use: 03-03 Multi-family 100 units +

Millage Code: 3212

Adj. Bldg. S.F: 310750

Bldg Under Air S.F:

Effective Year: 2008

Year Built: 2001

Units/Beds/Baths: 300 / /

Deputy Appraiser: Alec Rosales

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : PUD - PLANNED UNIT DEVELOPMENT

Abbr. Legal Des.: BANYAN TRAILS 154-3 B POR PAR A DESC AS:COMM SE COR SAID PLAT;N 120.06 TO POB SW940.38,NW 1.01,W 131.35,N 191.97 NE 61.20,SELY 39.67,NELY 16,NELY 77.74,NW 55.29,NELY 140.94,NE 232.71,NELY 78.54,NW 90.02,NWLY & SWLY 52.90,NW 28,NWLY 119.38, NW 166.52,NE 343,SE 95,SELY 81.68,NE 19.87,NELY 95.13,E 233.76,NE 46.13,SE 79.20,S 979.69 TO POB

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$7,938,100	$15,023,050	0	$22,961,150	$22,961,150	
2025	$7,938,100	$15,023,050	0	$22,961,150	$22,961,150	$96,106.79
2024	$7,938,100	$15,023,050	0	$22,961,150	$22,961,150	$87,368.99

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$22,961,150	$22,961,150	$22,961,150	$22,961,150
Portability	0	0	0	0
Assessed / SOH	$22,961,150	$22,961,150	$22,961,150	$22,961,150
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	$22,961,150	$22,961,150	$22,961,150	$22,961,150
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

LAND CALCULATIONS

SUNBIZ.org DIVISION of CORPORATIONS

Detail by Entity Name

Foreign Limited Liability Company
3597 WILES ROAD (FL) OWNER LLC

Filing Information

Document Number	M21000015739
FEI/EIN Number	88-1226075
Date Filed	11/22/2021
State	DE
Status	ACTIVE

Principal Address

233 S. WACKER DRIVE, SUITE 4700
CHICAGO, IL 60606

Changed: 03/01/2022

Mailing Address

233 S. WACKER DRIVE, SUITE 4700
CHICAGO, IL 60606

Changed: 03/01/2022

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title Senior Managing Director and Vice President

KIM, BRIAN
345 PARK AVENUE
NEW YORK, NY 10154

Title SENIOR MANAGING DIRECTOR AND VICE PRESIDENT

AGARWAL, A.J.
345 PARK AVENUE
NEW YORK, NY 10154

Summons/Case #C26040155
Betancourt, Denisse
4391 NW 51 ST
Violation: 6-36-b-7
Source Of Infestation

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

SUMMONS TO APPEAR

State of Florida NO. C26040155
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 23 2026
At 3:30 AM / (PM)
Owner Name Betancourt Denisse
Last First MI

Last First MI
Owner Address 4391 NW 51 ST
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, 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 4/23/26 Date 366 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.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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
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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.

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

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 5743 66

BETANCOURT, DENISSE
4391 NW 51 ST
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®*.

OFFICIAL USE

C2604055

Certified Mail Fee
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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 and Fees
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Postmark Here
Summons
C.V 4-29-26

Sent To
BETANCOURT, DENISSE

Street and Apt. No.
4391 NW 51 ST

City, State, ZIP+4®
COCONUT CREEK FL 33073

PS Form 3800

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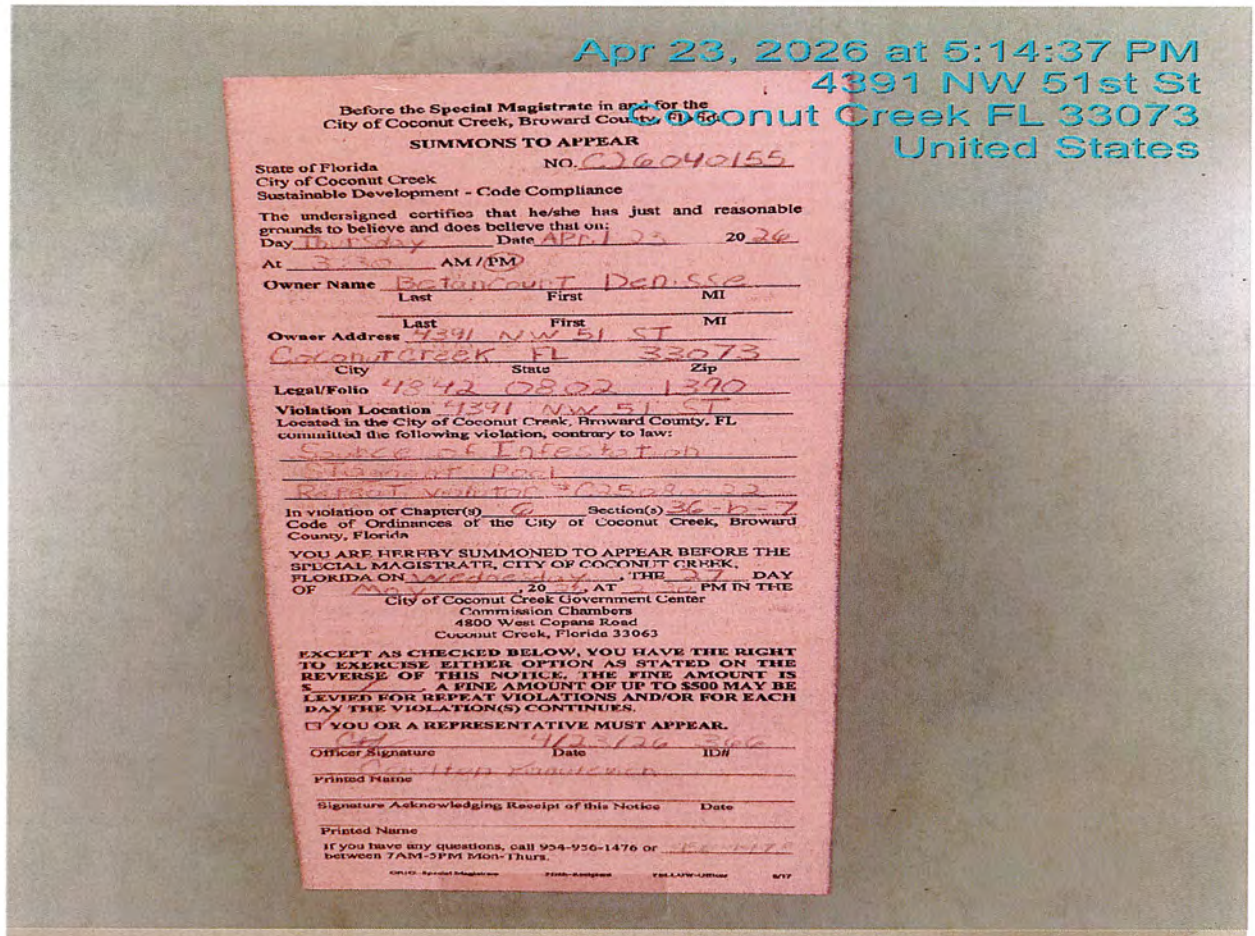


Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

NO. C26040155

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 Thursday Date April 23 20 26

At 3:30 AM / PM

Owner Name Betancourt Denisse
Last First MI

Last First MI

Owner Address 4391 NW 51 ST

Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 08 22 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 violation #C25030022

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 $ 250. 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 4/23/26 Date 366 ID#

C. Yanulevich
Printed Name

Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or between 7AM-3PM Mon-Thurs.

GOLD - Special Magistrate PINK - Assigned YELLOW - Officer 8/17

C. Yanulevich

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)

PROPERTY SUMMARY

Tax Year: 2026

Property ID: 484208021390

Property Owner(s):BETANCOURT,DENISSE

Mailing Address:4391 NW 51 ST COCONUT CREEK, FL 33073

Property Address:4391 NW 51 STREET COCONUT CREEK, 33073-2914

Property Use: 01-01 Single Family

Millage Code: 3212

Adj. Bldg. S.F: 3039

Bldg Under Air S.F: 2681

Effective Year: 1991

Year Built: 1990

Units/Beds/Baths: 1 / 4 / 3

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 136-1 B LOT 16 BLK 5

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 #C26040157
Mohelnitzky, Kirk
3831 NW 58 ST
Violation: 13-444-b-4-b
Improper Tree Pruning

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

SUMMONS TO APPEAR

State of Florida NO. C26040157
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 21 2026
At 10:50 (AM) / PM

Owner Name MoheliNitzky Kirk
Last First MI

Last First MI

Owner Address 3831 NW 58 ST
CoCoNuT Creek FL 33073
City State Zip

Legal/Folio 4842 0804 0980

Violation Location 3831 NW 58 ST
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Improper Tree Pruning

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 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.**

CTJ 4/27/26 366
Officer Signature Date ID#

Coulton Yanulevich
Printed Name

Posted at Property 4/27/26
Signature Acknowledging Receipt of this Notice Date

9:20 A.M.
Printed Name

If you have any questions, call 954-956-1476 or 956-1478 between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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
C26040157	3831 NW 58 ST	484208040980	MOHELNITZKY,KIRK

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: 04/27/2026

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: 4/29/2026 - Receipt/Article #:9589071052703748574380 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: 04/27/2026 - Time: 09:20 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.)

CJ
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.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Coconut Creek
UTTERFLY CAPITAL OF THE WORLD®

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

CERTIFIED MAIL®

9589 0710 5270 3748 5743 80

MOHELNITZKY, KIRK
3831 NW 58 ST
COCONUT CREEK FL 33073-4140

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
MOHELNITZKY, KIRK

Street and Apt
3831 NW 58 ST

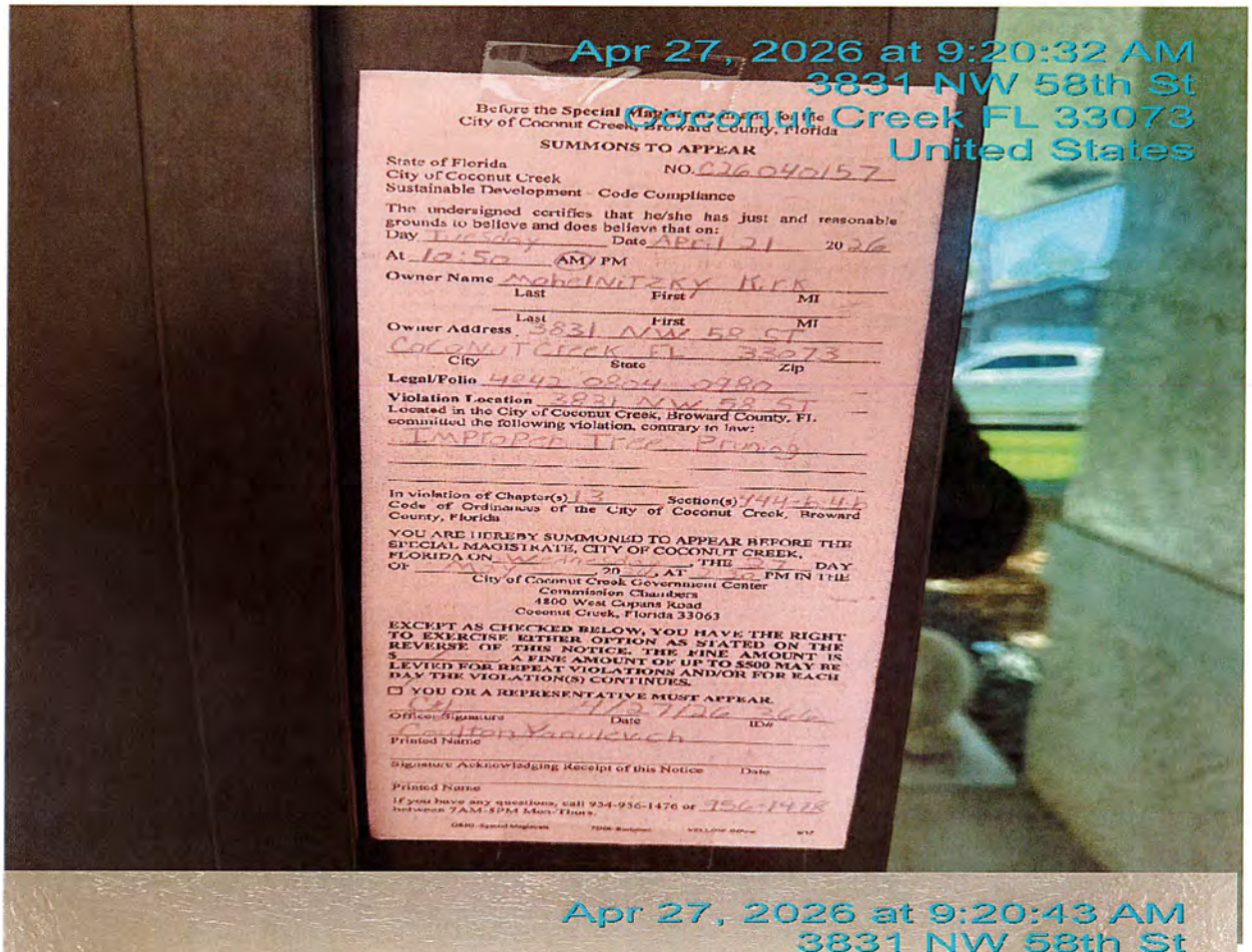
City, State, ZIP
COCONUT CREEK FL 33073-4140

Postmark Here

C26040157
Summons
cy 4/30/26

PS Form 380

9589 0710 5270 3748 5743 80



C. Yanulevich

C. Yanulevich

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: 2026

Property ID: 484208040980

Property Owner(s):MOHELNITZKY,KIRK

Mailing Address:3831 NW 58 ST COCONUT CREEK, FL 33073-4140

Property Address:3831 NW 58 STREET COCONUT CREEK, 33073-4140

Property Use: 01-05 Single Family Zero Lot Line

Millage Code: 3212

Adj. Bldg. S.F: 2600

Bldg Under Air S.F: 2356

Effective Year: 1991

Year Built: 1990

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.: PARKWOOD V 140-6 B LOT 98

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$66,010	$511,060	0	$577,070	$465,860	
2025	$66,010	$508,640	0	$574,650	$451,260	$9,290.60
2024	$66,010	$465,740	0	$531,750	$438,550	$9,016.13

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$577,070	$577,070	$577,070	$577,070
Portability	0	0	0	0
Assessed / SOH 22	$465,860	$465,860	$465,860	$465,860
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	$414,449	$440,860	$414,449	$414,449

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/28/2021	Warranty Deed Qualified Sale	$440,000	117369641
01/01/1994	Warranty Deed	$129,900	21810 / 851
12/01/1990	Special Warranty Deed	$124,900	

LAND CALCULATIONS

Unit Price	Units	Type
$10.00	6,601 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Summons/Case #C26040187
Indigo Lakes Community Assn Inc
4952 NW 54 AVE
Violation: 13-257
Stormwater Management

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

SUMMONS TO APPEAR

State of Florida NO. C26040187
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 28 2026
At 7:40 (AM) PM

Owner Name Indigo lakes Community Assn inc & M&M Property Management
Last First MI

Owner Address 1280 SW 36 Ave STE 305
Pompano Beach FL 33069
City State Zip

Legal/Folio 4842 0711 3090

Violation Location 4952 NW 54 Ave
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Storm water Management

In violation of Chapter(s) 13 Section(s) 257 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 $ 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.**

CJ 04/28/26 366
Officer Signature Date ID#

Coulton Yanulevich
Printed Name

Posted at Property 04/28/26
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.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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
C26040187	4952 NW 54 AVE - REC CENTER	484207113090	INDIGO LAKES COMMUNITY ASSN INC

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: 04/28/2026

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 #:95890710527037485743 97 - 95890710527037485744 03
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: 04/28/2026 - Time: 01:50 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

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.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

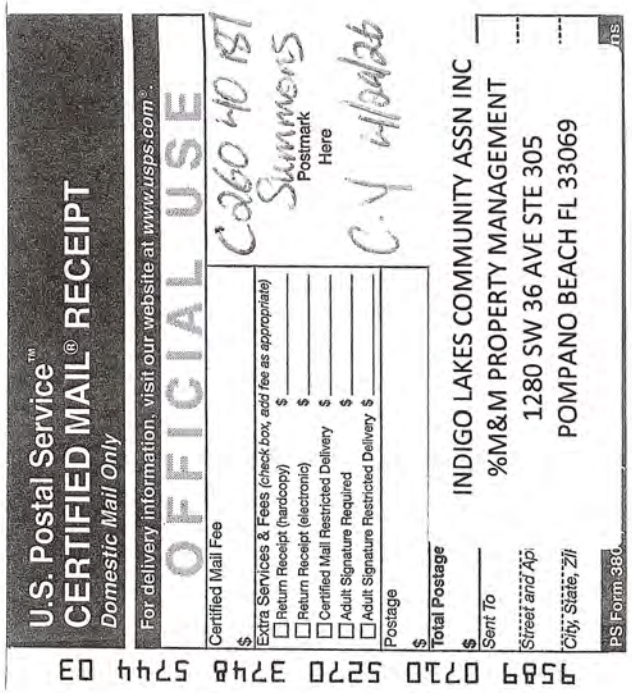
COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

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

CERTIFIED MAIL®

9589 0710 5270 3748 5744 03

INDIGO LAKES COMMUNITY ASSN INC
%M&M PROPERTY MANAGEMENT
1280 SW 36 AVE STE 305
POMPANO BEACH FL 33069



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ROBBINS, RUSSELL
BASULTO ROBINS & ASSOC, LLP
14160 NW 77TH CT #22
MIAMI LAKES, FL 33016

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- ☐ Adult Signature Required $
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Postage
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ROBBINS, RUSSELL

Street and A
BASULTO ROBINS & ASSOC, LLP
14160 NW 77TH CT #22

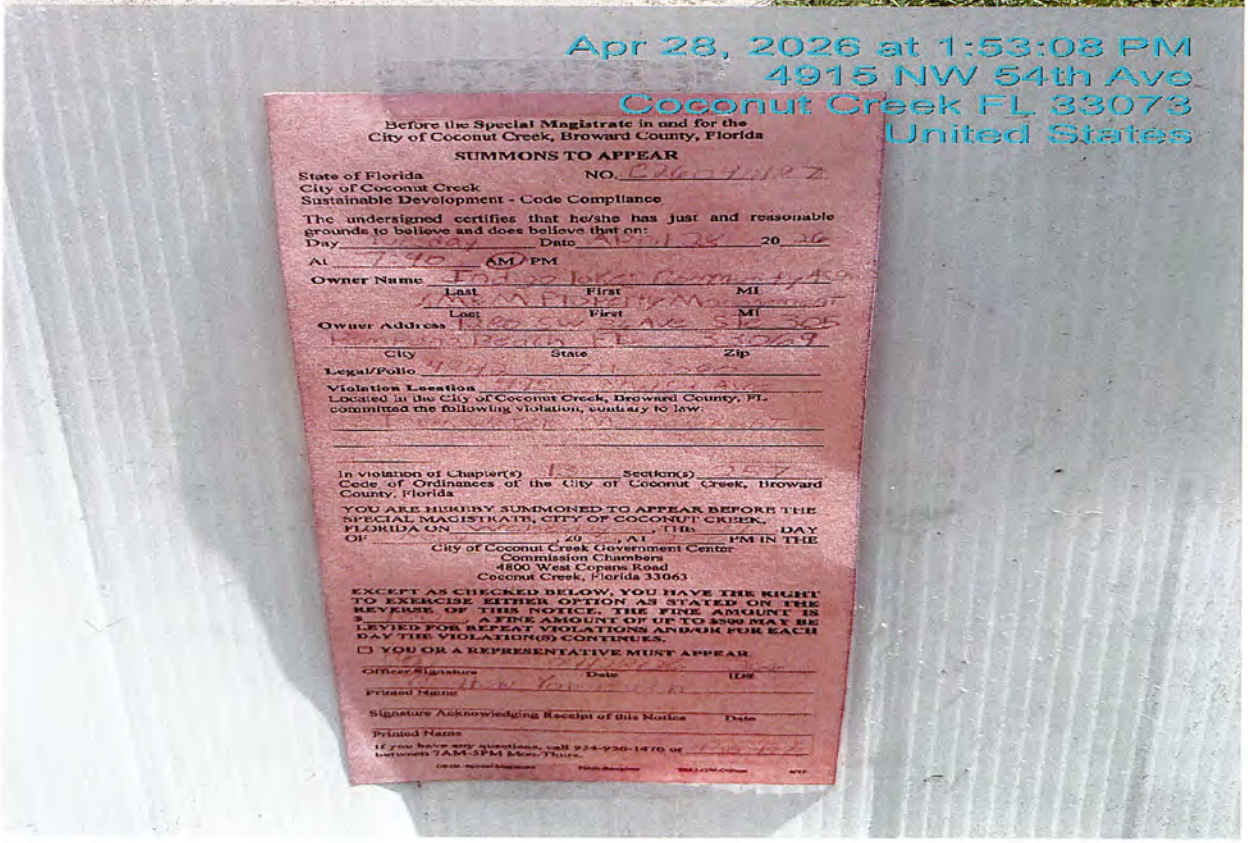
City, State, Z
MIAMI LAKES, FL 33016

Postmark Here

Cert Mail
Summons
CA 4/24/24

PS Form 38...

9589 0710 5270 3748 5743 97



C. Yanulevich

C. Yanulevich

Sec. 13-257. - Stormwater management.

Adequate provisions shall be made for the management of stormwater, including erosion and sediment control, in accordance with the requirements of the city engineer, city's engineering standards, the Cocomar Water Control District (COCOMAR), the South Florida Water Management District (SFWMD), Florida Department of Environmental Protection (FDEP) and any other agency that may have jurisdiction over such activities. In case of any conflict, the most stringent requirements shall govern. Contractors or owners shall be liable for the full cost of clean-up or fines or both for spilling or causing to spill any harmful substance, including but not limited to chemicals, oil, tar, asphalt, concrete, debris, soils, etc. that may ultimately flow into a public conveyance system, including pipes, canals or lakes.

(1) *Stormwater pollution prevention plan.* A stormwater pollution prevention plan (SWPPP) shall be developed and submitted with all applications for building, utilities and engineering permits. The SWPPP shall be in substantial compliance with the requirements of Chapter 62.621, Florida Administrative Code (F.A.C.) as amended from time to time. A copy of the SWPPP and Notice of Intent (NOI) filed with the Florida Department of Environmental Protection (FDEP) shall be considered sufficient for permitting by the city.

(2) *Water quality standards.* All runoff from any construction site flowing into a pipe or any water body controlled by the City or COCOMAR or State of Florida shall be managed so as not to degrade the water quality of the public drainage or conveyance system. The city's standards and requirements for maintaining water quality shall be in substantial compliance with Sec. 27-195 and Section 27-196 of the Broward County Code of Ordinances as amended from time to time.

(3) *Violations and penalties.* Any person or entity found in violation of this section after notice and opportunity to be heard shall pay a fine of one hundred dollars ($100.00) plus costs. Any person or entity which allows said violation to continue beyond twenty-four (24) hours after paying the aforementioned fine of one hundred dollars ($100.00) plus costs, shall pay an additional fine of two hundred-fifty dollars ($250.00). Any person or entity who allows said violation to continue beyond forty-eight (48) hours shall pay a fine of one thousand dollars ($1,000.00), and for each day of violation thereafter shall also pay a fine of one thousand dollars ($1,000.00). These fines are in addition to any fines that may be imposed by other agencies having jurisdiction over such activities. Repeat violations may result in fines up to $10,000.00 per day including stopping the work if the violation is of a serious nature, affecting health, safety and welfare of the residents or environment.

(4) *Use of funds.* Funds collected from the fines shall be deposited in the stormwater management utility fund and shall be used to pay for the services as outlined in section 20-116 of the city code as amended from time to time.

(Ord. No. 115-86, § 211.09, 7-10-86; Ord. No. 159-87, § 211.09, 6-11-87; Ord. No. 2005-050, § 1, 1-12-06)

Cross reference— Flood prevention and protection, Ch. 10; drainage generally, § 20-101 et seq.

PROPERTY SUMMARY

Tax Year: 2026

Property ID: 484207113090

Property Owner(s):INDIGO LAKES COMMUNITY ASSN INC
%M&M PROPERTY MANAGEMENT

Mailing Address:1280 SW 36 AVE STE 305 POMPANO BEACH, FL 33069

Property Address:4952 NW 54 AVENUE COCONUT CREEK, 33073

Property Use: 09 - Residential Common Elements/Areas

Millage Code: 3212

Adj. Bldg. S.F: 0

Bldg Under Air S.F:

Effective Year: 0

Year Built:

Units/Beds/Baths: 0 / /

Deputy Appraiser: Alec Rosales

Appraisers Number: 954-357-6835

Email: commercialtrim@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 TR C,S 626.25,E 1137.79 TO POB,SE95.38,S 188.54 TO P/C,SLY AN ARC DIST 39.21,NW 95.17,NLY AN ARC DIST 84.02 TO P/R/C,NLY AN ARC DIST 84.04 TO P/R/C,NELY AN ARC DIST 53.82 TO POB AKA: RECREATION TRACT INDIGO LAKES

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$10	0	0	$10	$10	
2025	$10	0	0	$10	$10	
2024	$10	0	0	$10	$10	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$10	$10	$10	$10
Portability	0	0	0	0
Assessed / SOH	$10	$10	$10	$10
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	$10	$10	$10	$10
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
03/19/1997	Multi Quit Claim Deed	$100	26182 / 78

LAND CALCULATIONS

Unit Price	Units	Type
$10	0.53	Acreage
	Acre	

Detail by Entity Name

Florida Not For Profit Corporation
INDIGO LAKES COMMUNITY ASSOCIATION, INC.

Filing Information

Document Number	N96000003945
FEI/EIN Number	65-0688194
Date Filed	07/25/1996
State	FL
Status	ACTIVE

Principal Address

M&M Property Management
1280 SW 36 Ave #305
Pompano Beach, FL 33069

Changed: 04/26/2018

Mailing Address

M&M Property Management
1280 SW 36 Ave #305
Pompano Beach, FL 33069

Changed: 04/26/2018

Registered Agent Name & Address

Robbins, Russell
Basulto Robins & Assoc,LLP
14160 NW 77th Ct
#22
Miami Lakes, FL 33016

Name Changed: 04/15/2025

Address Changed: 04/15/2025

Officer/Director Detail

Name & Address

Title Secretary

Summons/Case #C26050028
Harvey, Brian & Janice
3907 NW 56 ST
Violation: 13-448-c-1
Removal of tree without a permit

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

SUMMONS TO APPEAR

State of Florida NO. C2605002R
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 7 2026
At 9:45 (AM) / PM

Owner Name Harvey Brian
Last First MI
Harvey Janice
Last First MI

Owner Address 3907 NW 56 ST
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0803 2440

Violation Location 3907 NW 56 ST
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Removal of a 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 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.**

CG 5/7/26 366
Officer Signature Date ID#

Coulton Yanulevich
Printed Name

Posted at Property
Signature Acknowledging Receipt of this Notice Date

5/7/26
Printed Name

If you have any questions, call 954-956-1476 or 956-1478 between 7AM-5PM Mon-Thurs.

ORIG.-Special Magistrate PINK-Recipient YELLOW-Officer 8/17

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
C26050028	3907 NW 56 ST	484208032440	HARVEY,BRIAN & JANICE

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: 05/07/2026

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: 5/7/2026 - Receipt/Article #:9589071052703748574663
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: 05/07/2026 - Time: 10:45 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.)

C[illegible]
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 7 day of MAY, 2026 by YANULEVICH, COULTON who is personally known to me.

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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®

9589 0710 5270 3748 5746 63

HARVEY, BRIAN & JANICE
3907 NW 56 ST
COCONUT CREEK FL 33073-4117

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OFFICIAL USE

Certified Mail Fee $ C206508 Summs

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 Here 5/7/24
Postage $

Total Postage & $

Sent To HARVEY, BRIAN & JANICE

Street and Apt. 3907 NW 56 ST

City, State, ZIP+ COCONUT CREEK FL 33073-4117

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

9589 0710 5270 3748 5746 63

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

SUMMONS TO APPEAR

State of Florida NO. C2605022
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 7 20 26
At 9:45 AM / PM
Owner Name Happy Ruth
Last First MI
Happy Sooze
Last First MI
Owner Address 3907 NW 56 ST
Coconut Creek FL 33073
City State Zip
Legal/Folio 4042 090 2140
Violation Location 3907 NW 56 ST
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:
Removal of Tree without Permit

In violation of Chapter(s) 13 Section(s) 448-C-1
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

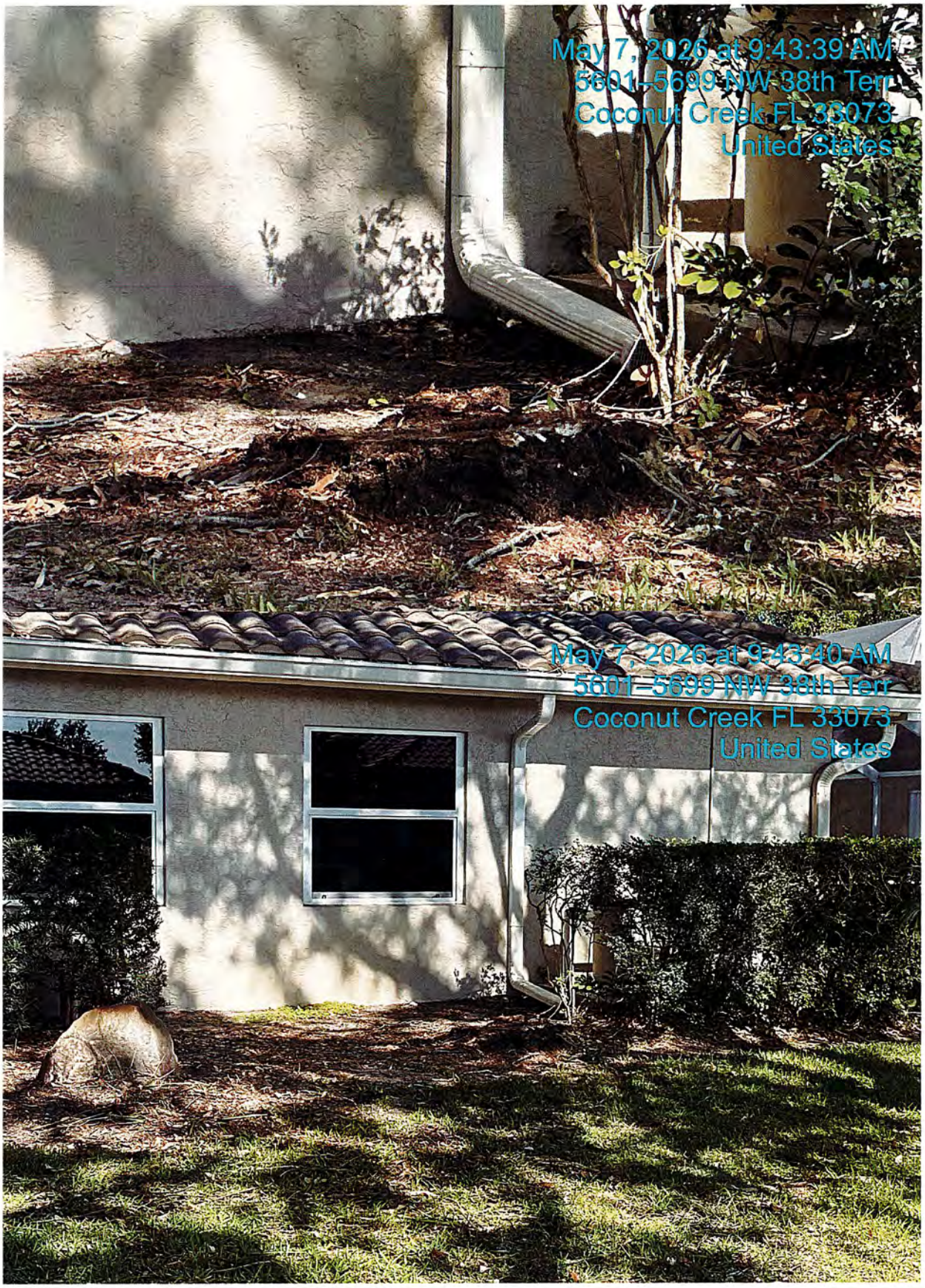
YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON _____, THE _____ DAY OF _____, 20__, AT _____ PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS $ 250.00. 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 5/7/26 ID# 346
Printed Name Colton Yaulevich
Signature Acknowledging Receipt of this Notice Date
Printed Name
If you have any questions, call 954-956-1476 or 954-428 between 7AM-5PM Mon-Thurs.

C. Yanulevich



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 ID: 484208032440

Property Owner(s):HARVEY,BRIAN & JANICE

Mailing Address:3907 NW 56 ST COCONUT CREEK, FL 33073-4117

Property Address:3907 NW 56 STREET COCONUT CREEK, 33073-4117

Property Use: 01-01 Single Family

Millage Code: 3212

Adj. Bldg. S.F: 2742

Bldg Under Air S.F: 2470

Effective Year: 1995

Year Built: 1994

Units/Beds/Baths: 1 / /

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-A 138-40 B LOT 9 BLK 19

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$73,730	$654,010	0	$727,740	$268,770	
2025	$73,730	$665,130	0	$738,860	$261,710	$5,285.11
2024	$73,730	$610,020	0	$683,750	$254,340	$5,110.02

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$727,740	$727,740	$727,740	$727,740
Portability	0	0	0	0
Assessed / SOH 95	$268,770	$268,770	$268,770	$268,770
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	$217,359	$243,770	$217,359	$217,359

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
03/16/2026	Warranty Deed Qualified Sale	$775,000	120758362
06/06/2020	Rerecorded Deed Correction Non-Sale Title Change		116577994
04/01/1994	Warranty Deed	$157,700	22053 / 642

LAND CALCULATIONS

Unit Price	Units	Type
$8.00	9,216 SqFt	Square Foot

CODE OFFICER ANTHONY BELL
CODE FINE REDUCTION CASES

Case #C25 05 0050

Presented by: Anthony Bell, Code Compliance Officer

Location: 4340 NW 3 ST
Current Owner: Nicholas Allen

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

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

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

EXHIBITS FOR CODE FINE REDUCTION HEARING:

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

Outlook

RE: 4340 NW 3rd ST coconut creek fl 33066

From Proffitt, Justin <JProffitt@coconutcreek.net>
Date Thu 4/9/2026 9:08 PM
To Heraman, Reshma <RHeraman@coconutcreek.net>
Cc Capone, Briana <BCapone@coconutcreek.net>; Bell, Anthony <ABell@coconutcreek.net>

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

Justin Proffitt, AICP, Director
Resilient Design & Development (RDD) **NEW NAME**
City of Coconut Creek
Butterfly Capital of the World ®
4800 West Copans Road
Coconut Creek, FL 33063
954.973.6756
www.coconutcreek.net
Please consider the environment before printing this email. Thank you.

From: Heraman, Reshma <RHeraman@coconutcreek.net>
Sent: Thursday, April 9, 2026 10:08 AM
To: Proffitt, Justin <JProffitt@coconutcreek.net>
Cc: Capone, Briana <BCapone@coconutcreek.net>; Bell, Anthony <ABell@coconutcreek.net>
Subject: FW: 4340 NW 3rd ST coconut creek fl 33066

From: Nicholas Allen <allennicholas40@yahoo.com>
Sent: Thursday, April 9, 2026 9:26 AM
To: Heraman, Reshma <RHeraman@coconutcreek.net>
Subject: Re: 4340 NW 3rd ST coconut creek fl 33066

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

Sent from Yahoo Mail for iPhone

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

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

Sent from Yahoo Mail for iPhone

Outlook

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

From Heraman, Reshma <RHeraman@coconutcreek.net>
Date Tue 4/14/2026 7:59 AM
To Bell, Anthony <ABell@coconutcreek.net>
Cc Capone, Briana <BCapone@coconutcreek.net>

FYI..

From: Nicholas Allen <allennicholas40@yahoo.com>
Sent: Tuesday, April 14, 2026 7:42 AM
To: Heraman, Reshma <RHeraman@coconutcreek.net>
Subject: Re: Code Fine Reduction Confirmation 5/5/2026. Case Number C25050050. 4340 NW 3rd Street Coconut Creek FL, 33066.

Yes, I will be there. Thank you.

Sent from Yahoo Mail for iPhone

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

Good Morning,

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

Below are the details of the hearing:

May 5, 2025

At

11:30 a.m.

City of Coconut Creek

City Commission – Public Meeting Room

4800 West Copans Road

Coconut Creek, FL 33063

Thank you,

Reshma Heraman

Senior Staff Assistant

4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1476

www.coconutcreek.gov

Please consider the environment before printing this email. Thank you

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

Instr# 119976319 , Page 1 of 3, Recorded 12/30/2024 at 02:50 PM
Broward County Commission
Deed Doc Stamps: $0.70

Prepared by and return to:
David A. Coven, Esq.
David A. Coven, P.A.
2631 East Oakland Park Blvd. Suite 107
Fort Lauderdale, FL 33306
954-565-8410

File Number: **24-09-110-P**

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

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

Parcel Identification Number: 484232080300

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

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

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

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

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

Signed, sealed and delivered in our presence:

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

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

(Seal)
Charles Albert Monical, III

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

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

(Seal)
Daniel Paul Monical

State of Florida
County of Broward

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

[Notary Seal]

HAYDEE RODRIGUEZ
Notary Public - State of Florida
Commission # HH 127801
My Comm. Expires Jun 18, 2025
Bonded through National Notary Assn.

Notary Public

Printed Name: Haydee Rodriguez

My Commission Expires: _____

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

Signed, sealed and delivered in our presence:

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

Witness Name: Olivia Patterson
Witness Address: 1404 NW 62nd Ave.
Margate, FL 33063

(Seal)
Daniel Paul Monical, Jr.

Witness Name: **Haydee Rodriguez**
Witness Address: **2631 E. Oakland Park Blvd., Ste. 107**
Fort Lauderdale, Fl 33306

Witness Name: Olivia Patterson
Witness Address: 1404 NW 62nd Ave
Margate, FL 33063

(Seal)
Brandin Monical

State of Florida
County of Palm Beach

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

[Notary Seal]

HAYDEE RODRIGUEZ
Notary Public - State of Florida
Commission # HH 127801
My Comm. Expires Jun 18, 2025
Bonded through National Notary Assn.

Notary Public
Printed Name: Haydee Rodriguez
My Commission Expires: _____

DoubleTime®

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

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

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

FINAL ORDER

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

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

FINDINGS OF FACT

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

Property Id: 4842 32 08 0300

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

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

CONCLUSIONS OF LAW:

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

ORDER

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

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

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

DONE AND ORDERED THIS 23rd DAY OF NOVEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA

Reshma Heramon
SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

11/26/2025
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 0340 74

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

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

Postage $

Total Postage and Fees $

Sent To ALLEN, NICHOLAS D

Street and Apt. 4340 NW 3 ST

City, State, ZIP+4® COCONUT CREEK FL 33066-1714

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

CQ0500050 FO
Postmark Here
A·B 12/1/25

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

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

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

AFFIDAVIT OF NON-COMPLIANCE

Summons/Case #C25 05 0050

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

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

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

Anthony Bell
Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

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

Reshma Heraman
Signature of Notary

RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

03/12/2026 14:28

03/12/2026 14:27

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

JUSTIN PROFFITT
DEPARTMENT DIRECTOR

VIA CERTIFIED 9589 0710 5270 1607 5770 60

March 12, 2026

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

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

Dear Sir or Madam:

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

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

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

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

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

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

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

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

CERTIFIED MAIL®

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

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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 A

City, State, Z

C25005 0050
Massey
Postmark Here
AB 3/10/26

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

PS Form 38

9589 0710 5270 1607 5770 60

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

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

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

AFFIDAVIT OF COMPLIANCE

Summons/Case # C25 05 0050

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

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

Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

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

Signature of Notary

RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Compliance 3-27-2026

To: Bell, Anthony; Yanulevich, Coulton Fri 3/27/2026 10:55 AM

Hi Tony,

Sods in!

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

Thank you!

Compliance 3-27-2026

Case #C25 07 0022

Presented by: Anthony Bell, Code Compliance Officer

Location: 3801 NW 11 St
Current Owner: Simon Wong

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

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

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

EXHIBITS FOR CODE FINE REDUCTION HEARING:

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

Outlook

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

From Proffitt, Justin <JProffitt@coconutcreek.net>
Date Thu 4/9/2026 9:39 AM
To RSG LLC <wongsoongreg@gmail.com>
Cc Heraman, Reshma <RHeraman@coconutcreek.net>; drsimoncwong@gmail.com <drsimoncwong@gmail.com>; Capone, Briana <BCapone@coconutcreek.net>; Bell, Anthony <ABell@coconutcreek.net>; psoong@synergyhousewares.com <psoong@synergyhousewares.com>

Thank you. Reshma please place on next available agenda.

Justin Proffitt, AICP, Director
Resilient Design & Development (RDD) **NEW NAME**
City of Coconut Creek
Butterfly Capital of the World ®
4800 West Copans Road
Coconut Creek, FL 33063
954.973.6756
www.coconutcreek.net
Please consider the environment before printing this email. Thank you.

From: RSG LLC <wongsoongreg@gmail.com>
Sent: Wednesday, April 8, 2026 11:17 PM
To: Proffitt, Justin <JProffitt@coconutcreek.net>
Cc: Heraman, Reshma <RHeraman@coconutcreek.net>; drsimoncwong@gmail.com; Capone, Briana <BCapone@coconutcreek.net>; Bell, Anthony <ABell@coconutcreek.net>; psoong@synergyhousewares.com
Subject: Re: [EXTERNAL] Code Fine Reduction Hearing Request – 3801 NW 11th Street, Coconut Creek FL 33066

Dear Mr. Proffitt,

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

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

Permit Timeline and Continuous Effort

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

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

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

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

Plan Review and Revision Delays

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

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

Inspection-Related Delays

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

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

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

Good-Faith Compliance and Hardship

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

Given:

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

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

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

Let me know if you require anything further.

Sincerely,
Simon Wong

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

Mr. Wong,

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

Thank you,

Justin Proffitt, AICP, Director
Resilient Design & Development (RDD) **NEW NAME**
City of Coconut Creek
Butterfly Capital of the World ®
4800 West Copans Road
Coconut Creek, FL 33063
954.973.6756
www.coconutcreek.net
Please consider the environment before printing this email. Thank you.

From: RSG LLC <wongsoongreg@gmail.com>
Sent: Sunday, April 5, 2026 10:20 PM
To: Proffitt, Justin <JProffitt@coconutcreek.net>; Heraman, Reshma <RHeraman@coconutcreek.net>
Cc: drsimoncwong@gmail.com; Capone, Briana <BCapone@coconutcreek.net>; Bell, Anthony <ABell@coconutcreek.net>; psoong@synergyhousewares.com
Subject: [EXTERNAL] Code Fine Reduction Hearing Request – 3801 NW 11th Street, Coconut Creek FL 33066

External Email: Use caution with links and attachments.

Dear Mr. Proffitt and Ms. Heraman,

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

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

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

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

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

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

Sincerely,
Simon Wong
Property Owner

3801 NW 11th St, Coconut Creek FL 33066
Phone: **914-441-3051**

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

Outlook

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

From RSG LLC <wongsoongreg@gmail.com>
Date Fri 4/10/2026 8:46 AM
To Heraman, Reshma <RHeraman@coconutcreek.net>
Cc Bell, Anthony <ABell@coconutcreek.net>; Capone, Briana <BCapone@coconutcreek.net>

Confirmed. Thank you.

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

> Good Morning,
>
> This email serves as confirmation of the Code Fine Reduction Hearing. Please reply all to this email and confirm that you will be present. If you do not reply your case will not be heard.
>
> Below are the details of the hearing:
>
> May 5, 2025
> At
> 11:30 a.m.
> City of Coconut Creek
> City Commission – Public Meeting Room
> 4800 West Copans Road
> Coconut Creek, FL 33063

Thank you,

Reshma Heraman

Senior Staff Assistant

4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1476

www.coconutcreek.gov

Please consider the environment before printing this email. Thank you

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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.

Instr# 118184893 , Page 1 of 2, Recorded 06/02/2022 at 12:29 PM
Broward County Commission
Deed Doc Stamps: $3150.00

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

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

[Space Above This Line For Recording Data]

WARRANTY DEED

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Yunieth Gonzalez

WITNESS
PRINT NAME: Yenisley Chigin

David Kaneen
David A. Kaneen

State of Florida
County of Miami-Dade

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

Signature of Notary Public

Notary Public State of Florida
Yunieth Gonzalez
My Commission GG 254604
Expires 09/03/2023

Personally Known:_____ OR Produced Identification:_____

Type of Identification Produced: Bahamas DL

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

CITY OF COCONUT CREEK, FL
Petitioner
vs.

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

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

FINAL ORDER

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

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

FINDINGS OF FACT

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

Property Id: 4842 32 04 0200

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

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

CONCLUSIONS OF LAW:

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

ORDER

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

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

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

DONE AND ORDERED THIS 24th DAY OF NOVEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA

SPECIAL MAGISTRATE

Reshma Heraman
SPECIAL MAGISTRATE CLERK

11/26/2025
Date Received

COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

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

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

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

PS Form 3800

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

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

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

AFFIDAVIT OF NON-COMPLIANCE

Summons/Case # C25 07 0022

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

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

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

Anthony Bell
Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

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

Reshma Heraman
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028
Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Non-compliance.

PERMIT STATUS

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

Plan Review

***** Plan Review Information**

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

			GHTING LOCATIONS ON A "" SCALE OR LARGER FLOOR PLAN. FB C 107.3.5.1 2) ELECTRICAL APPLICATION IS INCOMPLETE MISSING SECTIO N (3). PER FBC 105.3 AN ELECTRICAL PERMIT APPLICATION IS REQU IRED FROM A QUALIFIED APPLICANT.
MECHANICAL (A/C)	HOLD	4/15/2026 4/15/2026	**Reviewer:** BCANFIEL **Notes:** FBC 105.3 NEED TO PROVIDE A MECHANICAL PERMIT APPLICATI ON THIS CAN BE DONE USING THE GC LICENSE NUMBER . THIS IS FOR A JOB CHECK TO MAKE SURE NO DUCT , GRILLS OR EXH AUST FANS WILL BE MOVED OR REPLACED DURING THE RENOVATI ON. FBC 105.3 NEED TO PROVIDE A MECHANICAL PERMIT APPLICATI ON THIS CAN BE DONE USING THE GC LICENSE NUMBER . THIS IS FOR A JOB CHECK TO MAKE SURE NO DUCT , GRILLS OR EXH AUST FANS WILL BE MOVED OR REPLACED DURING THE RENOVATI ON.
HOLD FILE	BLDG CORR SUBMITTED	4/1/2026 4/15/2026	**Reviewer:** AMAGLIAR **Notes:** 4-1-26 EMAIL SENT 4-15-26 CORRECTIONS SUBMITTED BY LINK

BUILDING (STRUCTURAL)	HOLD	3/26/2026 3/31/2026	**Reviewer:** MALMAS **Notes:** 2ND REQUEST. NEW PLANS WERE SUBMITTED 1. NEW PLANS SUBMITTED ONLY SHOWS THE REMOVAL OF THE C ORRIDOR WALL, BUT PERMIT APPLICATION STATES THE RENOVAT ION OF BATHROOMS, KITCHEN AND FLOORING. CLARIFY. FBC BC AP 107.1.1.
ELECTRICAL	HOLD	3/26/2026 3/31/2026	**Reviewer:** CDELARIO **Notes:** 1) PROVIDE A COMPLETE ELECTRICAL FLOOR PLAN SHOW SCOPE OF WORK. SHOW ALL NEW AND EXISTING RECEPTACLES, SWITCHES AND LI GHTING LOCATIONS ON A "" SCALE OR LARGER FLOOR PLAN. FB C 107.3.5.1 2) FBC 105.3 AN ELECTRICAL PERMIT APPLICATION IS REQUI RED FROM A QUALIFIED APPLICANT.

MECHANICAL (A/C)	HOLD	3/26/2026 3/26/2026	**Reviewer:** BCANFIEL **Notes:** FBC 105.3 NEED TO PROVIDE A MECHANICAL PERMIT APPLICATI ON THIS CAN BE DONE USING THE GC LICENSE NUMBER . THIS IS FOR A JOB CHECK TO MAKE SURE NO DUCT , GRILLS OR EXH AUST FANS WILL BE MOVED OR REPLACED DURING THE RENOVATI ON.
PLUMBING	APPROVED	3/26/2026 3/30/2026	**Reviewer:** TVAUGHN
HOLD FILE	BLDG CORR SUBMITTED	2/3/2026 3/26/2026	**Reviewer:** AMAGLIAR **Notes:** 2-3-26 EMAIL SENT 3-26-26 CORRECTIONS SUBMITTED BY LINK
MECHANICAL (A/C)	HOLD	1/28/2026 1/29/2026	**Reviewer:** BCANFIEL **Notes:** 1-FBC 105.3 MECHANICAL PERMIT APPLICATION IS NEEDED . 2-FBC107.3.5 PLANS NEEDED TO SHOW THE SCOPE OF WORK AN D LAYOUT OF THE NEW KITCHEN AND BATHROOMS MENTIONED ON THE BUILDING APPLICATION.
BUILDING (STRUCTURAL)	HOLD	1/28/2026 2/2/2026	**Reviewer:** MALMAS **Notes:** NO PLANS WERE SUBMITTED.
ELECTRICAL	HOLD	1/28/2026 2/2/2026	**Reviewer:** CDELARIO **Notes:** 1) PROVIDE A COMPLETE ELECTRICAL FLOOR PLAN SHOW SCOPE OF WORK.

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

JUSTIN PROFFITT
DEPARTMENT DIRECTOR

VIA CERTIFIED 9589 0710 5270 1607 5770 53

March 12, 2026

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

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

Dear Sir or Madam:

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

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

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

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

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

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

Sincerely,

Reshma Heraman

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

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

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

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

9589 0710 5270 1607 5770 53

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

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

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

AFFIDAVIT OF COMPLIANCE

Summons/Case # C25 07 0022

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

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

Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

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

Signature of Notary

RESHMA HERAMAN
MY COMMISSION # HH 518841
EXPIRES: April 22, 2028

Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Compliance

PERMIT STATUS

	25003028
	484232040200
	FENCE
	3801 NW 11 ST 1-2 COCONUT CREEK, FL 33066
	.00
	.00

Inspections

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

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

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CITY OF COCONUT CREEK
SPECIAL MAGISTRATE HEARING MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: April 22, 2026
Time: 2:30 p.m.
Hearing No. 2026-0422

---

1. The Special Magistrate Richard Doody called the meeting to order at 2:37 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 Statue 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.

3. Swearing in of Witnesses

4. Cases

Citation No.	Property Owner/Violator Address Violation	Violation Date

Status Conference

- **Officer Anthony Bell**

C25090098	Iannotti, Karem Z & David L Zafrane Blanco, Raiza 2004 Granada Drive #H1 Coconut Creek FL 33066 Violation Address: 2004 Granada Drive #H1 Chapter 13, Section 38-a Failure to obtain / complete permit process: Interior renovations	09/29/25

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 28, 2026.

Officer Luis Montano-Garcia

C25110056	D'arcy, William N & Catherine P	11/22/26
	4065 NW 43 Street Coconut Creek FL 33073 Violation Address: 4065 NW 43 Street Chapter 18, Section 36 Home base business – Regulatory criteria for Ballywater Nursery LLC	

Disposition: This case has been continued to May 27, 2026.

C25110060	D'arcy, William N & Catherine P	11/22/26
	4065 NW 43 Street Coconut Creek FL 33073 Violation Address: 4065 NW 43 Street Chapter 19, Section 37-3-d Parking: Heavy commercial and commercial vehicles stored / parked on Property: Not meeting requirements	

Disposition: This case has been continued to May 27, 2026.

C25110062	Flower Farm LLC % Linda Harper Vinkemulder	11/22/26
	14 Sylvia Street #1 Lexington MA 02421- 6325 Violation Address: 4061 NW 43 Street Chapter 19, Section 37-3-d Home base business – Regulatory Criteria for Wooden Shoe Gardens: BTR Required	

Disposition: This case has been continued to May 27, 2026.

C25110063	Flower Farm LLC % Linda Harper Vinkemulder	11/22/26
	14 Sylvia Street #1 Lexington MA 02421-6325 Violation Address: 4061 NW 43 Street Chapter 19, Section 37-3-d Parking: Heavy commercial and commercial vehicles stored / parked on property: Not meeting requirements	

Disposition: This case has been continued to May 27, 2026.

C24070013	Jeanty, Simone	07/03/24
Cont. from 02/25	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	

Disposition: This case has been continued to July 22, 2026.

C24070015	Jeanty, Simone	07/03/24
Cont. from 02/25	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	

Disposition: This case has been continued to July 22, 2026.

C25040048	Jeanty, Simone	04/17/25
Cont. from 02/25	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	

Disposition: This case has been continued to July 22, 2026.

C26020086	LRF3 MIA Johnson Road LLC % Longpoint Partners LP 116 Huntington Ave Ste 1001 Boston MA 02116 Violation Address: 4801 Johnson Road #1 Chapter 13, Section 38-a Failure to obtain permit / complete permit process for occupancy change of use for Pathway School of Coconut Creek	02/18/26

Disposition: This case has been withdrawn.

C26020087	LRF3 MIA Johnson Road LLC % Longpoint Partners LP 116 Huntington Ave Ste 1001 Boston MA 02116 Violation Address: 4801 Johnson Road #1 Chapter 9, Section 2 Fire Prevention and Protection: Failed inspections for Pathway School of Coconut Creek	02/18/26

Disposition: The Special Magistrate found for the city and imposed a compliance date of June 25, 2026 with a $50 fine per day and a one-time administrative fee of $25.

C26020089	LRF3 MIA Johnson Road LLC % Longpoint Partners LP 116 Huntington Ave Ste 1001 Boston MA 02116 Violation Address: 4801 Johnson Road #1 Chapter 13, Section 331(n) Zoning district regulations – Community facilities for Pathway School of Coconut Creek	02/18/26

Disposition: This case has been withdrawn.

C26020090 LRF3 MIA Johnson Road LLC % Longpoint Partners LP 02/18/26
116 Huntington Ave Ste 1001 Boston MA 02116
Violation Address: 4801 Johnson Road #8
Chapter 13, Section 38-a
Failure to obtain permit / complete permit process for occupancy change of use for Pathway School of Coconut Creek

Disposition: This case has been withdrawn.

C26020091 LRF3 MIA Johnson Road LLC % Longpoint Partners LP 02/18/26
116 Huntington Ave Ste 1001 Boston MA 02116
Violation Address: 4801 Johnson Road #8
Chapter 9, Section 2
Fire Prevention and Protection: Failed Inspections for Pathway School of Coconut Creek

Disposition: The Special Magistrate found for the city and imposed a compliance date of June 25, 2026 with a $50 fine per day and a one-time administrative fee of $25.

C26020092 LRF3 MIA Johnson Road LLC % Longpoint Partners LP 02/18/26
116 Huntington Ave Ste 1001 Boston MA 02116
Violation Address: 4801 Johnson Road #8
Chapter 13, Section 331(n)
Zoning district regulations: Community facilities for Pathway School of Coconut Creek

Disposition: This case has been withdrawn.

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 imposed a compliance date of June 25, 2026, with a $50 fine per day and a one-time administrative fee of $25. This case is set for Status Conference on June 24, 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 imposed a compliance date of June 25, 2026, with a $50 fine per day and a one-time administrative fee of $25. This case is set for Status Conference on June 24, 2026.

Status Conference

- **Officer Luis Montano-Garcia**

C25110004 Cardenas, David R Gomez, Diana 11/13/25
4947 NW 55 Boulevard Coconut Creek FL 33073-3306
Violation Address: 4947 NW 55 Boulevard
Chapter 13, Section 444-b-4-b
Improper Tree Pruning: Live Oak

Disposition: The Special Magistrate found for the city and extended the time for compliance to April 23, 2026.

C25080081 CREF3 FSLP Coconut Creek Owner LLC 08/20/25
4550 Travis Street 7th Floor Dallas TX 75205
Violation Address: 4175 W Sample Road
Chapter 6, section 16
25 Year Safety Program: Minimum Housing Code for Broward County
Total Area: 13,507

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 28, 2026.

C25080064 Jean, Miriame 08/19/25
4960 Cypress Lane Coconut Creek FL 33073
Violation Address: 4960 Cypress Lane
Chapter 13, Section 40-a-1
Failure to obtain/complete engineering permit process for driveway expansion

Disposition: The Special Magistrate found for the city and extended the time for compliance to June 25, 2026.

C26020011 4161 Hillsboro LLC 02/05/20
1199 S Federal Hwy #395 Boca Raton FL 33432
Violation Address: 1199 S Federal Hwy #395 Boca Raton FL 33432
Chapter 13, Section 26(q)
Application review procedures: Violation of conditions

Disposition: The Special Magistrate found for the city and amended the time for compliance to April 30, 2026, and in all other respects the Final Order issued shall remain in full force and effect.

Officer Jan Moppert

C25080024 Collado, Yomarys 08/11/25
5092 Ashley River Road West Palm Beach FL 33417-8352
Violation Address: 4753 NW 22 Street #42103
Chapter 13, Section 38-a
Failure to obtain permit and complete permit process: A/C unit

Disposition: The Special Magistrate found for the city and imposed a compliance date of May 28, 2026 with a $50 fine per day and a one-time administrative fee of $25.

C25070179 Elliot Cocoplum Borrower LLC % Alliance Tax Advisors 07/25/26
6191 State Highway 161 #100 Irving Texas 75038
Violation Address: 4080-4142 Coco Plum Circle
Chapter 13, Section 40-a-1
Failure to obtain and complete engineering permit process: Curb and sidewalk repairs

Disposition: This case has complied.

C24040109 Jean Baptiste, Wisly & Simeon, Roseline 07/08/25
4410 NW 45 Terrace Coconut Creek Fl 33073
Violation Address: 4410 NW 45 Terrace
Chapter 13, Section 40-a-1
Failure to obtain and complete Engineering permit process: Backyard Renovations

Disposition: This case has complied.

C25070071 Ligua, Joe & Maria Helena 07/11/25
2602 Calliandra Terrace Coconut Creek FL 33063
Violation Address: 2602 Calliandra Terrace
Chapter 13, Section 40-A-1
Failure to obtain and complete Engineering permit process: Back patio

Disposition: The Special Magistrate found for the city and imposed a compliance date of May 28, 2026 with a $50 fine per day and a one-time administrative fee of $25.

C25080011 Secretary of Housing & Urban Dev % Becker & Poliakoff PA08/25/25
2525 Ponce De Leon Boulevard Coral Gables FL 33134-6051
Violation Address: 4153 Carambola Circle S #2151
Chapter 6, Section 39-i-1
Failure to register abandoned real property

Disposition: The Special Magistrate found for the city and imposed a compliance date of May 28, 2026 with a $50 fine per day and a one-time administrative fee of $25.

C26010150 Teixeira, Tharyn Andra & Mattos, Luiz Felipe Desouza 01/15/26
Cont. from 03/25 3341 NW 22 Court Coconut Creek FL 33066-2237
Violation Address: 3633 NW 35 Street #1658
Chapter 13, Section 38-a
Failure to complete permit process: Windows / Shutters (Expired Permit)

Disposition: The Special Magistrate found for the city and imposed a compliance date of May 28, 2026 with a $50 fine per day and a one-time administrative fee of $25.

C25090078 White, Joesian A & White Brian C 09/17/25
1920 NW 35 Terrace Coconut Creek FL 33066-3032
Violation Address: 1920 NW 35 Terrace
Chapter 13, Section 38-a
Failure to obtain permit and complete permit process: Bathroom renovation

Disposition: This case has been continued to May 27, 2026.

C25060054 Yamashiro, Jeffrey Yoshio 04/06/26
3461 NW 47 Avenue #31105 Coconut Creek FL 33063
Violation Address: 3461 NW 47 Avenue #31105
Chapter 13, Section 38-a
Failure to obtain permit and complete permit process: Gazebo

Disposition: This case has been continued to May 27, 2026.

C24100120 Young, Charles 04/08/25
3411 NW 21 St Coconut Creek FL 33066-3016
Violation Address: 3411 NW 21 Street
Chapter 6, Section 36-b-1
Fence in disrepair: West side of back patio

Disposition: This case has been continued to May 27, 2026.

C24100124 Young, Charles 04/08/25
3411 NW 21 St Coconut Creek FL 33066-3016
Violation Address: 3411 NW 21 Street
Chapter 6, Section 36-b-1
Back patio deck in disrepair

Disposition: This case has been continued to May 27, 2026.

Officer Daniella Ordonez

C26010178 Beaudoin Norman 01/26/26
3315 NW 67 Street Coconut Creek FL 33073
Violation Address: 3315 NW 67 Street
Chapter 13, Section 38-a

Disposition: The Special Magistrate found for the city and imposed a compliance date of June 25, 2026, with a $50 fine per day and a one-time administrative fee of $25. This case is set for Status Conference on June 24, 2026.
Failure to complete permit process: Expired permit: Deck

C26030211 Coco Bay Homeowners Assn Inc Campbell Property Management 03/31/26
8010 N University Dr Tamarac FL 33321
Violation Address: 6393 NW 40 Avenue
Chapter 13, Section 257
Stormwater Management

Disposition: The Special Magistrate found for the city and imposed a one-time fine of $100 and a one-time administrative fee of $25.

Status Conference

- **Officer Daniella Ordonez**

C24090003 Bell Fund V Coconut Creek 09/03/24
PO Box 20197 Atlanta, GA 30325
Violation Address: 3600 W Hillsboro Boulevard
Chapter 6, Section 16
25 Safety Program: Minimum housing code for Broward County
Total Area: 371,508

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 28, 2026.

C24090204 Club Caribe Condominium Association, Inc 09/17/24

5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5510 NW 61
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County, Florida Permit # 24003349

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 28, 2026. This case is set for Status Conference on May 27, 2026.

C24090205 Club Caribe Condominium Association, Inc 09/17/24

5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5520 NW 61 Street
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County Florida Permit #24003350

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 28, 2026. This case is set for Status Conference on May 27, 2026.

C24090206 Club Caribe Condominium Association, Inc 09/17/24

5500 NW 61 Street Coconut Creek, Fl 33073
Violation Address: 5530 NW 61 Street
Chapter 6, Section 16
25 Year Safety Program: Minimum Housing code for Broward County, Florida Permit # 24003351

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 28, 2026. This case is set for Status Conference on May 27, 2026.

C24090207 Club Caribe Condominium Association, Inc 09/17/24

5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5540 NW 61 Street
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County, Florida Permit # 24003352

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 28, 2026. This case is set for Status Conference on May 27, 2026.

C24090208 Club Caribe Condominium Association, Inc 09/17/24

5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5550 NW 61 Street
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County, Florida Permit #24003353

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 28, 2026. This case is set for Status Conference on May 27, 2026.

C24090209 Club Caribe Condominium Association, Inc 09/17/24

5500 NW 61 Street Coconut Creek, Fl 33073
Violation Address: 5560 NW 61 Street
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County, Florida Permit # 24003397

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 28, 2026. This case is set for Status Conference on May 27, 2026.

C24090210 Club Caribe Condominium Association, Inc 09/17/24

5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5570 NW 61 Street
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County, Florida Permit # 24003398

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 28, 2026. This case is set for Status Conference on May 27, 2026.

C24090211 Club Caribe Condominium Association, Inc 09/17/24

5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5580 NW 61 Street
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County, Florida Permit # 24003399

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 28, 2026. This case is set for Status Conference on May 27, 2026.

C24090212 Club Caribe Condominium Association, Inc 09/17/24
5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5590 NW 61 Street
Chapter 6, Section 16
25 Year Safety Program: Minimum housing code for Broward County, Florida Permit # 24003401

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 28, 2026. This case is set for Status Conference on May 27, 2026.

C25080103 Club Caribe Condominium Association Inc 08/21/25
5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5600 NW 61 Street
Chapter 13, Section 38-a
Failure to complete permit process for Broward Safety Inspection Program
Total Area: 19408

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 28, 2026. This case is set for Status Conference on May 27, 2026.

C25080105 Club Caribe Condominium Association Inc 08/21/25
5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5610 NW 61 Street
Chapter 13, Section 38-a
Failure to complete permit process for Broward Safety Inspection Program
Total Area: 30696

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 28, 2026. This case is set for Status Conference on May 27, 2026.

C25080106 Club Caribe Condominium Association Inc 08/21/25
5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5620 NW 61 Street
Chapter 13, Section 38-a
Failure to complete permit process for Broward Safety Inspection Program
Total Area: 20544

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 28, 2026. This case is set for Status Conference on May 27, 2026.

C25080107	Club Caribe Condominium Association Inc	08/21/25

5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5630 NW 61 Street
Chapter 13, Section 38-a
Failure to complete permit process for Broward Safety Inspection Program
Total Area: 19408

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 28, 2026. This case is set for Status Conference on May 27, 2026.

C25080108	Club Caribe Condominium Association Inc	08/21/25

5500 NW 61 Street Coconut Creek, FL 33073
Violation Address: 5640 NW 61 Street
Chapter 13, Section 38-a
Failure to complete permit process for Broward Safety Inspection Program
Total Area: 30696

Disposition: The Special Magistrate found for the city and extended the time for compliance to May 28, 2026. This case is set for Status Conference on May 27, 2026.

C25120012	Martinez-Ceballos, Yunnely Esthel	12/03/25

3933 Crescent Creek Dr Coconut Creek FL 33073
Violation Address: 3933 Crescent Creek Drive
Chapter 13, section 448-c-1
Tree removal permit required

Disposition: The Special Magistrate found for the city and extended the time for compliance to June 25, 2026 and to amend language to obtain.

C25060053	Rocha, Roosevelt M	06/24/25

3913 Crescent Creek Drive Coconut Creek FL 33073
Violation Address: 3913 Crescent Creek Drive
Chapter 13, Section 38-a
Failure to obtain permit and / or complete permit process: Residential alterations

Disposition: The Special Magistrate found for the city and extended the time for compliance to June 25, 2026.

Officer Coulton Yanulevich

C26030088 Enriquez, Esther & Enriquez, Jorge 03/16/26
5258 NW 51 Court Coconut Creek FL 33073
Violation Address: 5258 NW 51 Court
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 and a one-time administrative fee of $25.

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 imposed a one-time fine of $150, obtain and complete tree permit by June 25, 2026 or a $50 fine per day with a one-time administrative fee of $25. This case is set for Status Conference on June 24, 2026.

C26030091 Hanson, Robert C Jr & Manning, David M 03/16/26
5092 NW 45 Avenue Coconut Creek FL 33073
Violation Address: 5092 NW 45 Avenue
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 The fine has been paid.

C26030135 Hollingsworth, Mark H/E & Peralta, Elvira Joana Ferreira 03/18/26
5851 NW 37 Avenue Coconut Creek FL 33073
Violation Address: 5851 NW 37 Avenue
Chapter 13, Section 448-c-1
Removal of tree permit without permit

Disposition: The Special Magistrate found for the city and imposed a one-time fine of $500, obtain and complete tree permit by June 25, 2026 or a $50 fine per day with a one-time administrative fee of $25.

C26030092 Joiner, James A 03/16/26
4403 NW 51 Court Coconut Creek FL 33073
Violation Address: 4403 NW 51 Court
Chapter 13, Section 13-444-b-4-b
Improper tree pruning

Disposition: The Special Magistrate found for the city and imposed a one-time fine of $150. The fine has been paid.

C26030090 Paul, Mara 03/16/26

5376 NW 55 Street Coconut Creek FL 33073
Violation Address: 5300 NW 49 Avenue
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 June 25, 2026 or a $50 fine per day with a one-time administrative fee of $25.

C26010169 Petrone, Laurel A 04/07/26

5272 NW 51 Court Coconut Creek FL 33073-4932
Violation Address: 5272 NW 51 Court
Chapter 13, Section 38-a
Failure to complete process permit process: Permit # 19002586

Disposition: The Special Magistrate found for the city and imposed a compliance date of June 25, 2026 with a $50 fine per day and a one-time administrative fee of $25.

C26030089 Ramjattan, Kathryn & Romero, Michael 03/16/26

5164 NW 53 Avenue Coconut Creek FL 33073
Violation Address: 5164 NW 53 AVE
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 and a one-time administrative fee of $25.

C26030142 Stone, Margaret June & Baur, Thomas Raymond 03/19/26

4541 NW 49 Court Coconut Creek FL 33073
Violation Address: 4541 NW 49 Court
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 and a one-time administrative fee of $25.

Disposition: The Special Magistrate accepted the recommendation from the board and reduced the total fine amount to $275. The fine has not been paid.

5. Acceptance of Minutes: Hearing No. 2026-0325 for March 25, 2026

The Minutes were accepted without corrections or deletions.

6. ADJOURNMENT

The meeting adjourned at 3:52 p.m.

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Reshma Heraman
Senior Staff Assistant