



CITY OF COCONUT CREEK DOCKET FOR SPECIAL MAGISTRATE HEARING

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: June 24, 2026
Time: 2:30 p.m.
Hearing No. 2026-0624

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

	Property Owner/Violator Address	Violation
Citation No.	Violation	Date
<u>Officer Anthony Bell</u>		
C26040141	Lozano, Christian G 4320 NW 10 ST Coconut Creek FL 33066-1530 Violation Address: 4320 NW 10 Street Chapter 19, Section 37-2 Parking: Two enclosed trailers parked at the property	05/20/26
C26050077	Seni, Cristiano De Siqueira 3900 NW 4 Court Coconut Creek FL 33066-1806 Violation Address: 3900 NW 4 Court Chapter 13, Section 448-b Preservation and protection of trees: Tree damage: Permit required for removal of tree in swale	05/16/26
<u>Officer Briana Capone</u>		
C26040064	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point FL 33064 Violation Address: 3910 NW 43 Street Chapter 13, Section 38-a Failure to obtain and complete permit: Occupancy change of use required Educational. *Repeat Violation*	04/09/26
C26040065	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point FL 33064 Violation Address: 3910 NW 43 Street Chapter 9, Section 2 Fire prevention and protection: Failed fire inspections	04/09/26

Special Magistrate Administrative Hearing Docket

June 24, 2026

Page 2

C26040067	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point FL 33064 Violation Address: 3910 NW 43 Street Chapter 13, Section 331 (n) Zoning district regulations community facilities. Special land use required: Farm school LLC	<u>04/09/26</u>
C26040068	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point FL 33064 Violation Address: 3910 NW 43 Street Chapter 18, Section 29 Business tax receipt required: Farm school LLC	<u>04/09/26</u>
C26040070	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point FL 33064 Violation Address: 3920 NW 43 Street Chapter 13, Section 38-a Failure to obtain and complete permit: Occupancy change of use for business, residential and assembly *Repeat Violation*	<u>04/09/26</u>
C26040071	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point FL 33064 Violation Address: 3920 NW 43 Street Chapter 9, Section 2 Fire prevention and protection: Failed fire inspections	<u>04/09/26</u>
C26040073	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point FL 33064 Violation Address: 3920 NW 43 Street Chapter 18, Section 29 Business tax receipt required: Redstone Ranch LLC	<u>04/09/26</u>
C26040076	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point FL 33064 Violation Address: 4551 NW 39 Avenue Chapter 13, Section 373 Accessory use – Structure: Chickee hut: setback requirements not met, location prohibited	<u>04/09/26</u>
C26040079	Cody, Andrew & Patton, Michelle 2340 NE 35 Street Lighthouse Point FL 33064 Violation Address: 4361 NW 39 Avenue Chapter 13, Section 373 Accessory use – Structure: Chickee hut: setback requirements not met, location prohibited	<u>04/09/26</u>

Special Magistrate Administrative Hearing Docket

June 24, 2026

Page 3

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

C26010051 Orsi Springs Partners LLC Township Plaza Partners LLC 01/12/26
1449 37 ST Suite 408 Brooklyn NY 11218
Violation Address: 4400 W Sample Road #120
Chapter 18, Section 29
Business tax receipt: Renewal required for Scott Allyson

C26010055 MCA Promenade Owner LLC 01/12/26
2 Seaport Lane Boston MA 02210-2021
Violation Address: 4419 Lyons Road #104
Chapter 18, Section 29
Business tax receipt: Renewal required for Happy Monkey Shop

C26010056 MCA Promenade Owner LLC 01/12/26
2 Seaport Lane Boston MA 02210-2021
Violation Address: 4425 Lyons Road Suite #110
Chapter 18, Section 29
Business tax receipt: Renewal required for Lelior Group LLC

C26010067 Happiness Inc % Regions Bank - Jennifer Bradford 01/12/26
2050 Parkway Office Circle #500 Birmingham AL 35244
Violation Address: 4808 Coconut Creek Parkway
Chapter 18, Section 29
Business Tax Receipt: Renewal required for Regions Bank

C26010101 Espinosa Medical Real Estate #2 LLC 01/14/26
501 NE Waterway Lane Boca Raton FL 33432
Violation Address: 5350 W Hillsboro Boulevard #108
Chapter 18, Section 29
Business tax receipt: Renewal required for Kettia Alusma - Hibbert ARNP

C26010113 Wal-Mart Stores East LP 01/14/26
Po Box 8050 Bentonville AR 72712
Violation Address: 5571 W Hillsboro Boulevard
Chapter 18, Section 29
Business Tax Receipt: Failure to renew for Subway #35011

Special Magistrate Administrative Hearing Docket

June 24, 2026

Page 4

C26010192	Chery, Robert & Marie Michelle 5444 NW 43 Way Coconut Creek FL 33073-5026 Violation Address: 5444 NW 43 Way Chapter 13, Section 40-a-1 Failure to obtain / complete Engineering permit process for driveway extension	<u>01/28/26</u>
C26010193	Chery, Robert & Marie Michelle 5444 NW 43 Way Coconut Creek FL 33073-5026 Violation Address: 5444 NW 43 Way Chapter 13, Section 40-a-1 Failure to obtain / complete Engineering permit process for paver installation	<u>01/28/26</u>
C26040080	Coconut Creek Automotive Management LLC 3031 N Rocky Point Drive W Suite 770 Tampa FL 33607 Violation Address: 5201 W Sample Road Chapter 16, Section 20-a Promotional activity without a permit: Two food trucks in parking lot	<u>04/09/26</u>
C26050022	Dolphin Stations LLC 1201 Oakfield Drive Suite #109 Brandon FL 33511-4932 Violation Address: 5425 Lyons Road Chapter 13, Section 38-a Failure to obtain / complete permit process for: Carwash: *Repeat Violator*	<u>05/07/26</u>

Status Conference

- **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	<u>10/14/25</u>
C24040078	MCA Promenade Owner LLC 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	<u>12/10/25</u>
C25120021	MCA Promenade Owner LLC 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	<u>12/10/25</u>

Special Magistrate Administrative Hearing Docket

June 24, 2026

Page 5

C25100026 Hillsboro Marketplace Investments LLC 10/14/25

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

C26010010 Hillsboro Marketplace Investments LLC 01/07/26

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

C26020011 4161 Hillsboro LLC 02/05/20

1199 S Federal Hwy #395 Boca Raton FL 33432
Violation Address: 4161 W Hillsboro Boulevard
Chapter 13, Section 26(q)
Application review procedures: Violation of conditions

Officer Jan Moppert

C26010011 Santana, Samuel Henrique 01/07/26

3676 Coco Lake Drive Coconut Creek FL 33073
Violation Address: 3676 Coco Lake Drive
Chapter 13, Section 38-a
Failure to complete permit process: Screen enclosure behind the house

C26030188 Pasquale & Maria Poerio Rev Tr & Pasquale Poerio, Trstee Etal 03/26/26

Cont. from 05/27 6712 Peruzzi Way Lake Worth FL 33467
Violation Address: 3219 Carambola Circle S #23110
Chapter 13, Section 38-a
Failure to complete permit process: Expired Permit: Shutters

Officer Stephanie O'Neil

C26050160 FKH SFR R LP % First Key Homes LLC (Perez Jonathan:Violator) 05/24/26

600 Galleria Parkway Suite 300 Atlanta GA 30339
Violation Address: 540 NW 43 Avenue
Chapter 5, Section 6-b
Prohibition on running at large: Dog

Officer Daniella Ordonez

C26050110 Quinones, Reinaldo & Melissa 05/19/26

4725 NW 76 Street Coconut Creek FL 33073-2706
Violation Address: 4725 NW 76 Street
Chapter 13, Section 444-b-4-b
Two shaped trees'

Special Magistrate Administrative Hearing Docket

June 24, 2026

Page 6

C26050112 Cioffi, Robert & Christina Marie 05/19/26
7621 NW 47 Avenue Coconut Creek FL 33073
Violation Address: 7621 NW 47 Avenue
Chapter 13, Section 444-b-4-b
Two improperly pruned Gumbo Limbo trees

C26050113 Wexler, Lucas Ian 05/19/26
7610 NW 47 Avenue Coconut Creek FL 33073-2721
Violation Address: 7610 NW 47 Avenue
Chapter 13, Section 444-b-4-b
Improper pruned Gumbo Limbo tree

Status Conference

- **Officer Daniella Ordonez**

C26030147 Ramos Da Silva, Miriana Mascarenhas, Gustavo C 03/20/26
Cont. from 05/27 6303 NW 42 Terrace Coconut Creek FL 33073
Violation Address: 6303 NW 42 Terrace
Chapter 13, Section 38-a
Failure to complete permit process: Expired permit: Fence

C25070045 Mckenzie, Hyson H/E Franklin, Elette 06/21/25
7138 Crescent Creek Lane Coconut Creek FL 33073-3129
Violation Address: 7138 Crescent Creek Lane
Chapter 13, Section 448-c-1
Tree Removal Permit Required: Front yard tree removal without permit

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
Failure to complete permit process: Expired permit: Deck

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

Officer Coulton Yanulevich

C26030131 Ortiz, Melissa 03/18/26
Cont. from 05/27 5532 NW 53 Circle Coconut Creek FL 33073
Violation Address: 5532 NW 53 Circle
Chapter 13, Section 38-a
Failure to complete permit process: Pool and Deck

Special Magistrate Administrative Hearing Docket

June 24, 2026

Page 7

C26030144	Dernier, Rachel & Etienne, Lindsley	03/23/26
	3718 Pebblebrook Manor Coconut Creek FL 33073 Violation Address: 3718 Pebblebrook Manor Chapter 13, Section 38-a Failure to obtain permit and complete building process (Construction on back patio)	
C26030166	3597 Wiles Road FL Owner LLC % April Housing Property Tax	03/24/26
Cont. from 05/27	P.O. Box A3951 Chicago IL 60609 Violation Address: 3597 Wiles Road Chapter 13, Section 444-b-4-b Improper Palm Pruning Stipulated Agreement: Tree care class with Mark	
C26040022	Rodriguez, Allan & Laura Rodriguez	04/06/26
	3732 Woodfield Court Coconut Creek FL 33073 Violation Address: 3732 Woodfield Court Chapter 13, Section 38-a Failure to obtain and complete building permit: Fence installation	
C26040023	Rodriguez, Allan & Laura Rodriguez	04/06/26
	3732 Woodfield Court Coconut Creek FL 33073 Violation Address: 3732 Woodfield Court Chapter 13, Section 40-a-1 Failure to obtain and complete Engineering permit for: Pavers in backyard	
C26050065	Pitts, Scott Edmond & Reyes, Isamara Judith	05/13/26
	5314 NW 54 Street Coconut Creek FL 33073 Violation Address: 5314 NW 54 Street Chapter 13, Section 444-b-4-b Improper tree pruning	
C26050068	Greenleaf, Kelvin E & Susan E	05/13/26
	4942 NW 55 Boulevard Coconut Creek FL 33073-3309 Violation Address: 4942 NW 55 B Boulevard Chapter 13, Section 444-b-4-b Improper tree pruning	
C26050069	Lipford, Daniel Wayne & Conte, Barbara Throckmorton ETAL	05/13/26
	4936 NW 55 Boulevard Coconut Creek FL 33073 Violation Address: 4936 NW 55 Boulevard Chapter 13, Section 444-b-4-b Improper tree pruning	
C26050162	Zarate, Fabian & Angelica Zarate	05/28/26
	7234 NW 65 Terrace Parkland FL 33067-1436 Violation Address: 4300 NW 51 Street Chapter 19, Section 37-2 Parking: Commercial / trailer food truck, \$50 fine each time vehicle is observed	

Special Magistrate Administrative Hearing Docket

June 24, 2026

Page 8

C26050167 Batista Correa, Antonio H/E & Correa, Fernando H B ETAL 05/26/26

4667 ST. Simon Drive Coconut Creek FL 33073

Violation Address: 4667 ST. Simon Drive

Chapter 13, Section 444-b-4-b

Improper tree pruning

C26060010 Letterese, James & Lisbet Letterese 06/01/26

4102 Oxbow Drive Coconut Creek FL 33073

Violation Address: 4102 Oxbow Drive

Chapter 13, Section 444-b-4-b

Improper tree pruning

C26060069 Loeffler, Lori 06/10/26

5270 NW 53 Avenue Coconut Creek FL 33073-3751

Violation Address: 5270 NW 53 Avenue

Chapter 13, Section 448-c-1

Tree removal permit required

Status Conference

- **Officer Coulton Yanulevich**

C26030204 Gaviola, Jaime E 03/30/26

4561 Little Palm Lane Coconut Creek FL 33073

Violation Address: 4561 Little Palm Lane

Chapter 13, Section 444-b-4-b

Improper Tree Pruning

5. **Acceptance of Minutes:** Hearing No. 2026-0527 for May 27, 2026

6. **ADJOURNMENT**

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

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

CODE OFFICER ANTHONY BELL
SPECIAL MAGISTRATE CASES

Summons/Case #C26040141
Lozano, Christian G
4320 NW 10 St
Violation: 19-37-2
Parking: Two enclosed trailers parked at property

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

IMPORTANT INSTRUCTIONS

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

SUMMONS TO APPEAR

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.

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

NO. C26040141

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

Day Wednesday Date May 20th 2026

at 2:46 AM/PM

Owner Name Lozano, Christian G
Last First MI

Owner Address 4320 NW 10st
Last First MI

Coconut Creek, FL 33066
City State Zip

Legal/Folio 484232010830

Violation Location 4320 NW 10st

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

committed the following violation, contrary to law:

Parking: Trailer
* Two Enclosed trailers *
* Parked at the Property *

in violation of Chapter(s) 19 Section(s) 37-2

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 24th DAY
OF June, 2026, AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.

Anthony Bell 6-4-26 363
Officer Signature Date ID#

Anthony Bell
Printed Name

Posted 1:59pm 6-4-26
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.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040141	4320 NW 10 ST	484232010830	LOZANO,CHRISTIAN G

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

Initial Warning of Violation – Date: 04/20/2026

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: 6/8/2026 - Receipt/Article #: 7022 2410 0002 9359 7759
Return Receipt Requested
- Hand Delivery – Date: _____ - Time: _____ - Name: _____
- Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

- Posting at Property – Date: 6/4/2026 - Time: 1:59pm (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

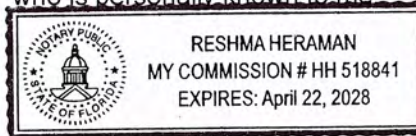
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 8 day of June, 2026 by BELL, ANTHONY who is personally known to me

Reshma Heraman

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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

CERTIFIED MAIL®



7022 241D 0002 9359 7759

LOZANO, CHRISTIAN G
4320 NW 10 ST
COCONUT CREEK, FL 33066-1530

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

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

OFFICIAL USE

6522 6566 2000 0142 2202

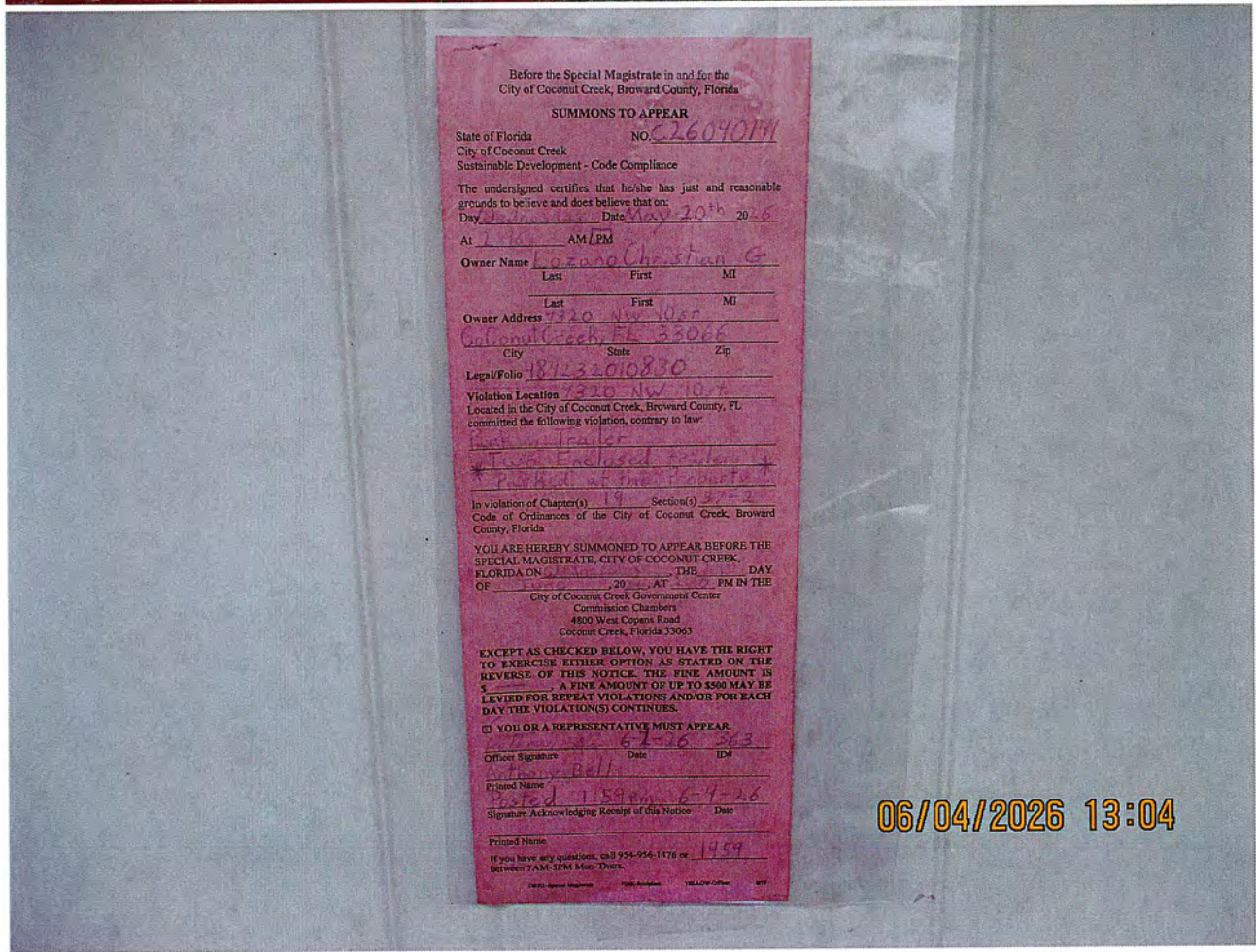
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

C26040141
Summons
Postmark
Here
AB 6/8/06

Postage \$
Total Postage a \$

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

LOZANO, CHRISTIAN G
4320 NW 10 ST
COCONUT CREEK FL 33066-1530





06/04/2026 13:04

Sec. 19-37. - Parking in residential zones.

(2) *Restrictions.* Except as provided herein no owner or person having the use of a commercial, heavy commercial vehicle or recreational vehicle shall park said vehicle in residential zoning districts (RS-1, RS-3, RS-4, RC-5, RC-8, RM-10 and single-family, zero lot line, zero lot line-cluster and multi-family portions of PUD's and MH-1).

- a. Passenger vehicles shall be permitted to park on a paved driveway, or within a carport, garage or screened side yard of all residential districts.
- b. Within single-family zoning districts (A-1, RS-1, RS-3, RS-4, RC-5, RC-8 and single-family and single-family zero lot line portions of PUD's and MH-1), parking of owner or guest passenger vehicles shall be permitted within the grass portion of the swale area, such that there is no damage to the swale area and the grass area of the swale is kept in a safe and suitable condition. Vehicles may be parked on the paved portion of the swale leading to the private driveway, providing that it does not protrude onto a sidewalk.
- c. Parking of any motor vehicle regardless of ownership is prohibited in the swale areas adjacent to designated expressway, collector or arterial roads. Designated roads are shown on the Table of Designated Road Classifications found in section 13-424, City of Coconut Creek Code of Ordinances.
- d. No vehicle is permitted to park across a sidewalk located in either a public right-of-way or a private ingress-egress access easement.
- e. Heavy commercial vehicles as defined in section 19-37(1)b., City of Coconut Creek Code of Ordinances shall not be permitted to be parked in any residential district, unless otherwise noted.
- f.
 1. All passenger, commercial and recreational vehicles, as enumerated in (c)6.—10., wider than eight (8) feet, longer than twenty-two (22) feet, or taller than eight (8) feet, are prohibited from parking in any residentially zoned district.
 2. All recreational vehicles, as enumerated in (c) 1.—5., wider than eight (8) feet, longer than twenty-two (22) feet or taller than ten (10) feet are prohibited from parking in any residentially zoned district.
 3. Recreational vehicles, as enumerated in (c) 1.—5., are permitted to park in any residentially zoned district, regardless of size, providing the vehicle is parked entirely within a carport and screened on three (3) sides. Said carport shall meet the minimum structural setback requirements as set forth under Chapter 13, Coconut Creek Code of Ordinances.
 4. Width of vehicles shall be measured using the permanent sides of the vehicle; length shall be measured from front bumper to rear bumper; height shall be measured from level grade to highest permanent point. Trailers used to transport recreational vehicles shall be permitted to exceed the length of the recreational vehicle a maximum of twenty-five (25) percent.
- g. Commercial vehicles shall not be used in the conduct of a home business, unless the business has an approved home occupational license from the City of Coconut Creek. Any person owning or having use of a vehicle parked in a residential district associated with an approved home occupational license shall also abide by the requirements of section 18-36, Home occupations.
- h. Where an accessway intersects a public right-of-way or where property abuts the intersection of two (2) or more public rights-of-way, it shall be prohibited to park any vehicle within the triangular areas stated within section 13-443(14)a., b. and c.

(Code 1980, § 18-20; Ord. No. 131-83, § 2, 7-14-83; Ord. No. 138-87, § 1, 4-9-87; Ord. No. 114-94, § 2, 3-10-94; Ord. No. 140-94, § 1, 9-22-94; Ord. No. 106-96, § 1, 1-25-96)

(3) Exemptions. The restrictions contained within [section 19-37\(2\)](#) shall not apply to the following:

a. Commercial or heavy commercial vehicles actively engaged in a lawful commercial repair, moving or construction activity for the owners of the property between the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday and 9:00 a.m. to 6:00 p.m. Sundays and National Holidays. Construction and moving vehicles actively engaged in a permitted operation may be parked overnight in a residential zone, provided the vehicle is not operating between the hours of 7:00 p.m. to 7:00 a.m. Monday through Saturday and 6:00 p.m. to 9:00 a.m. Sundays and national holidays.

b. 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) passenger, commercial or recreational vehicles 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.

(Code 1980, § 18-20; Ord. No. 131-83, § 2, 7-14-83; Ord. No. 138-87, § 1, 4-9-87; Ord. No. 114-94, § 2, 3-10-94; Ord. No. 140-94, § 1, 9-22-94; Ord. No. 106-96, § 1, 1-25-96)



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 484232010830	Millage Code: 3212	Appraisers Number: 954-357-6831
Property Owner(s): LOZANO, CHRISTIAN G	Adj. Bldg. S.F.: 1668	Email: realprop@bcpa.net
Mailing Address: 4320 NW 10 ST COCONUT CREEK, FL 33066-1530	Bldg Under Air S.F.: 1596	Zoning : RS-4 - RESIDENTIAL SINGLE FAMILY (4 DU/AC)
Property Address: 4320 NW 10 STREET COCONUT CREEK, 33066-1530	Effective Year: 1960	Abbr. Legal Des.: EDGEFIELD 1ST SEC 49-31 B LOT 3 BLK 6
	Year Built: 1959	
	Units/Beds/Baths: 1 / 3 / 2.50	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$62,430	\$322,060	0	\$384,490	\$301,060	
2025	\$62,430	\$358,400	0	\$420,830	\$293,150	\$5,949.48
2024	\$62,430	\$338,100	0	\$400,530	\$284,890	\$5,757.82

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$384,490	\$384,490	\$384,490	\$384,490
Portability	0	0	0	0
Assessed / SOH 19	\$301,060	\$301,060	\$301,060	\$301,060
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	\$249,649	\$276,060	\$249,649	\$249,649

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
05/09/2018	Warranty Deed Qualified Sale	\$299,000	115154354
12/29/2006	Quit Claim Deed	\$112,000	43502 / 732
12/22/2000	Warranty Deed	\$159,900	31137 / 1364
04/22/1999	Warranty Deed	\$110,600	29488 / 1333

LAND CALCULATIONS

Unit Price	Units	Type
\$8.00	7,804 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Summons/Case #C26050077

Seni, Cristiano De Siqueria

7121 Pinecreek Way

Violation: 13-448-b

Preservation/protection of trees: Removed Tree no permit

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

SUMMONS TO APPEAR

State of Florida NO. C26050077

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 May 16th 20 26

At 11:56 AM PM

Owner Name Seni, Cristiano De Siqueira Last First MI

Owner Address 3900 NW 4ct Coconut Creek, FL 33066 City State Zip

Legal/Folio 484232100110

Violation Location 3900 NW 4ct Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Preservation and Protection of trees Tree Damage - Permit Required For removal of tree In Swale

In violation of Chapter(s) 13 Section(s) 448-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 24 DAY OF June, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR. Anthony Bell 5-28-26 363 Officer Signature Date ID#

Anthony Bell 05/28/26 Signature Acknowledging Receipt of this Notice Date

Printed Name

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

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

Table with 5 columns: Violation Category, 1st Offense, 2nd Offense, 3rd Offense, 4th Offense. Rows include categories like Chapter 3 Alcoholic Beverage, Chapter 4 Amusement/Entertainment, etc.

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
C26050077	3900 NW 4 CT	484232100110	SENI,CRISTIANO DE SIQUEIRA

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: 05/28/2026

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: _____ - Receipt/Article #: _____
Return Receipt Requested
- Hand Delivery – Date: 5/28/2026 - Time: 4:00pm - Name: Property owner father signed.
- 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.)

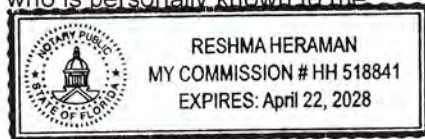
Anthony Bell
Signature of Code Compliance Officer

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 3 day of June, 2026 by BELL, ANTHONY who is personally known to me.

Reshma Heraman
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification

May 28, 2026 at 3:37:53 PM
3910 NW Fourth Ct
Coconut Creek FL 33066
United States



Sec. 13-448. Preservation and protection of trees and tree preservation trust account.

- (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.
- (d) *Permit application.* An owner of fee simple title may apply for a tree removal permit. After submitting certified approval of the fee simple owner, the agent of the owner, the lessee of the property, optionee, contract purchaser, or holder of an easement may apply for a tree removal permit. A holder of an easement may obtain a permit only when the proposed tree removal is consistent with the use granted by the easement. The city shall require that any tree surveys or site plans be prepared by any person qualified to do so under the Laws of Florida.
- (s) *Penalty for violation.*
- (1) Any person who violates any provision of this section shall be punished as provided by law. Each and every tree damaged, defaced, destroyed, or removed in violation of this section shall constitute a separate and distinct violation.
 - (2) An individual shall be in violation of this section if the trees are not relocated or replaced as specified by this section within six (6) months or as specified elsewhere within this section, of the granting of the tree removal permit; provided, however, if the trees are to be removed to facilitate construction, such relocation or replacement must be completed prior to issuance of a certificate of occupancy.
 - (3) An individual shall be in violation of this section if the trees to be relocated or replaced are not maintained in a healthy condition for a period of one (1) year.

(Ord. No. 115-86, § 307.0507, 7-10-86; Ord. No. 159-87, § 307.0507, 6-11-87; Ord. No. 129-95, § 1, 7-28-94; Ord. No. 148-99, § 3, 12-23-99; Ord. No. 2004-031, § 3, 8-26-04; Ord. No. 2006-016, § 3, 4-27-06; Ord. No. 2010-025, § 8, 10-14-10)



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 484232100110	Millage Code: 3212	Appraisers Number: 954-357-6831
Property Owner(s): SENI, CRISTIANO DE SIQUEIRA	Adj. Bldg. S.F.: 2325	Email: realprop@bcpa.net
Mailing Address: 3900 NW 4 CT COCONUT CREEK, FL 33066-1806	Bldg Under Air S.F.: 1853	Zoning : RS-4 - RESIDENTIAL SINGLE FAMILY (4 DU/AC)
Property Address: 3900 NW 4 COURT COCONUT CREEK, 33066-1806	Effective Year: 1973	Abbr. Legal Des.: COCONUT CREEK 10TH SEC 70-29 B LOT 15 BLK 32
	Year Built: 1972	
	Units/Beds/Baths: 1 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$82,710	\$413,490	0	\$496,200	\$441,050	
2025	\$82,710	\$469,710	0	\$552,420	\$429,460	\$8,829.92
2024	\$82,710	\$334,650	0	\$417,360	\$417,360	\$8,566.81

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$496,200	\$496,200	\$496,200	\$496,200
Portability	0	0	0	0
Assessed / SOH 24	\$441,050	\$441,050	\$441,050	\$441,050
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	\$389,639	\$416,050	\$389,639	\$389,639

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
03/10/2023	Warranty Deed Excluded Sale	\$400,000	118740447
06/29/2005	Warranty Deed	\$372,000	39980 / 1283
01/05/2001	Quit Claim Deed	\$100	31786 / 287
10/01/1972	Warranty Deed	\$46,400	
05/01/1972	Warranty Deed	\$10,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$8.25	10,026	Square Foot

RECENT SALES IN THIS SUBDIVISION

CODE COMPLIANCE SUPERVISOR BRIANA CAPONE
SPECIAL MAGISTRATE CASES

Summons/ Case # C26 04 0064

Cody, Andrew & Patton, Michelle

repeat violation

3910 NNW 43 Street

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

Occupancy Change of Use Required: Educational

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

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C24-06 -0038**

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

FINAL ORDER

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

An administrative hearing was held before the undersigned Special Magistrate on July 24, 2024. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 4551 NW 39th Avenue and more particularly described as follows:

Property Id: 4842 17 01 0100

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

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

CONCLUSIONS OF LAW:

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

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL SEPTEMBER 26, 2024 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

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

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

DONE AND ORDERED THIS 25th DAY OF JULY, 2024

CITY OF COCONUT CREEK, FLORIDA

Dani Thomas
SPECIAL MAGISTRATE CLERK

R. Lopez
SPECIAL MAGISTRATE

7/30/24
Date Received

IMPORTANT INSTRUCTIONS

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

Option 1:

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

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

DO NOT MAIL CASH

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

ENTER A PLEA OF NOT GUILTY

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

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

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

SCHEDULE OF FINES

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

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

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. C2100400604

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

Day Thursday Date April 9 2026

At 1:38 AM PM

Owner Name Cody Andrew

Last Pattin First Michelle MI

Owner Address 340 NE 35 St

Lighthouse Point FL 33064
City State Zip

Legal/Folio 4842 17 01 0273

Violation Location 3910 NW 43 St

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

Failure to obtain & complete minimum occupancy change of use require Educational

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

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

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 24 DAY OF June, 2026, AT 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.

Briana Capone 6/10/26 304
Officer Signature Date ID#

Briana Capone
Printed Name

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

Printed Name
If you have any questions, call 954-956 or 1458
between 7AM-6PM Mon-Thurs.



Affidavit of Service

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

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

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

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

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

Service of Summons – F.S. 162.12(1):

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

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

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

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

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

Repeal

Signature of Code Compliance Officer

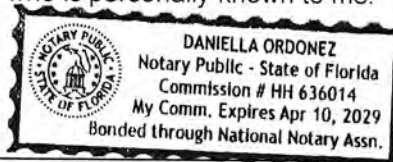
Briana Capone

Printed Name of Code Compliance Officer

State of Florida
 County of Broward

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

Danielle Ordonez
 Signature of Notary



Printed or Stamped Name of Notary



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 B2

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

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

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

28 4E25 209T 0225 0T20 6956

Summons BC

Certified Mail Fee \$ 6/10/26

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage \$

Postmark Here
26040079
0076
0073
0071
0070
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0067
0065
0064

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



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 75

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

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

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

52 4E25 209T 0225 0TLD 685B

Summons BC 026040079
0076
0073
0071
0070
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Certified Mail Fee	\$	6/10/26
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	

Postmark Here

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



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 51

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

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

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

Summons BC 20040079

Certified Mail Fee \$ 6.10/20

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

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

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

CERTIFIED MAIL®



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CODY, ANDREW
PATTON, MICHELLE D
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Summons BC 22604 0079
6/10/26

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
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<input type="checkbox"/> Adult Signature Required	\$	
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Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



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CODY, ANDREW
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4361 NW 39 AVE
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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CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
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U.S. POSTAL SERVICE	
Certified Mail Fee	\$ 2.60
Extra Services & Fees (check box and fee amount)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.60
<input type="checkbox"/> Return Receipt (electronic)	\$ 2.60
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 2.60
<input type="checkbox"/> Adult Signature Required	\$ 2.60
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 2.60
Postage	\$ 2.60
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W/10/26 Summons
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C26040073C 2604 0073
C26040071C 2604 0071
C26040076C 2604 0076
C26040068C 2604 0068

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

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

If email incorrect, contact us [here](#)

Narrative:

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

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

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

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

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

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

a. Two commercially manufactured tourniquets; and

b. Two sets of gloves; and

c. One scissor; and

d. Two 3-inch gauze rolls; and

e. Two gauze combine pads.

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

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

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

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

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

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

a) Annual fire alarm inspection/testing report

b) Annual fire sprinkler and fire pump report

c) Emergency plan (NFPA 101-14.7.1)

d) Fire drill log (NFPA 101-14.7.2)

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

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

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

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

Sec. 13-38. - Building permits.

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

(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)

Summons/ Case # C26 04 0065
Cody, Andrew & Patton, Michelle
3910 NNW 43 Street
Violation: 9-2 Fire Prevention & Protection: Failed Fire
Inspections

IMPORTANT INSTRUCTIONS

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

Option 1:

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

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

DO NOT MAIL CASH

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

ENTER A PLEA OF NOT GUILTY

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

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

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

SCHEDULE OF FINES

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

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

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

SUMMONS TO APPEAR

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

NO. 226040065

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

Day Thursday Date April 9 2026

At 1:41 AM/PM

Owner Name Cody Andrew
Last Patton First Michelle MI

Owner Address 2340 NW 35 St
Lighthouse Point FL 33064
City State Zip

Legal/Folio 4842 17 01 0273

Violation Location 3910 NW 43 St
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Fire Prevention and Protection - Failed Fire Inspections

In violation of Chapter (s) 9 Section(s) 2
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 24 DAY OF June, 2026 AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.
Benee 6/10/26 304
Officer Signature Date ID#

Briana Capone
Printed Name

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

Printed Name
If you have any questions, call 954-973-6752 or 954-956
between 7AM-6PM Mon-Thurs. 1458



Affidavit of Service

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

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

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

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

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

Service of Summons – F.S. 162.12(1):

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

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

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

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

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

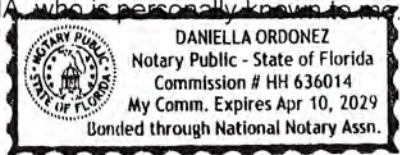
Bellee
 Signature of Code Compliance Officer

Briana Capone
 Printed Name of Code Compliance Officer

State of Florida
 County of Broward

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

Daniella Ordonez
 Signature of Notary

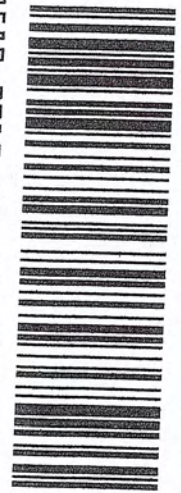


Printed or Stamped Name of Notary



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 82

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

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Certified Mail Fee	\$	0/10/26
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

28 4E25 209T 0225 0T20 6956



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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PATTON, MICHELLE D
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52 4E25 209T 0225 0T20 6856

SUMMONS **OFFICIAL** **026040019**

Certified Mail Fee \$ 6.10/26

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

<input type="checkbox"/>	Return Receipt (hardcopy)	\$	
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CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073

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

CERTIFIED MAIL



9589 0710 5270 1607 5734 51

CODY, ANDREW
PATTON, MICHELLE D
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Summons RCIAL 020040079

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Certified Mail Fee	\$	6.10/20
Extra Services & Fees (check box, add fee as appropriate)	\$	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
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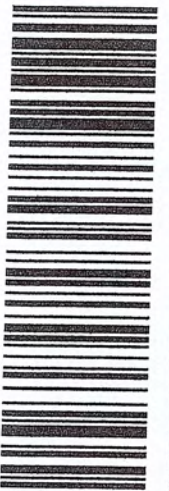
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CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073



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Code Compliance Division
4800 W. Copans Road
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PATTON, MICHELLE D
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Summons / BC AL 0079

Certified Mail Fee	\$	6/10/26
Extra Services & Fees (check box, add fee as appropriate)	\$	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
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 Code Compliance Division
 4800 W. Copans Road
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CERTIFIED MAIL



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

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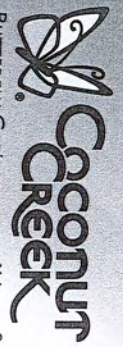
For delivery information, visit our website at www.usps.com

44 4E25 209T 0225 0120 6856

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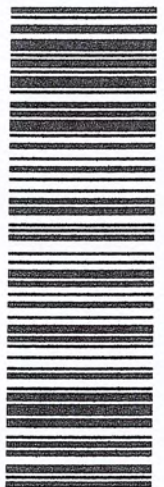
Certified Mail Fee	\$	01/10/26
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
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<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
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CODY, ANDREW
 PATTON, MICHELLE D
 4361 NW 39 AVE
 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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WOLF HAMMONS USE

Certified Mail Fee	\$	BC C2604000	C 2604 0079
Extra Services & Fees (check box, add fee as appropriate)			
<input type="checkbox"/> Return Receipt (hardcopy)		C 2604000	C 2604 0076
<input type="checkbox"/> Return Receipt (electronic)		C 2604000	C 2604 0073
<input type="checkbox"/> Certified Mail Restricted Delivery		C 2604000	C 2604 0071
<input type="checkbox"/> Adult Signature Required	\$		C 2604 0070
<input type="checkbox"/> Adult Signature Restricted Delivery	\$		C 2604 0068
Postage	\$		
Tot	\$		
Sen	\$		
Str	\$		
City	\$		

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

66 4E25 209T 0225 0T20 6856



FIRE - SERVICE ADDRESS PRIOR INSPECTIONS DETAIL

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

Fire Billing Information

Account Number: 004866-1

Name on Account: REDSTONE RANCH

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

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

Account Status: Active

Date Opened:

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

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

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

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

Date	Activity Type	Reinspection Date	Owner		Owner Phone		
4/29/2026	REINSPECTION	5/14/2026	REDSTONE RANCH		9167658327		
Phone	Occupants		sf	hs	Units	kb	men
	12		5212	1	1	Y	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered		Email(s) on File		
9167658327	86.25	20260430101324	STEVEN FELICETTI		ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM STEPHANIE@RSMAIL.COM andy@rsmail.com Click to re-email inspection		
					If email incorrect, contact us here		

Viol#	Violation
46	LOG OF EMERGENCY LIGHTING TESTS SHALL BE KEPT (NFPA 1-14.13.2)
89	FIRE DRILLS SHALL BE CONDUCTED (NFPA 101-4.7)

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

Narrative

Met with, Vince (President Redstone) for re-inspection.

Violations that were corrected from annual report (9/17/25) on today's inspection.

*Exit signs

*Added one more tourniquet to bleeding control kit (quantity of tourniquets approved). Still need to add 2 rolls of 3-inch gauze, 2 gauze combine pads and 1 set of gloves.

*Carbon monoxide detector was installed by garage. It appears to be tied into fire alarm system (address on detector shows L1-007). If device was added to fire alarm system submit and updated fire alarm plan to Coconut Creek Building Department for review.

*Fire sprinkler system was inspected/tested on 3/21/26 a green tag was placed on the system. Fire pump section of NFPA25 report was blank. Spoke to Impact Fire and I was told a different technician

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

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

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

Narrative

Met with Stephanie Patton (Redstone) for my re-inspection of property. Violations corrected from report dated 9/17/25 are as noted.

1. Bleeding Control Kit (see below)
2. AED adult and pediatric pads
3. R sign for lightweight truss construction

Bleeding Control kit needs additional supplies per code.

- 1 more commercially manufactured tourniquet
- 1 more set of gloves
- 2 3-inch gauze rolls
- 2 gauze combine pads

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

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

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

Narrative

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

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

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

Narrative

Violations not corrected from 9/17/25 report.

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

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

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

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

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

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

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

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

(Ord. No. 2017-054, § 2, 1-11-18)

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

IMPORTANT INSTRUCTIONS

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

Option 1:

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

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

DO NOT MAIL CASH

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

ENTER A PLEA OF NOT GUILTY

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

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

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

SCHEDULE OF FINES

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

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

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

SUMMONS TO APPEAR

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

NO. CS20040067

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

Day Thursday Date April 9 2026

At 1:46 AM PM

Owner Name Cody Andrew

Last Patton First Michelle MI

Owner Address 2340 NE 35 St

Lighthouse Point FL 33064
City State Zip

Legal/Folio 4842 17 01 0273

Violation Location 2915 NW 43 St

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

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

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

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 24 DAY OF June, 2026 AT 2:30 PM IN THE City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.

Briana Capone 6/10/26 304
Officer Signature Date ID#

Briana Capone
Printed Name

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

Printed Name
If you have any questions, call 954-954-1458 or 954-954-1458 between 7AM-6PM Mon-Thurs.



Affidavit of Service

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

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

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

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

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

Service of Summons – F.S. 162.12(1):

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

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

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

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

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

Beppee

Signature of Code Compliance Officer

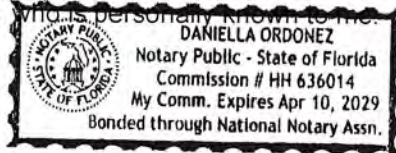
Briana Capone

Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 11 day of June, 2026 by CAPONE, BRIANA

Daniella Ordonez
Signature of Notary



Printed or Stamped Name of Notary



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 82

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

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OFFICIAL USE

29 4E25 209T 0225 0T20 6R56

Summons BK

Certified Mail Fee \$ 10/10/26

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

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



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 75

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

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52 4E25 209T 0225 0T20 6956

SUMMONS OFFICIAL 026040019

Certified Mail Fee	\$	6.10/26
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

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



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



9589 0710 5270 1607 5734 51

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

CERTIFIED MAIL

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Summons **SPECIAL DELIVERY**

TS 4E25 209T 0225 0T20 6856

Certified Mail Fee	\$	6.10/2.00
Extra Services & Fees (check box, add fee as appropriate)	\$	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

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



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 68

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

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Summons IBCAL 026040079

Certified Mail Fee	\$ 6.10/26
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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

99 4E25 209T 0225 0T20 6956



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 44

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

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com

44 4E25 209T 0225 0T20 6856

SUMMONS **BC** **C21004** **00719**
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Postmark Here

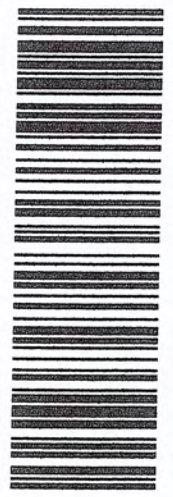
Certified Mail Fee	\$	10/10/26
Extra Services & Fees (check box, add fee as appropriate)	\$	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Tot	\$	
Ser	\$	
Str	\$	
City	\$	

CODY, ANDREW
 PATTON, MICHELLE D
 4361 NW 39 AVE
 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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 2340 NE 35 ST
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Certified Mail Fee	\$	BC C26040001	C 2604 0079
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<input type="checkbox"/> Return Receipt (hardcopy)			C 2604 0076
<input type="checkbox"/> Return Receipt (electronic)			C 2604 0073
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	C26040004	C 2604 0071
<input type="checkbox"/> Adult Signature Required	\$		C 2604 0070
<input type="checkbox"/> Adult Signature Restricted Delivery	\$		C 2604 0068

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

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[About Us](#)

[The Barnyard Experience](#)

[Birthday Parties](#)

[Farm School](#)

[Food Truck](#)

[Quick Links](#)

[LOGIN](#)

Redstone Ranches Homeschool Co-Op

○



Frequently Asked Questions



Enrollment, Tuition, and Closures



Sample Day

Why choose us?

CORE ACADEMICS

FARM-LIFE RESPONSIBILITIES

WHO THIS PROGRAM IS BEST FOR

Core Academics

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





What Does a Typical School Day Look Like?

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

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

Sample Daily Flow

⇐ Arrival & Morning Transition

⇐ Karate / Physical Education with Sensei Ivan Bejarano

⇐ Organic Morning Snack

Core Academics Block

Monday: English Language Arts (ELA)

Tuesday: Math

Wednesday: History & Geography

Thursday: Science

Friday: Weekly Wrap-Up & Review

⇐ Organic Lunch

⇐ Free Play / Outdoor Time

Parent-Led Electives

Monday: Mindfulness

Tuesday: Foreign Language

Wednesday: Art

Thursday: Science Experiments

Friday: Culture & Cuisine

☑️ ◀️ Clean-Up & Practical Life Chores

Dismissal

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



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



Redstone Ranch Locations:

The Barnyard

Open Daily 9 AM - 5 PM

Show Address ▾

Phone: (954) 282-1269

Riding Academy

Open Daily 8 AM - 8 PM

Show Address ▾

Phone: (954) 821-1740

Farm School

Monday - Friday 9 AM - 5 PM

Show Address ▸

3910 NW 43rd St, Cococut Creek, FL 33073

Phone: (954) 254-4980

Email: amy.carroll@gmail.com

Redstone Equestrian Clubhouse

Show Address ▾

Phone: (954) 282-1269

Email: events@redstoneranches.com

Enrollment, Tuition, and Closures

CLOSE

What is the enrollment process?

Enrollment begins with scheduling a tour.

After the tour, a trial day is required.

Trial Day Fee: \$55

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

What is the cost

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

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

Are there any additional costs?

Yes. Additional costs may include:

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

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

What forms of payment do you accept?

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

We accept Step Up PEP and Step Up UA.

When are you closed?

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

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

CLOSE



Sec. 13-331. - General provisions.

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

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

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

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

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

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

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

(n)

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

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

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

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

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

IMPORTANT INSTRUCTIONS

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

Option 1:

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

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

DO NOT MAIL CASH

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

ENTER A PLEA OF NOT GUILTY

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

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

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

SCHEDULE OF FINES

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

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

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

SUMMONS TO APPEAR

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

NO. 20040068

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

Day Thursday Date April 9 2026

At 3:48 AM PM

Owner Name Cody Andrew

Last First MI
Dutton Michelle

Owner Address 2340 NE 35 St

Lighthouse Point FL 33004
City State Zip

Legal/Folio 4842 17 01 0273

Violation Location 3910 NW 43 St

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

Business Tax Receipt
Required
Farm School LLC

In violation of Chapter (s) 18 Section(s) 29
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 24 DAY OF June, 2026 AT 2:20 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.

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

Briana Capone
Printed Name

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

Printed Name

If you have any questions, call 954-973-6752 or 954-950 1457 between 7AM-6PM Mon-Thurs.



Affidavit of Service

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

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

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

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

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

Service of Summons – F.S. 162.12(1):

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

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

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

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

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

Beplee

Signature of Code Compliance Officer

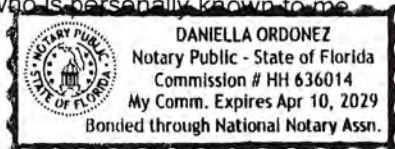
Briana Capone

Printed Name of Code Compliance Officer

State of Florida
 County of Broward

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

Daniella Ordonez
 Signature of Notary

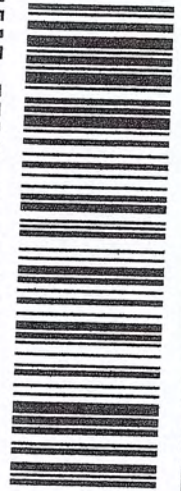


Printed or Stamped Name of Notary



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 82

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

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<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
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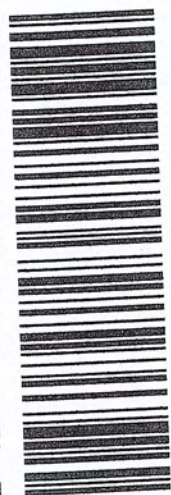
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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324



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 Code Compliance Division
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CERTIFIED MAIL



9589 0710 5270 1607 5734 75

CODY, ANDREW
PATTON, MICHELLE D
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Extra Services & Fees (check box, add fee as appropriate)		
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 COCONUT CREEK, FL 33073

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Code Compliance Division
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Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1607 5734 51

CODY, ANDREW
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Summons FRCIAL 020040079

Certified Mail Fee \$ 6.10/2.00

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

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PATTON, MICHELLE D
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Return Receipt (hardcopy) \$

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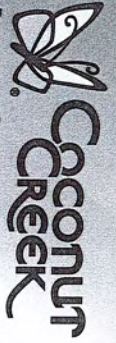
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City, State, ZIP+4®

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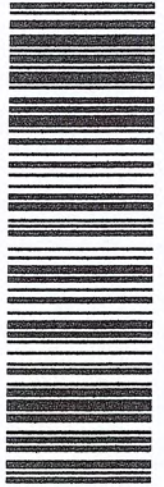
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CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064

66 4E25 209T 0225 0T20 6856



Department of State / Division of Corporations / Search Records / Search by Officer/Registered Agent Name /

Detail by Officer/Registered Agent Name

Florida Limited Liability Company

FARM SCHOOL LLC

Filing Information

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

Principal Address

2340 NE 35TH STREET
 LIGHTHOUSE POINT, FL 33064

Mailing Address

2340 NE 35TH STREET
 LIGHTHOUSE POINT, FL 33064

Registered Agent Name & Address

KELLEY KRONENBERG
 10360 WEST STATE ROAD 84
 DAVIE, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title MGR

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

Annual Reports

Report Year	Filed Date
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2025	04/28/2025
2026	04/28/2026

Document Images

04/28/2026 -- ANNUAL REPORT	View image in PDF format
04/28/2025 -- ANNUAL REPORT	View image in PDF format
12/24/2024 -- Florida Limited Liability	View image in PDF format

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

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

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

Title XIV TAXATION AND FINANCE

Chapter 205 LOCAL BUSINESS TAXES

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

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

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

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

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

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

Summons/ Case # C26 04 0070

Cody, Andrew & Patton, Michelle *repeat violation*

3920 NNW 43 Street

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

Occupancy Change of Use Required: Bus, Res, Assembly

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

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C24-06 -0038**

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

Respondent

FINAL ORDER

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

An administrative hearing was held before the undersigned Special Magistrate on July 24, 2024. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 4551 NW 39th Avenue and more particularly described as follows:

Property Id: 4842 17 01 0100

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

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

CONCLUSIONS OF LAW:

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

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL SEPTEMBER 26, 2024 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

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

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

DONE AND ORDERED THIS 25th DAY OF JULY, 2024

CITY OF COCONUT CREEK, FLORIDA

Dani Thomas
SPECIAL MAGISTRATE CLERK

R. W. Spooly
SPECIAL MAGISTRATE

7/30/24
Date Received

IMPORTANT INSTRUCTIONS

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

Option 1:

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

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

DO NOT MAIL CASH

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

ENTER A PLEA OF NOT GUILTY

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

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

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

SCHEDULE OF FINES

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

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

** Repeat violation **

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

SUMMONS TO APPEAR

State of Florida NO. C26040070
City of Coconut Creek
Sustainable Development - Code Compliance

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

Day Thursday Date April 9 2026
At 2:12 AM/PM

Owner Name Cody Andrew
Last First MI
Patton Michelle
Last First MI

Owner Address 2340 NW NE 35 St
Lighthouse Point FL 33064
City State Zip

Legal/Folio 4842 17 01 0272

Violation Location 8920 NW 43 St
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Failure to obtain & complete permit
Occupancy Change of Use for
Business, Residential & Assembly Reg.

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

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 29 DAY OF June, 2026 AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.
Borel 6/10/26 304
Officer Signature Date ID#
Briana Capone
Printed Name
Sent Certified mail 6/16/26
Signature Acknowledging Receipt of this Notice Date

Printed Name
If you have any questions, call 954-973-6752 or 954-950 1458 between 7AM-6PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040070	3920 NW 43 ST	484217010272	CODY, ANDREW & PATTON, MICHELLE

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

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

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

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

Service of Summons – F.S. 162.12(1):

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

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

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

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

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

Bonnie

Signature of Code Compliance Officer

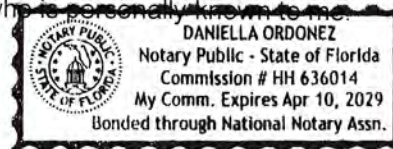
Briana Capone

Printed Name of Code Compliance Officer

State of Florida
 County of Broward

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

Daniella Ordonez
 Signature of Notary

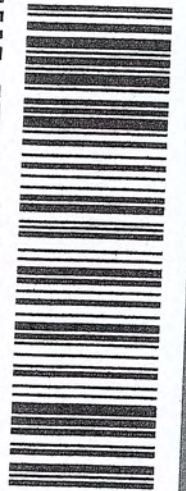


Printed or Stamped Name of Notary



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 82

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

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29 4E25 209T 0225 0T20 6R56

Summons Bca OFFICIAL USE

Certified Mail Fee	\$	0/10/26
Extra Services & Fees (check box, add fee as appropriate)	\$	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	

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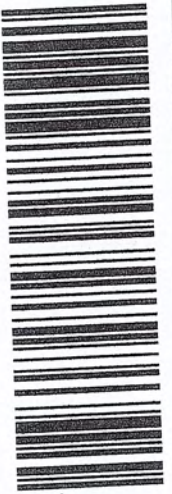
KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324



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

CERTIFIED MAIL

9589 0710 5270 1607 5734 75



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

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52 4E25 209T 0225 0T20 6956

Summons (handwritten) 026040019 (handwritten)

Certified Mail Fee \$ 6/10/26 (handwritten)

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
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CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 51

CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 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

Summons FRCIAL 202504079

TS 4E25 209T 0225 0T20 6956

Certified Mail Fee	\$ 0070
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
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CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073



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

CERTIFIED MAIL®



9589 0710 5270 1607 5734 68

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

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Summons 05 FEB 10 07:10

Certified Mail Fee	\$ 6.00
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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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

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

CERTIFIED MAIL



9589 0710 5270 1607 5734 44

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

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CERTIFIED MAIL® RECEIPT
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Certified Mail Fee	\$ 0/10/26
Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
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City	_____

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

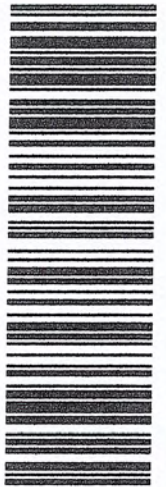
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

44 4E25 209T 0225 0T20 685B



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

CERTIFIED MAIL



9589 0710 5270 1507 5734 99

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

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WOLFHAMPTON USE	
Certified Mail Fee	\$ BC C26040007 C 2604 0079
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	C 2604 0076
<input type="checkbox"/> Return Receipt (electronic)	C 2604 0073
<input type="checkbox"/> Certified Mail Restricted Delivery	C 2604 0071
<input type="checkbox"/> Adult Signature Required	C 2604 0070
<input type="checkbox"/> Adult Signature Restricted Delivery	C 2604 0068
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CODY, ANDREW
PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT, FL 33064

66 4E25 209T 0225 0T20 6856

Date	Activity Type	Reinspection Date	Owner	Owner Phone
9/17/2025	ANNUAL	10/9/2025	REDSTONE RANCH	9167658327
Phone	Occupants	sf	hs	Units
	12	6582	1	1
Emergency Phone	Fee	Click to View Inspection Report	Who Entered	Email(s) on File
9167658327	150	20250925131421	STEVEN FELICETTI	ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM STEPHANIE@RSMAIL.COM andy@rsmail.com Click to re-email inspection

If email incorrect, contact us [here](#)

Viol#	Violation
2	CROWD MANAGERS REQUIRED FOR ASSEMBLY OCCUPANCY (NFPA 1-20.1.5.6)
19	PROVIDE COVER FOR JUNCTION BOX OR PULL BOX (NFPA 1-11.1.8)
113	TEST AND CERTIFY FIRE SPRINKLER SYSTEM (NFPA 25- 4.1.1)
114	TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM (NFPA 25- 4.1.1)
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)
134	OTHER VIOLATIONS
145	PROVIDE PLACARD FOR LIGHT WEIGHT TRUSS CONSTRUCTION (FAC 69A-60.0081)

Narrative:

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

1). The occupancy classification has changed from the previously approved occupancy classification of Residential Board and Care. The new use is a combination of Business, Residential, and Assembly. A change of use permit shall be submitted to the City's Building Department. The submittal shall include a life safety plan for all buildings.

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

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

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

5). Provide a cover for open electrical j-box by the newly installed hot water heater. (NFPA 1-11.1.8)

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

7). The fire sprinkler lines for Villa #1 and Villa #2 are not connected to the fire sprinkler system. It is unknown if a certificate of occupancy has been obtained for Villa #1 and Villa #2.

8). (NFPA 101-28.3.2.5) Commercial cooking operations shall be protected in accordance with 9.2.3, unless the cooking equipment is one of the following types:

(1) Outdoor equipment

(2) Equipment used only for food warming

Where required by another section of this Code, commercial cooking operations shall be protected in accordance with NFPA 96 unless such installations are approved existing installations, which shall be permitted to be continued in service. (NFPA 101-9.2.3)

9). Please email the following reports/documents

a) Annual fire alarm inspection/testing report

b) Annual fire sprinkler and fire pump report

10). Keys in the Knox box were tested ok

Sec. 13-38. - Building permits.

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

(Ord. No. 115-86, § 108.09, 7-10-86; Ord. No. 159-87, § 108.09, 6-11-87; Ord. No. 2001-042, § 3, 2-28-02)



MARTY KIAR
BR **WARD**
 COUNTY
 PROPERTY APPRAISER

Property Address	3920 NW 43 STREET, COCONUT CREEK FL 33073	ID #	4842 17 01 0272
Property Owner	CODY, ANDREW PATTON, MICHELLE	Millage	3212
Mailing Address	2340 NE 35 ST LIGHTHOUSE POINT FL 33064	Use	01-07
Abbr Legal Description	PALM BEACH FARMS 2-54 PB PORTION OF TR 28 DESC AS COMM AT NE COR OF SAID TR 28,WLY 316.10 TO POB,CONT WLY 162.18,SLY 659.13 TO PT ON S/L OF SAID TR, ELY 162.18,NLY 659.07 TO POB BLK 88		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$548,150	\$2,061,850	\$2,610,000	\$2,610,000	
2025	\$548,150	\$1,617,760	\$2,165,910	\$2,110,740	\$46,280.66
2024	\$548,150	\$1,370,710	\$1,918,860	\$1,918,860	\$41,919.55

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,610,000	\$2,610,000	\$2,610,000	\$2,610,000
Portability	0	0	0	0
Assessed/SOH	\$2,610,000	\$2,610,000	\$2,610,000	\$2,610,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,610,000	\$2,610,000	\$2,610,000	\$2,610,000

Sales History			
Date	Type	Price	Book/Page or CIN
2/19/2025	WD-Q	\$3,000,000	120081210
5/3/2023	DRR-T	\$100	118836766
3/28/2023	WD-T	\$100	118778931
6/22/2021	WD-Q	\$2,115,000	117401988
10/21/1999	SW*	\$485,000	29982 / 17

Land Calculations		
Price	Factor	Type
\$5.00	109,630	SF
Adj. Bldg. S.F. (Card, Sketch)		7625
Units		2
Eff./Act. Year Built: 2008/2007		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	2		CM					
2			2.52					

Summons/ Case # C26 04 0071
Cody, Andrew & Patton, Michelle
3920 NNW 43 Street
Violation: 9-2 Fire Prevention & Protection: Failed Fire
Inspections

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. 26040071
City of Coconut Creek
Sustainable Development - Code Compliance

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

Day Thursday Date April 9 2026

At 2:15 AM/PM

Owner Name Cody Andrew
Last First MI
Pattin Michelle

Owner Address 2340 NW NE 35 St
Last First MI
Lighthouse point FL 33064
City State Zip

Legal/Folio 4842 17 01 0272

Violation Location 3920 NW 43 St

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

Fire Prevention and Protection - Failed fire inspections

In violation of Chapter (s) 9 Section(s) 2
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 24 DAY OF June, 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.
Beklee 6/10/26 304
Officer Signature Date ID#
Briana Capone
Printed Name
Sent Certified mail 6/10/26
Signature Acknowledging Receipt of this Notice Date

Printed Name
If you have any questions, call 954-956-1458 or
BETWEEN 7AM-6PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040071	3920 NW 43 ST	484217010272	CODY,ANDREW & PATTON, MICHELLE

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

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

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

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

Service of Summons – F.S. 162.12(1):

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

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

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

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

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

Repele

Signature of Code Compliance Officer

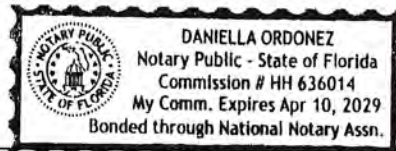
Briana Capone

Printed Name of Code Compliance Officer

State of Florida
 County of Broward

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

Daniella Ordonez
 Signature of Notary

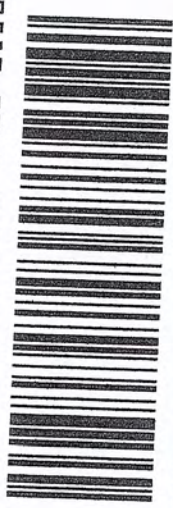


Printed or Stamped Name of Notary



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 82

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

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28 4E25 209T 0225 0120 685B

OFFICIAL USE

Certified Mail Fee
\$ 10/10/26

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

<input type="checkbox"/>	Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/>	Return Receipt (electronic)	\$ _____
<input type="checkbox"/>	Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/>	Adult Signature Required	\$ _____
<input type="checkbox"/>	Adult Signature Restricted Delivery	\$ _____

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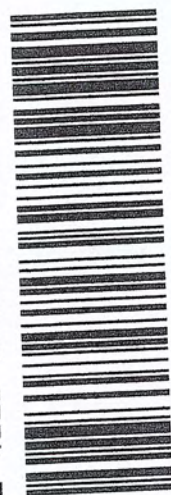
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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 75

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

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52 4E25 209T 0225 0T20 685B

Summons **OFFICIAL** **026040019**

Certified Mail Fee \$ 6/10/26

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

<input type="checkbox"/>	Return Receipt (hardcopy)	\$	
<input type="checkbox"/>	Return Receipt (electronic)	\$	
<input type="checkbox"/>	Certified Mail Restricted Delivery	\$	
<input type="checkbox"/>	Adult Signature Required	\$	
<input type="checkbox"/>	Adult Signature Restricted Delivery	\$	

Postage \$

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

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

CERTIFIED MAIL



9589 0710 5270 1607 5734 51

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

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Summons **5 F C I A L 026040079**

TS 4E25 209T 0225 0T20 6856

Certified Mail Fee \$ 6.10/20

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

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



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

CERTIFIED MAIL®



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

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Summons | BC | 026040079

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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

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

CERTIFIED MAIL



9589 0710 5270 1607 5734 44

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

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Summons BCI C21004 0074

Certified Mail Fee	\$	10/10/26
Extra Services & Fees (check box, add fee as appropriate)		
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<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
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CODY, ANDREW
 PATTON, MICHELLE D
 4361 NW 39 AVE
 COCONUT CREEK, FL 33073

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

CERTIFIED MAIL



9589 0710 5270 1607 5734 99

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

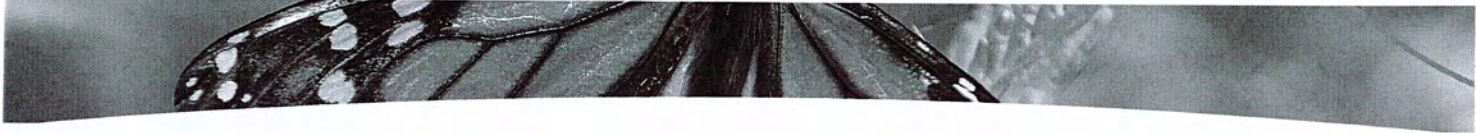
U.S. Postal Service™
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WLOZEF Simmons USE	
Certified Mail Fee	\$ 2604.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2604.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 2604.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 2604.00
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 2604.00
Total	\$ 2604.00
Service	
Street	
City	

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

66 4E25 209T 0225 0T20 6856



FIRE - SERVICE ADDRESS PRIOR INSPECTIONS DETAIL

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

Fire Billing Information	
Account Number:	004810-1
Name on Account:	REDSTONE RANCH
Service Address:	3920 NW 43 ST, COCONUT CREEK, FL 33073
Billing Address:	2340 NE 35TH ST LIGHTHOUSE POINT , FL 33064
Account Status:	Active
Date Opened:	

Date	Activity Type	Reinspection Date		Owner	Owner Phone	
5/28/2026	SECONDARY RE-INSPECTION	6/11/2026		REDSTONE RANCH	9167658327	
Phone	Occupants	sf	hs	Units	kb	men
	12	6582	1	1	Y	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered		Email(s) on File	
9167658327	86.25	20260528151028	STEVEN FELICETTI		ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM STEPHANIE@RSMAIL.COM andy@rsmail.com Click to re-email inspection	
					If email incorrect, contact us here	

Viol#	Violation
128	THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)
Narrative	
<p>Visted property for re-inspection and met with (Andrew). Mentioned to Andrew as stated on my initial inspection report dated 9/1/25 and subsequent inspections, plans and permits need to be submitted to the building department for change of occupancy. Visualized new pump for fire sprinkler system was installed. Inspection/test report for fire pump was provided by Impact Fire (green tag on system). Upon departure, Michelle Cody arrived and I mentioned to her plans and permits for change of occupancy need to be submitted to the building department.</p>	

Date	Activity Type	Reinspection Date	Owner	Owner Phone		
5/14/2026	SECONDARY RE-INSPECTION	5/28/2026	REDSTONE RANCH	9167658327		
Phone	Occupants	sf	hs	Units	kb	men
	12	6582	1	1	Y	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered	Email(s) on File		
9167658327	86.25	20260514140841	STEVEN FELICETTI	ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM STEPHANIE@RSMAIL.COM andy@rsmail.com Click to re-email inspection		
				If email incorrect, contact us here		
Viol#	Violation					
2	CROWD MANAGERS REQUIRED FOR ASSEMBLY OCCUPANCY (NFPA 1-20.1.5.6)					

Viol#	Violation
4	REPAIR DEFICIENCIES TO FIRE SPRINKLER SYSTEM (NFPA 1-13.3.3.4.1.5.1)
128	THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)

Narrative

Met with, Vincent Guarino (President) to go over remaining violations noted on 9/17/25 report. Vince showed me the new fire pump and told me Impact Fire will be installing the pump on Monday. I was shown fire watch log for fire pump impairment. I was told a meeting will take place this afternoon in regard to obtaining a business tax license and plans submittal for change of occupancy.

Date	Activity Type	Reinspection Date	Owner			Owner Phone	
4/29/2026	REINSPECTION	5/14/2026	REDSTONE RANCH			9167658327	
Phone	Occupants		sf	hs	Units	kb	men
	12		6582	1	1	Y	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered		Email(s) on File		
9167658327	86.25	20260430103256	STEVEN FELICETTI		ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM STEPHANIE@RSMAIL.COM andy@rsmail.com Click to re-email inspection		
					If email incorrect, contact us here		

Viol#	Violation
2	CROWD MANAGERS REQUIRED FOR ASSEMBLY OCCUPANCY (NFPA 1-20.1.5.6)
4	REPAIR DEFICIENCIES TO FIRE SPRINKLER SYSTEM (NFPA 1-13.3.3.4.1.5.1)
128	THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)
134	OTHER VIOLATIONS

Narrative

Met with, Vince (President Redstone) for re-inspection.

*Fire sprinkler system and fire pump was inspected/tested on 4/21/26. System was red tagged (critical deficiencies), and fire pump did not operate. Please address deficiencies immediately. I was told (Vince) quotes are being obtained for fire pump.

*Additional tourniquet was added to kit. Supplies still needed, 1 set of gloves, two 3-inch rolls of gauze and 2 gauze combine pads.

*My comments from 9/17/25 that have not been addressed. Comments 1, 2, 7, 8, 9 and crowd manager certification (how many crowd managers is based off occupant load which will be included on plans). I was told (Vince) comments 1 & 2 are being worked on. Address items in violation section of this report.

Date	Activity Type	Reinspection Date		Owner	Owner Phone	
4/14/2026	SECONDARY RE-INSPECTION	4/28/2026		REDSTONE RANCH	9167658327	
Phone	Occupants	sf	hs	Units	kb	men
	12	6582	1	1	Y	

Emergency Phone	Fee	Click to View Inspection Report	Who Entered	Email(s) on File
9167658327	86.25	20260414164509	STEVEN FELICETTI	ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM STEPHANIE@RSMAIL.COM andy@rsmail.com Click to re-email inspection
				If email incorrect, contact us here

Viol#	Violation
2	CROWD MANAGERS REQUIRED FOR ASSEMBLY OCCUPANCY (NFPA 1-20.1.5.6)
110	MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS (NFPA 1-13.4.4)
113	TEST AND CERTIFY FIRE SPRINKLER SYSTEM (NFPA 25- 4.1.1)
114	TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM (NFPA 25- 4.1.1)
128	THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)
134	OTHER VIOLATIONS

Narrative

Met with Stephanie Patton (Redstone) for my re-inspection of property. Violations corrected from report dated 9/17/25 are as noted.

1. AED (adult and pediatric pads). Cabinet needs an alarm when door is ajar.
2. Bleeding control kit (see below)
3. R placard present just needs to be mounted on front exterior of structure. (Lightweight Truss Construction)
4. Please email the following reports/documents
 - a) Annual fire alarm inspection/testing report
 - b) Annual fire sprinkler and fire pump report
 email: sfelicetti@coconutcreek.net

Date	Activity Type	Reinspection Date	Owner		Owner Phone	
3/26/2026	REINSPECTION	4/9/2026	REDSTONE RANCH		9167658327	
Phone	Occupants	sf	hs	Units	kb	men
	12	6582	1	1	Y	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered	Email(s) on File		
9167658327	86.25	20260326134942	STEVEN FELICETTI	ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM STEPHANIE@RSMAIL.COM andy@rsmail.com Click to re-email inspection		
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Viol#	Violation					
2	CROWD MANAGERS REQUIRED FOR ASSEMBLY OCCUPANCY (NFPA 1-20.1.5.6)					
110	MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS (NFPA 1-13.4.4)					
113	TEST AND CERTIFY FIRE SPRINKLER SYSTEM (NFPA 25- 4.1.1)					
114	TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM (NFPA 25- 4.1.1)					
128	THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)					
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)					
134	OTHER VIOLATIONS					
145	PROVIDE PLACARD FOR LIGHT WEIGHT TRUSS CONSTRUCTION (FAC 69A-60.0081)					

Narrative

Spoke to Stephanie Patton (Redstone) in front of school (3910 building) and I asked her if any of the violations have been corrected since our last visit on 3/11/26. Stephanie told me they received a couple of signs (Lightweight Truss) which were not posted. I asked her if the fire sprinkler system and fire pump were tested and inspected and she told me no. I asked her if they hired an architect for plans and permit submittal and she told they are waiting for the ruling on agricultural use for property. Please address comments noted on my report from 3/11/26.

Date	Activity Type	Reinspection Date	Owner			Owner Phone	
3/11/2026	REINSPECTION	3/25/2026	REDSTONE RANCH			9167658327	
Phone	Occupants		sf	hs	Units	kb	men
	12		6582	1	1	Y	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered		Email(s) on File		
9167658327	86.25	20260311161752	STEVEN FELICETTI		ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM STEPHANIE@RSMAIL.COM andy@rsmail.com Click to re-email inspection		
					If email incorrect, contact us here		
Viol#	Violation						
2	CROWD MANAGERS REQUIRED FOR ASSEMBLY OCCUPANCY (NFPA 1-20.1.5.6)						
110	MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS (NFPA 1-13.4.4)						
113	TEST AND CERTIFY FIRE SPRINKLER SYSTEM (NFPA 25- 4.1.1)						
114	TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM (NFPA 25- 4.1.1)						

Viol#	Violation
128	THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)
134	OTHER VIOLATIONS
145	PROVIDE PLACARD FOR LIGHT WEIGHT TRUSS CONSTRUCTION (FAC 69A-60.0081)

Narrative

Violations not corrected from 9/14/25 report.

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

- 1). The occupancy classification has changed from the previously approved occupancy classification of Residential Board and Care. The new use is a combination of Business, Residential, and Assembly. A change of use permit shall be submitted to the City's Building Department. The submittal shall include a life safety plan for all buildings.
- 2). Plans shall be submitted to the AHJ prior to the change of occupancy of any existing building. (NFPA 1-1.7.12.5)
- 3). Annual Test and Inspection is due for the Fire Sprinkler System (NFPA 25- 4.1.1)
- 4). Annual Test and Inspection is due for the Fire Pump (NFPA 25- 4.1.1)

Date	Activity Type	Reinspection Date	Owner			Owner Phone	
9/17/2025	ANNUAL	10/9/2025	REDSTONE RANCH			9167658327	
Phone	Occupants	sf	hs	Units	kb	men	
	12	6582	1	1	Y		
Emergency Phone	Fee	Click to View Inspection Report	Who Entered		Email(s) on File		
9167658327	150	20250925131421	STEVEN FELICETTI		ANDY@RSMAIL.COM MICHELLE@RSMAIL.COM STEPHANIE@RSMAIL.COM andy@rsmail.com Click to re-email inspection		
					If email incorrect, contact us here		

Viol#	Violation
2	CROWD MANAGERS REQUIRED FOR ASSEMBLY OCCUPANCY (NFPA 1-20.1.5.6)
19	PROVIDE COVER FOR JUNCTION BOX OR PULL BOX (NFPA 1-11.1.8)
113	TEST AND CERTIFY FIRE SPRINKLER SYSTEM (NFPA 25- 4.1.1)
114	TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM (NFPA 25- 4.1.1)
132	OBTAIN BLDG PERMITS PRIOR TO CORRECTING VIOLATION (NFPA 1-1.12.6.3)
134	OTHER VIOLATIONS
145	PROVIDE PLACARD FOR LIGHT WEIGHT TRUSS CONSTRUCTION (FAC 69A-60.0081)

Narrative

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

- 1). The occupancy classification has changed from the previously approved occupancy classification of Residential Board and Care. The new use is a combination of Business, Residential, and Assembly. A change of use permit shall be submitted to the City's Building Department. The submittal shall include a life safety plan for all buildings.
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- 3). Annual Test and Inspection is due for the Fire Sprinkler System (NFPA 25- 4.1.1)
- 4). Annual Test and Inspection is due for the Fire Pump (NFPA 25- 4.1.1)

Date	Activity Type	Reinspection Date	Owner				Owner Phone
10/30/2024	REINSPECTION (NO-FEE)		EVOKE COCONUT CREEK LLC				8889693318
Phone	Occupants		sf	hs	Units	kb	men
	12		6000	1	1	N	
Emergency Phone	Fee	Click to View Inpsection Report	Who Entered	Email(s) on File			
7863796452	0	20241030175345	CARMEN QUINTANA	BRITANY.BOOTH@EVOKEWELLNESS.COM MATTHEW.LEE@EVOKEWELLNESS.COM			

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

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

(Ord. No. 2017-054, § 2, 1-11-18)



MARTY KIARD
BRWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	3920 NW 43 STREET, COCONUT CREEK FL 33073	ID #	4842 17 01 0272
Property Owner	CODY, ANDREW PATTON, MICHELLE	Millage	3212
Mailing Address	2340 NE 35 ST LIGHTHOUSE POINT FL 33064	Use	01-07
Abbr Legal Description	PALM BEACH FARMS 2-54 PB PORTION OF TR 28 DESC AS COMM AT NE COR OF SAID TR 28,WLY 316.10 TO POB,CONT WLY 162.18,SLY 659.13 TO PT ON S/L OF SAID TR, ELY 162.18,NLY 659.07 TO POB BLK 88		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$548,150	\$2,061,850	\$2,610,000	\$2,610,000	
2025	\$548,150	\$1,617,760	\$2,165,910	\$2,110,740	\$46,280.66
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2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,610,000	\$2,610,000	\$2,610,000	\$2,610,000
Portability	0	0	0	0
Assessed/SOH	\$2,610,000	\$2,610,000	\$2,610,000	\$2,610,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,610,000	\$2,610,000	\$2,610,000	\$2,610,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/19/2025	WD-Q	\$3,000,000	120081210	\$5.00	109,630	SF
5/3/2023	DRR-T	\$100	118836766			
3/28/2023	WD-T	\$100	118778931			
6/22/2021	WD-Q	\$2,115,000	117401988			
10/21/1999	SW*	\$485,000	29982 / 17			
				Adj. Bldg. S.F. (Card, Sketch)		7625
				Units		2
				Eff./Act. Year Built: 2008/2007		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	2		CM					
2			2.52					

Summons/ Case # C26 04 0073
Cody, Andrew & Patton, Michelle
3920 NNW 43 Street
Violation: 18-29 Business Tax Receipt –
Required for Redstone Ranch LLC

IMPORTANT INSTRUCTIONS

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

Option 1:

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

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

DO NOT MAIL CASH

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

ENTER A PLEA OF NOT GUILTY

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

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

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

SCHEDULE OF FINES

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

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

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

SUMMONS TO APPEAR

State of Florida NO. C260040073
City of Coconut Creek
Sustainable Development - Code Compliance

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

Day Thursday Date April 9 2026

At 2:18 AM / PM

Owner Name Cody Andrew
Last First MI
Dutton Michelle
Last First MI

Owner Address 2340 NE 35 St
Lighthouse Point FL 33064
City State Zip

Legal/Folio 4842 17 01 0272

Violation Location 3920 NW 43 St
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Business Tax Receipt -
Required
Redstone Ranch LLC

In violation of Chapter(s) 18 Section(s) 29
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 24 DAY OF June, 2026 AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.
Borell 6/10/26 304
Officer Signature Date ID#

Briana Capone
Printed Name

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

Printed Name 954-956
If you have any questions, call 954-973-6752 or 1458
between 7AM-6PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040073	3920 NW 43 ST	484217010272	CODY, ANDREW & PATTON, MICHELLE

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

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

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

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

Service of Summons – F.S. 162.12(1):

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

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

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

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

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

[Signature]

Signature of Code Compliance Officer

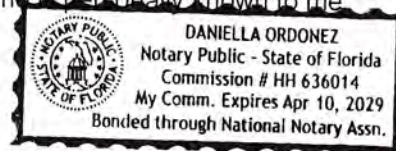
Briana Capone

Printed Name of Code Compliance Officer

State of Florida
 County of Broward

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

[Signature]
 Signature of Notary

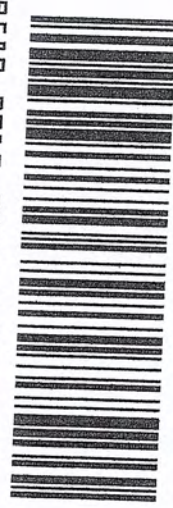


Printed or Stamped Name of Notary



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 82

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

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

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

OFFICIAL USE

28 4E25 209T 0225 0T120 6R56

Certified Mail Fee	\$	10/10/26
Extra Services & Fees (check box, add fee as appropriate)	\$	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	

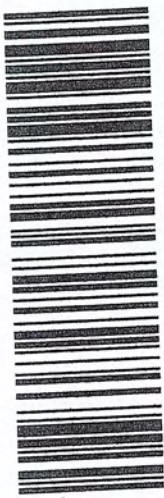
02604 0079
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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 75

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

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®

52 4E25 209T 0225 0T20 6856

Summons *026040019*
Certified Mail Fee \$ *6.10/26*
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____
Postage \$ _____
Postmark Here *0076*
0073
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CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 51

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

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

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

SUMMONS RECIPIENT

Certified Mail Fee \$ 6.10/2.00

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark Here
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75 4E25 209T 0225 0T20 6856

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



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

CERTIFIED MAIL®



9589 0710 5270 1607 5734 68

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

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

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

Summons IBCAL e26040079

Certified Mail Fee	\$	6.10/26
Extra Services & Fees (check box, add fee as appropriate)	\$	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

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



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 44

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

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

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

44 4E25 209T 0225 0120 685B

Summons BE C21004 0076

Certified Mail Fee	\$	10/10/26
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

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



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 99

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

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

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

WOLF SUMMONS USE

Certified Mail Fee \$ BC 26040001C 26040079

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

Return Receipt (hardcopy) \$ 3.40 0000C 26040076

Return Receipt (electronic) \$ 3.40 0000C 26040073

Certified Mail Restricted Delivery \$ 3.40 0000C 26040071

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 026040076

\$ 026040068

56 4E25 209T 0225 0T20 6856

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



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

Detail by Officer/Registered Agent Name

Florida Limited Liability Company
REDSTONE RANCH, LLC

Filing Information

Document Number	L24000496977
FEI/EIN Number	33-2324802
Date Filed	12/02/2024
State	FL
Status	ACTIVE

Principal Address

4551 NW 39TH AVENUE
COCONUT CREEK, FL 33064

Mailing Address

4551 NW 39TH AVENUE
COCONUT CREEK, FL 33064

Registered Agent Name & Address

CHRISTLIEB COOK, Ejola
10360 West State Road 84
Davie, FL 33324

Name Changed: 04/28/2025

Address Changed: 04/28/2025

Authorized Person(s) Detail

Name & Address

Title MGR

CODY, ANDREW
4551 NW 39TH AVENUE
COCONUT CREEK, FL 33064

Title MGR

PATTON, MICHELLE
4551 NW 39TH AVENUE
CORINAM CREEK, FL 33064

Annual Reports

Report Year	Filed Date
2025	04/28/2025
2026	04/28/2026

Document Images

04/28/2026 -- ANNUAL REPORT	View image in PDF format
04/28/2025 -- ANNUAL REPORT	View image in PDF format
12/02/2024 -- Florida Limited Liability	View image in PDF format

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

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

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



MARTY KIAR
BR  **WARD**
 COUNTY
 PROPERTY APPRAISER

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Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,610,000	\$2,610,000	\$2,610,000	\$2,610,000

Sales History				Land Calculations		
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Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	2		CM					
2			2.52					

Title XIV TAXATION AND FINANCE

Chapter 205 LOCAL BUSINESS TAXES

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

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

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

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

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

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

Summons/ Case # C26 04 0076

Cody, Andrew & Patton, Michelle

4551 NW 39 Ave

Violation: 13-373 Accessory Use – Structure: Chickee Hut –

Setback requirements not met, location prohibited

IMPORTANT INSTRUCTIONS

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

Option 1:

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

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

DO NOT MAIL CASH

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

ENTER A PLEA OF NOT GUILTY

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

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

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

SCHEDULE OF FINES

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

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

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

SUMMONS TO APPEAR

State of Florida NO. C26040076
City of Coconut Creek
Sustainable Development - Code Compliance

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

Day Thursday Date April 9 2026

At 2:56 AM PM

Owner Name Cody Andrew

Last First MI
Patton Michelle

Last First MI
Patton Michelle

Owner Address 3340 NE 35 St
Lighthouse Point FL 33064
City State Zip

Legal/Folio 4842 17 01 0100

Violation Location 4551 NW 39 Ave

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

Accessory use - structure:
Chickee Hut. Set back req. not met, location prohibited

In violation of Chapter(s) 13 Section(s) 373
Code of Ordinances of the City of Coconut Creek, Broward County, Florida FLA Stat 106 .04845(1)

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 24 DAY OF June, 2026 AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.
Balleo 6/10/26 309
Officer Signature Date ID#

Briana Capone
Printed Name

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

Printed Name 954-956-
If you have any questions, call 954-973-6752 or 1458
between 7AM-6PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040076	4551 NW 39 AVE	484217010100	CODY, ANDREW & PATTON, MICHELLE

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

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

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

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

Service of Summons – F.S. 162.12(1):

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

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

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

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

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

[Handwritten Signature]

Signature of Code Compliance Officer

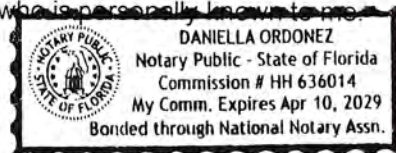
Briana Capone

Printed Name of Code Compliance Officer

State of Florida
 County of Broward

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

[Handwritten Signature]
 Signature of Notary

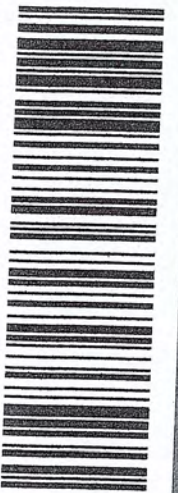


Printed or Stamped Name of Notary



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 82

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

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

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

Summons **OFFICIAL USE**

Certified Mail Fee	\$	0/10/26
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE, FL 33324

29 4E25 209T 0225 0T20 6956



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 75

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

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52 4E25 209T 0225 0T20 695b

Summons (handwritten) OFFICIAL USE (handwritten) 026040019 (handwritten)

Certified Mail Fee	\$	6/10/26 (handwritten)
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
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<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	

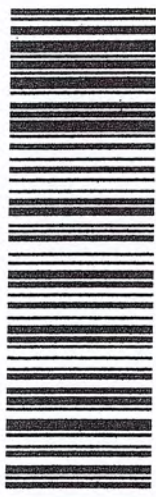
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CODY, ANDREW
PATTON, MICHELLE D
4551 NW 39 AVE
COCONUT CREEK, FL 33073



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 51

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

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Certified Mail Fee	\$ 6.10/20
Extra Services & Fees (check box, add fee as appropriate)	
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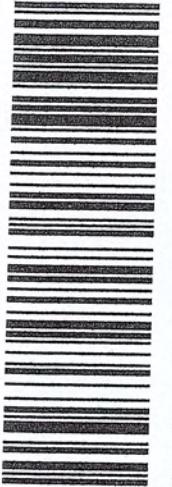
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CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073



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

CERTIFIED MAIL®



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

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



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 44

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

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

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

SUMMONS BE C21004 0079

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<input type="checkbox"/> Return Receipt (electronic)	\$	
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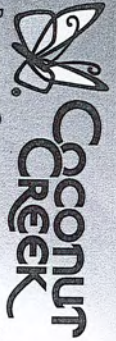
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City

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 PATTON, MICHELLE D
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 COCONUT CREEK, FL 33073

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

CERTIFIED MAIL



9589 0710 5270 1607 5734 99

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

U.S. Postal Service™
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Domestic Mail Only

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

WORLDWIDE MAILINGS USE

Certified Mail Fee \$ BC 26040076 C 26040079

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

Return Receipt (hardcopy) C 26040076

Return Receipt (electronic) C 26040073

Certified Mail Restricted Delivery C 26040071

Adult Signature Required \$ _____ C 26040076

Adult Signature Restricted Delivery \$ _____ C 26040068

Postage \$ _____

Total \$ _____

Serial # _____

Street _____

City _____

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

66 4E25 209T 0225 0120 6856



NW 39TH AVE

Parcel Information

Parcel Id: 484217010100
Owner: CODY,ANDREW
PATTON,MICHELLE
Situs Address: 4551 NW 39 AVE COCONUT
CREEK FL 33073
Legal: PALM BEACH FARMS 2-54 PB
TR 10 LESS W 165 BLK 88 LESS
N 5 FOR RW PER MISC MAP 3-
33 B
Millage Code: 3212
Use Code: 63
Land Value: \$ 1,007,020
Building Value: \$ 2,387,790
Other Value: 0
Total Value: \$ 3,394,810
SOH Capped Value: \$ 2,053,180
Homestead Exempt.
Amt: \$ 0
WVD Exempt Amt: \$ 0
Other Exempt. Amt: \$ 0
Taxable Value: \$ 2,053,180



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A bill to be entitled
 An act relating to local government regulation of
 chickees; creating ss. 125.489 and 166.04845, F.S.;
 prohibiting counties and municipalities, respectively,
 from enacting an ordinance, regulation, or policy that
 prevents a chickee from being constructed by certain
 persons in specified locations; prohibiting counties
 and municipalities from enacting an ordinance,
 regulation, or policy concerning chickees that is more
 restrictive than certain federal regulations; amending
 s. 553.73, F.S.; revising the definition of the term
 "chickee"; providing a penalty for certain persons who
 construct chickees in an attempt to assert an
 exemption from the Florida Building Code; amending s.
 633.202, F.S.; defining the term "chickee"; exempting
 certain chickees from the Florida Fire Prevention
 Code; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 125.489, Florida Statutes, is created to read:

125.489 Ordinances, regulations, and policies concerning chickees.-

(1) A county may not enact an ordinance, regulation, or

CODING: Words stricken are deletions; words underlined are additions.

26 policy that prevents or has the effect of preventing a person
 27 who is a member of the Miccosukee Tribe of Indians of Florida or
 28 the Seminole Tribe of Florida from constructing a chickee, as
 29 defined in s. 553.73(10) (i):

30 (a) In a side yard if the chickee is at least 10 feet from
 31 the property line.

32 (b) Near another structure if the chickee is at least 10
 33 feet from any other structure.

34 (2) A county may not enact an ordinance, regulation, or
 35 policy concerning chickees that is more restrictive than federal
 36 floodplain management regulations.

37 **Section 2. Section 166.04845, Florida Statutes, is created**
 38 **to read:**

39 166.04845 Ordinances, regulations, and policies concerning
 40 chickees.-

41 (1) A municipality may not enact an ordinance, regulation,
 42 or policy that prevents or has the effect of preventing a person
 43 who is a member of the Miccosukee Tribe of Indians of Florida or
 44 the Seminole Tribe of Florida from constructing a chickee, as
 45 defined in s. 553.73(10) (i):

46 (a) In a side yard if the chickee is at least 10 feet from
 47 the property line.

48 (b) Near another structure if the chickee is at least 10
 49 feet from any other structure.

50 (2) A municipality may not enact an ordinance, regulation,

51 | or policy concerning chickees that is more restrictive than
 52 | federal floodplain management regulations.

53 | **Section 3. Paragraph (i) of subsection (10) of section**
 54 | **553.73, Florida Statutes, is amended to read:**

55 | 553.73 Florida Building Code.—

56 | (10) The following buildings, structures, and facilities
 57 | are exempt from the Florida Building Code as provided by law,
 58 | and any further exemptions shall be as determined by the
 59 | Legislature and provided by law:

60 | (i) Chickees constructed by the Miccosukee Tribe of
 61 | Indians of Florida or the Seminole Tribe of Florida. As used in
 62 | this paragraph, the term "chickee" means an open-sided wooden
 63 | hut that has a thatched roof of palm, ~~or~~ palmetto, or other
 64 | traditional materials; that may have a wooden deck; and that
 65 | does not incorporate any electrical, plumbing, or other nonwood
 66 | features, except that a chickee may:

67 | 1. Incorporate nonwood fasteners, including, but not
 68 | limited to, nails, screws, bolts, nuts, washers, staples, and
 69 | hurricane straps.

70 | 2. Incorporate electrical or plumbing features in
 71 | accordance with a building permit for the incorporation of such
 72 | features.

73 |
 74 | A person who is not a member of the Miccosukee Tribe of Indians
 75 | of Florida or the Seminole Tribe of Florida and who constructs a

76 | chickee in an attempt to assert an exemption from the Florida
 77 | Building Code commits a misdemeanor of the first degree,
 78 | punishable as provided in s. 775.082 or s. 775.083.
 79 |

80 | With the exception of paragraphs (a), (b), (c), and (f), in
 81 | order to preserve the health, safety, and welfare of the public,
 82 | the Florida Building Commission may, by rule adopted pursuant to
 83 | chapter 120, provide for exceptions to the broad categories of
 84 | buildings exempted in this section, including exceptions for
 85 | application of specific sections of the code or standards
 86 | adopted therein. The Department of Agriculture and Consumer
 87 | Services shall have exclusive authority to adopt by rule,
 88 | pursuant to chapter 120, exceptions to nonresidential farm
 89 | buildings exempted in paragraph (c) when reasonably necessary to
 90 | preserve public health, safety, and welfare. The exceptions must
 91 | be based upon specific criteria, such as under-roof floor area,
 92 | aggregate electrical service capacity, HVAC system capacity, or
 93 | other building requirements. Further, the commission may
 94 | recommend to the Legislature additional categories of buildings,
 95 | structures, or facilities which should be exempted from the
 96 | Florida Building Code, to be provided by law. The Florida
 97 | Building Code does not apply to temporary housing provided by
 98 | the Department of Corrections to any prisoner in the state
 99 | correctional system.

100 | **Section 4. Subsection (22) is added to section 633.202,**

101 **Florida Statutes, to read:**

102 633.202 Florida Fire Prevention Code.-

103 (22) (a) As used in this subsection, the term "chickee" has
 104 the same meaning as in s. 553.73(10)(i).

105 (b) Notwithstanding any other provision of law, a chickee
 106 is exempt from the Florida Fire Prevention Code, including the
 107 national fire codes and other national codes incorporated by
 108 reference, if:

109 1. The chickee is at least 20 feet from another structure
 110 subject to the Florida Building Code; or

111 2. The chickee otherwise implements fire-proofing measures
 112 approved by a certified fire protection system contractor.

113 **Section 5.** This act shall take effect July 1, 2026.

Sec. 13-373. - Development regulations.

(a) All accessory uses and structures in residential districts shall be located in rear yards with the exception of the following:

- (1) Fall-out shelters conforming to recommended standards of the U.S. government may be located in required front and street side yards if they conform to other applicable requirements of this section.
- (2) Flagpoles.
- (3) Entrance guardhouse not exceeding three hundred (300) square feet in area and located so as not to create interference of an existing or proposed traffic plan or pattern, as determined by the director of community development.
- (4) Accessory buildings and structures for essential public facilities which shall not be subject to the dimensional requirements of any zoning district, but shall be subject to the locational requirements of the city engineer.

(b) An accessory building or structure attached to a principal building shall be considered a part of the principal building and the total structure shall adhere to the regulations applicable to the zoning district in which such building is located.

(c) The minimum distance between the principal building and an accessory building or structure in the A-1 or RS-1 zoning district shall be twenty-five (25) feet.

(d) Accessory use setbacks shall be as follows:

(1) Buildings or structures may be located within the rear yard, provided the distance from the accessory building or structure to the rear lot line is not less than required by the applicable zoning district. Side yard requirements applicable to principal buildings shall also be applicable to accessory buildings or structures.

(2) Sheds shall not be located closer than 5 feet from rear property line and shall maintain side setbacks not less than required by the applicable zoning district.

a. Sheds shall not exceed eight (80) square feet in size. A size larger than eighty (80) square feet shall be considered an accessory structure and is subject to setbacks by the applicable zoning district.

b. Sheds shall be screened from public view by an opaque fence placed around the perimeter of the lot or by landscape material on three (3) sides planted twenty-four (24) inches apart and thirty (30) inches in height.

(e) An accessory building or structure shall not be of greater height than a principal building on the lot.

(f) Accessory structures shall not occupy more than thirty-five (35) percent of the required yard area.

(g) No accessory structures, except for fences and walls, shall be placed within any easement. Walls or fences located in easements shall require written approval of the city engineer or other appropriate public agency having rights within the easement.

(h) Roof-mounted accessory structures, including air conditioning systems shall be screened from view from abutting public road rights-of-way. Vent pipes, nonmotorized turbines, skylights, cupolas, steeples, and chimneys shall not be subject to this provision.

(1) Roof-mounted photovoltaic solar systems installed on a flat or sloped roof are permitted in all zoning districts as accessory to the principal use. The active collector surface of the system is not required to be screened from the public.

(2) Photovoltaic solar systems that occupy more than fifteen (15) percent of the floor area of the principal use shall be permitted as a special land use. Application of photovoltaic solar systems within the MainStreet RAC shall be considered at the time of a PMDD rezoning request or through a special land use application in existing PMDD zoning districts.

Summons/ Case # C26 04 0079

Cody, Andrew & Patton, Michelle

4361 NW 39 Ave

Violation: 13-373 Accessory Use – Structure: Chickee Hut –
Setback requirements not met, location prohibited

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

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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.

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

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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
City of Coconut Creek
Sustainable Development - Code Compliance

NO. 026040079

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

Day Thursday Date April 9 2026

At 3:00 AM/PM

Owner Name Cody Andrew

Last First MI
Patton Michelle

Last First MI
2340 NE 35 ST

Owner Address Lighthouse point FL 33064
City State Zip

Legal/Folio 4942 17 01 0252

Violation Location 4361 NW 39 AVE

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

Accessory use - structure. Chrickee Hut. Setback req. not met; location prohibited.

In violation of Chapter(s) 13 Section(s) 373
Code of Ordinances of the City of Coconut Creek, Broward County, Florida Fla Stat 166.04845(1)

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 24 DAY OF June, 2026 AT 2:30 PM IN THE City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.
Briana Capone 6/10/26 304
Officer Signature Date ID#

Briana Capone
Printed Name

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

Printed Name
If you have any questions, call 954-973-6752 or 954-956 1458 between 7AM-6PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040079	4361 NW 39 AVE	484217010252	CODY, ANDREW & PATTON, MICHELLE

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

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

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

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

Service of Summons – F.S. 162.12(1):

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

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

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

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

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

[Handwritten Signature]

Signature of Code Compliance Officer

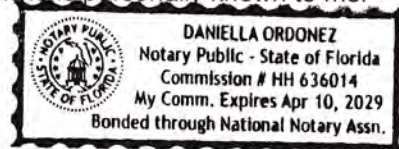
Briana Capone

Printed Name of Code Compliance Officer

State of Florida
 County of Broward

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

[Handwritten Signature]
 Signature of Notary

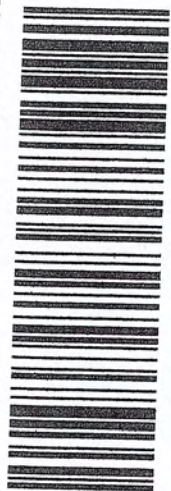


Printed or Stamped Name of Notary



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 82

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

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

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

OFFICIAL USE

Summons

Certified Mail Fee \$ 0110/26

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

22604 0079
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Postmark Here

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

29 4E25 209T 0225 0TLD 685B



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 75

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

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52 4E25 209T 0225 0T10 695b

Summons

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Postmark Here

Certified Mail Fee	\$	6/10/20
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
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Postage	\$	

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



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 51

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

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

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

Summons PCIA 020040079

Certified Mail Fee	\$	6.10/20
Extra Services & Fees (check box, add fee as appropriate)		
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Postage	\$	

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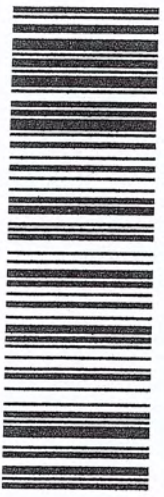
CODY, ANDREW
PATTON, MICHELLE D
3910 NW 43 STREET
COCONUT CREEK, FL 33073

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

CERTIFIED MAIL



9589 0710 5270 1607 5734 68

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

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

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

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Summons
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e26040079

Certified Mail Fee	\$	610126
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CODY, ANDREW
PATTON, MICHELLE D
3920 NW 43 STREET
COCONUT CREEK, FL 33073



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 44

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

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

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

Summers BC C21004 0079

Certified Mail Fee	\$	00/10/26
Extra Services & Fees (check box, add fee as appropriate)		
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<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total	\$	

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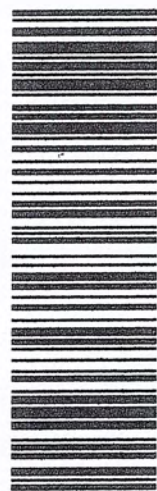
CODY, ANDREW
 PATTON, MICHELLE D
 4361 NW 39 AVE
 COCONUT CREEK, FL 33073

44 4E25 209T 0225 0T20 6856



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

CERTIFIED MAIL



9589 0710 5270 1607 5734 99

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

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®

WOLF HARRIS USE

Certified Mail Fee	\$	BC 26040071	C 26040079
Extra Services & Fees (check box, add fee as appropriate)			
<input type="checkbox"/> Return Receipt (hardcopy)		C 26040076	
<input type="checkbox"/> Return Receipt (electronic)		C 26040073	
<input type="checkbox"/> Certified Mail Restricted Delivery		C 26040071	Postmark here
<input type="checkbox"/> Adult Signature Required	\$	C 26040076	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	C 26040068	

Postage

\$ Tot:

\$ Ser:

Str:

City:

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

66 4E25 209T 0225 0T20 685B



NW 39TH AVE

Parcel Information

Parcel Id: 484217010252

Owner: CODY, ANDREW
PATTON, MICHELLE

Site Address: 4361 NW 39 AVE COCONUT
CREEK FL 330733419

Legal: PALM BEACH FARMS 2-54 PB
POR OF TR 27 DESC AS; BEG NE
COR SAID TR 27, W 506, S 222, E
240, SE 105, 604, E 165, N 246 TO
POB BLK 88

Millage Code: 3212

Use Code: 63

Land Value: \$ 585,700

Building Value: \$ 1,292,520

Other Value: 0

Total Value: \$ 1,878,220

SOH Capped Value: \$ 1,878,220

Homestead Exempt Amt: \$ 0

WVD Exempt Amt: \$ 0

Other Exempt Amt: \$ 0



1 A bill to be entitled
 2 An act relating to local government regulation of
 3 chickees; creating ss. 125.489 and 166.04845, F.S.;
 4 prohibiting counties and municipalities, respectively,
 5 from enacting an ordinance, regulation, or policy that
 6 prevents a chickee from being constructed by certain
 7 persons in specified locations; prohibiting counties
 8 and municipalities from enacting an ordinance,
 9 regulation, or policy concerning chickees that is more
 10 restrictive than certain federal regulations; amending
 11 s. 553.73, F.S.; revising the definition of the term
 12 "chickee"; providing a penalty for certain persons who
 13 construct chickees in an attempt to assert an
 14 exemption from the Florida Building Code; amending s.
 15 633.202, F.S.; defining the term "chickee"; exempting
 16 certain chickees from the Florida Fire Prevention
 17 Code; providing an effective date.

18
 19 Be It Enacted by the Legislature of the State of Florida:

20
 21 **Section 1. ~~Section 125.489, Florida Statutes, is created~~**
 22 **to read:**

23 125.489 Ordinances, regulations, and policies concerning
 24 chickees.-

25 (1) A county may not enact an ordinance, regulation, or

26 policy that prevents or has the effect of preventing a person
 27 who is a member of the Miccosukee Tribe of Indians of Florida or
 28 the Seminole Tribe of Florida from constructing a chickee, as
 29 defined in s. 553.73(10) (i):

30 (a) In a side yard if the chickee is at least 10 feet from
 31 the property line.

32 (b) Near another structure if the chickee is at least 10
 33 feet from any other structure.

34 (2) A county may not enact an ordinance, regulation, or
 35 policy concerning chickees that is more restrictive than federal
 36 floodplain management regulations.

37 **Section 2. Section 166.04845, Florida Statutes, is created**
 38 **to read:**

39 166.04845 Ordinances, regulations, and policies concerning
 40 chickees.-

41 (1) A municipality may not enact an ordinance, regulation,
 42 or policy that prevents or has the effect of preventing a person
 43 who is a member of the Miccosukee Tribe of Indians of Florida or
 44 the Seminole Tribe of Florida from constructing a chickee, as
 45 defined in s. 553.73(10) (i):

46 (a) In a side yard if the chickee is at least 10 feet from
 47 the property line.

48 (b) Near another structure if the chickee is at least 10
 49 feet from any other structure.

50 (2) A municipality may not enact an ordinance, regulation,

51 | or policy concerning chickees that is more restrictive than
 52 | federal floodplain management regulations.

53 | **Section 3. Paragraph (i) of subsection (10) of section**
 54 | **553.73, Florida Statutes, is amended to read:**

55 | 553.73 Florida Building Code.—

56 | (10) The following buildings, structures, and facilities
 57 | are exempt from the Florida Building Code as provided by law,
 58 | and any further exemptions shall be as determined by the
 59 | Legislature and provided by law:

60 | (i) Chickees constructed by the Miccosukee Tribe of
 61 | Indians of Florida or the Seminole Tribe of Florida. As used in
 62 | this paragraph, the term "chickee" means an open-sided wooden
 63 | hut that has a thatched roof of palm, ~~or~~ palmetto, or other
 64 | traditional materials; that may have a wooden deck; and that
 65 | does not incorporate any electrical, plumbing, or other nonwood
 66 | features, except that a chickee may:

67 | 1. Incorporate nonwood fasteners, including, but not
 68 | limited to, nails, screws, bolts, nuts, washers, staples, and
 69 | hurricane straps.

70 | 2. Incorporate electrical or plumbing features in
 71 | accordance with a building permit for the incorporation of such
 72 | features.

73 |
 74 | A person who is not a member of the Miccosukee Tribe of Indians
 75 | of Florida or the Seminole Tribe of Florida and who constructs a

76 | chickee in an attempt to assert an exemption from the Florida
 77 | Building Code commits a misdemeanor of the first degree,
 78 | punishable as provided in s. 775.082 or s. 775.083.

79 |
 80 | With the exception of paragraphs (a), (b), (c), and (f), in
 81 | order to preserve the health, safety, and welfare of the public,
 82 | the Florida Building Commission may, by rule adopted pursuant to
 83 | chapter 120, provide for exceptions to the broad categories of
 84 | buildings exempted in this section, including exceptions for
 85 | application of specific sections of the code or standards
 86 | adopted therein. The Department of Agriculture and Consumer
 87 | Services shall have exclusive authority to adopt by rule,
 88 | pursuant to chapter 120, exceptions to nonresidential farm
 89 | buildings exempted in paragraph (c) when reasonably necessary to
 90 | preserve public health, safety, and welfare. The exceptions must
 91 | be based upon specific criteria, such as under-roof floor area,
 92 | aggregate electrical service capacity, HVAC system capacity, or
 93 | other building requirements. Further, the commission may
 94 | recommend to the Legislature additional categories of buildings,
 95 | structures, or facilities which should be exempted from the
 96 | Florida Building Code, to be provided by law. The Florida
 97 | Building Code does not apply to temporary housing provided by
 98 | the Department of Corrections to any prisoner in the state
 99 | correctional system.

100 | **Section 4. Subsection (22) is added to section 633.202,**

101 **Florida Statutes, to read:**

102 633.202 Florida Fire Prevention Code.—

103 (22) (a) As used in this subsection, the term "chickee" has
104 the same meaning as in s. 553.73(10) (i).

105 (b) Notwithstanding any other provision of law, a chickee
106 is exempt from the Florida Fire Prevention Code, including the
107 national fire codes and other national codes incorporated by
108 reference, if:

109 1. The chickee is at least 20 feet from another structure
110 subject to the Florida Building Code; or

111 2. The chickee otherwise implements fire-proofing measures
112 approved by a certified fire protection system contractor.

113 **Section 5.** This act shall take effect July 1, 2026.

Sec. 13-373. - Development regulations.

(a) All accessory uses and structures in residential districts shall be located in rear yards with the exception of the following:

- (1) Fall-out shelters conforming to recommended standards of the U.S. government may be located in required front and street side yards if they conform to other applicable requirements of this section.
- (2) Flagpoles.
- (3) Entrance guardhouse not exceeding three hundred (300) square feet in area and located so as not to create interference of an existing or proposed traffic plan or pattern, as determined by the director of community development.
- (4) Accessory buildings and structures for essential public facilities which shall not be subject to the dimensional requirements of any zoning district, but shall be subject to the locational requirements of the city engineer.

(b) An accessory building or structure attached to a principal building shall be considered a part of the principal building and the total structure shall adhere to the regulations applicable to the zoning district in which such building is located.

(c) The minimum distance between the principal building and an accessory building or structure in the A-1 or RS-1 zoning district shall be twenty-five (25) feet.

(d) Accessory use setbacks shall be as follows:

(1) Buildings or structures may be located within the rear yard, provided the distance from the accessory building or structure to the rear lot line is not less than required by the applicable zoning district. Side yard requirements applicable to principal buildings shall also be applicable to accessory buildings or structures.

(2) Sheds shall not be located closer than 5 feet from rear property line and shall maintain side setbacks not less than required by the applicable zoning district.

- a. Sheds shall not exceed eight (80) square feet in size. A size larger than eighty (80) square feet shall be considered an accessory structure and is subject to setbacks by the applicable zoning district.
- b. Sheds shall be screened from public view by an opaque fence placed around the perimeter of the lot or by landscape material on three (3) sides planted twenty-four (24) inches apart and thirty (30) inches in height.

(e) An accessory building or structure shall not be of greater height than a principal building on the lot.

(f) Accessory structures shall not occupy more than thirty-five (35) percent of the required yard area.

(g) No accessory structures, except for fences and walls, shall be placed within any easement. Walls or fences located in easements shall require written approval of the city engineer or other appropriate public agency having rights within the easement.

(h) Roof-mounted accessory structures, including air conditioning systems shall be screened from view from abutting public road rights-of-way. Vent pipes, nonmotorized turbines, skylights, cupolas, steeples, and chimneys shall not be subject to this provision.

- (1) Roof-mounted photovoltaic solar systems installed on a flat or sloped roof are permitted in all zoning districts as accessory to the principal use. The active collector surface of the system is not required to be screened from the public.
- (2) Photovoltaic solar systems that occupy more than fifteen (15) percent of the floor area of the principal use shall be permitted as a special land use. Application of photovoltaic solar systems within the MainStreet RAC shall be considered at the time of a PMDD rezoning request or through a special land use application in existing PMDD zoning districts.

(Ord. No. 115-86, § 307.0201, 7-10-86; Ord. No. 159-87, § 307.0201, 6-11-87; Ord. No. 2001-042, § 6, 2-28-02; Ord. No. 2008-035, § 3, 11-13-08; Ord. No. 2012-016, § 1, 7-26-12)



MARTY KIARD
BR  **WARD**
 COUNTY
PROPERTY APPRAISER

Property Address	4361 NW 39 AVENUE, COCONUT CREEK FL 33073-3419	ID #	4842 17 01 0252
Property Owner	CODY, ANDREW PATTON, MICHELLE	Millage	3212
Mailing Address	2340 NE 35 ST LIGHTHOUSE POINT FL 33064	Use	63
Abbr Legal Description	PALM BEACH FARMS 2-54 PB POR OF TR 27 DESC AS: BEG NE COR SAID TR 27, W 506, S 222, E 240, SE 105.604, E 165, N 246 TO POB BLK 88		

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

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

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$735,080	\$1,292,520	\$149,380	\$1,878,220	\$1,878,220	
2025	\$588,060	\$1,279,330	\$118,890	\$1,748,500	\$1,748,500	\$37,608.42
2024	\$588,060	\$1,082,860		\$1,670,920	\$1,670,920	\$36,046.63

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,878,220	\$1,878,220	\$1,878,220	\$1,878,220
Portability	0	0	0	0
Assessed/SOH	\$1,878,220	\$1,878,220	\$1,878,220	\$1,878,220
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,878,220	\$1,878,220	\$1,878,220	\$1,878,220

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/10/2024	WD-Q	\$1,900,000	119851335	\$5,500	0.56	HB
5/3/2023	DRR-T	\$100	118836767	\$272,250	2.14	AC
3/28/2023	WD-T	\$100	118778932			
12/26/2022	WD-Q	\$1,865,000	118594864	\$272,250	0.56	AG
11/14/2013	QCD-T	\$100	111978857	Adj. Bldg. S.F. (Card, Sketch)		4885
				Units		1
				Eff./Act. Year Built: 1968/1967		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	1		CM					
1			2.7					

Summons/ Case # 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

Property Address: 4551 NW 39th Avenue

Respondent

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on January 28, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF SEPTEMBER MARCH 26, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

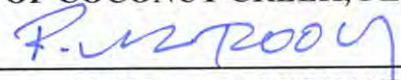
THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF MARCH 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE MARCH 25, 2026 SPECIAL MAGISTRATE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

DONE AND ORDERED THE 30th DAY OF JANUARY, 2026


CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

**CITY OF COCONUT CREEK
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

Property Address: 4551 NW 39th Avenue

Respondent

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

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

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

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JUNE 24, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 24, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 3rd DAY OF JUNE, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman

SPECIAL MAGISTRATE CLERK

R. M. Poozy

SPECIAL MAGISTRATE

6/4/26

Date Received



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



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

COMMUNITY MAIL



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CODY, ANDREW
PATTON, MICHELLE
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LIGHTHOUSE POINT FL 33064

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

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PATTON, MICHELLE
2340 NE 35 ST
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Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

CERTIFIED MAIL



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

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

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10360 W STATE ROAD 84
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00 DE25 209T 0225 0T20 6956

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

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

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

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

Property Address: 4551 NW 39th Avenue

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

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

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF MAY 28, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF MAY 27, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE MAY 27, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 30th DAY OF MARCH, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



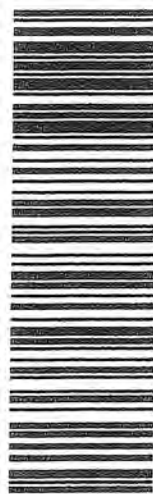
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PATTON, MICHELLE D
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

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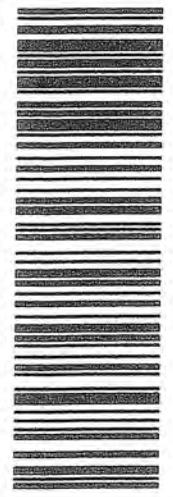


CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

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ATTN: EJOLA COOK
10360 W STATE ROAD 84
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PERMIT STATUS

Permit #: 26000337

Property ID: 484217010100

Permit Desc: DRIVEWAY/WALKWAY/PATIO/DECK

Property Address: 4551 NW 39 AVE COCONUT CREEK, FL 33073

Amount Due: .00

Pending Payment: .00

Plan Review

*** Plan Review Information

Revision Stop	Status	Date In/Out	Reviewer/Notes
LANDSCAPING	HOLD	4/29/2026 5/13/2026	Reviewer: MTOROK Notes: PREVIOUS COMMENTS HAVE NOT BEEN ADDRESSED.
HOLD FILE		4/14/2026	Reviewer: CTOUHSAN
G-ENGINEERING	HOLD	3/25/2026 4/14/2026	Reviewer: CTOUHSAN Notes: PLACED ON HOLD FOR THE FOLLOWING: PREVIOUS COMMENTS UNADDRESSED

"1) PROVIDE A MODIFIED STORMWATER MANAGEMENT LICENSE OR A LETTER, SIGNED AND SEALED BY THE ENGINEER OF RECORD, STATING THAT A MODIFIED LICENSE IS NOT REQUIRED FOR THIS WORK.
2) PROVIDE AN NOC."

LANDSCAPING

HOLD

3/25/2026
4/10/2026

Reviewer: MTOROK

Notes:

HOLD:
THE LANDSCAPE PLAN SUBMITTED FOR THE AREA WAS NOT COMPLETE. IT IS MISSING A TREE DISPOSITION, A PLANT LIST (WITH PLANT SCIENTIFIC & COMMON NAMES AND PLANT SIZE -HEIGHT, SPREAD, CALIPER, ETC.), AND LANDSCAPE DETAILS.

ZONING

HOLD

3/25/2026
4/7/2026

Reviewer: CGRANT

Notes:

1. SCOPE OF WORK INDICATED IN THE PERMIT APPLICATION DESCRIPTION IS LISTED AS "REPAVE DRIVEWAY." HOWEVER, PLANS INDICATE THAT THIS IS FOR A NEW PARKING LOT. REVISE ACCORDINGLY.
2. CLARIFY WHAT THE PARKING LOT IS INTENDED TO SERVE.
3. CURRENT SURVEY DOES NOT ACCURATELY ILLUSTRATE EXISTING CONDITIONS. PROVIDE UPDATED SIGN AND SEAL SURVEY DATED WITHIN 12 MONTHS THAT ACCURATELY DEPICTS EXISTING CONDITIONS.

CONDITIONS.

4. PLAN SET PROVIDED IS NOT SIGNED AND SEALED. SIGNED AND SEALED PLANS ARE REQUIRED. REVISE ACCORDINGLY.

5. SHEET C-02 PROPOSED LAYOUT PLAN IS NOT A SITE PLAN. SITE PLAN SHALL NOT BE OVERLAYED ON TOP OF A SURVEY. REVISE ACCORDINGLY AND ENSURE CONFORMANCE WITH SECTION 13-548 "REQUIRED FORM AND INFORMATION ON SITE PLAN" OF THE CITY'S LAND DEVELOPMENT CODE.

6. SHEET C-02 ILLUSTRATES THAT THE NORTHERN DRIVEWAY IS AN ENTRANCE ONLY AND THE SOUTHERN DRIVEWAY IS AN EXIT ONLY. CLARIFY OR REVISE THE FOLLOWING:
A) STOP BAR AND STOP SIGN SHALL BE PROVIDED AT SOUTHERN EXIT ONLY DRIVEWAY. REVISE ACCORDINGLY.
B) CLARIFY THE PURPOSE OF THE STOP BAR AT THE NORTHERN ENTRANCE ONLY DRIVEWAY.

7. NOTE ON SHEET C-02 INDICATES THAT THERE IS TWO-WAY TRAFFIC MOVEMENT HOWEVER PLANS INDICATE ONE-WAY MOVEMENT. REVISE ACCORDINGLY.

8. PER CITY CODE SEC. 13-399(5), REQUIRED AND UNREQUIRED PARKING SPACES PROVIDED IN OTHER THAN A PARALLEL AND

PERPENDICULAR CONFIGURATION IN A SURFACE PARKING LOT, THE PARKING SPACES AND ACCESS ISLES SHALL VARY WITH THE ANGLE OF PARKING AND OTHER CHARACTERISTICS OF PARKING LOT LAYOUT IN ACCORDANCE WITH FIGURES 13-399.3 AND 13.3 99.4. REVISE ACCORDINGLY.

9. SOUTHERN DRIVEWAY SHOULD BE A MINIMUM 16FT WIDTH. REVISE.

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

11. PARKING SPACE STRIPPING AND ADA SPACE DETAILS SHOWN ON PLANS REQUIRE A SEPARATE BUILDING PERMIT TO BE SUBMITTED TO THE CITY'S BUILDING DIVISION.

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

13. EXIT ONLY SIGN DETAIL INCLUDES AN ARROW THAT POINTS NORTH AND READS EXIT ONLY. THIS APPEARS TO BE A CONFLICT. CLARIFY AND REVISE ACCORDINGLY.

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

15. FIRE HYDRANT PROPOSED ON PLANS IS

NOT SHOWN ON SURVEY. CLARIFY IF THIS IS A NEWLY PROPOSED FIRE HYDRANT. THE FIRE DEPARTMENT WILL BE ADDED FOR REVIEW.

16. BASED ON RESPONSES, ADDITIONAL COMMENTS WILL BE FORTHCOMING.

G-ENGINEERING

HOLD

2/26/2026

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 & COMMON NAMES AND PLANT SIZE -HEIGHT, SPREAD, CALIPER, ETC

.), AND LANDSCAPE DETAILS.

2) SHOW DIMENSIONS OF THE NEW PARKING AREA.

**BUILDING
(STRUCTURAL)**

NOT
APPLICABLE

2/24/2026
2/24/2026

Reviewer: MALMAS

G-ENGINEERING

HOLD

2/3/2026
2/24/2026

Reviewer: CTOUHSAN

Notes:

1. PROVIDE ADDITIONAL DIMENSIONS BY PROVIDING THE SEGMENT OF PAVING UNDER THE ANNOTATION 'REPAVE DRIVEWAY'. ALSO, PROVIDE DIMENSIONS OF THE NORTHERN MOST SEGMENT OF THE PAVED AREA.
2. MODIFY DIMENSION LABELED 187'-11 1/4" TO SHOW THE WIDEST PORTION OF THE DRIVEWAY, ABOVE THE ANNOTATION 'REPAVE DRIVEWAY'.
3. STRIPING OF THE AREA INCLUDING BUT NOT LIMITED TO; PARKING STALLS, ADA PARKING SPOTS, DIRECTIONAL ARROWS, AND STOP BARS MUST BE SHOWN ON PLAN. ANY STRIPING ABUTTING THE CITY'S RIGHT OF WAY MUST UTILIZE THERMOPLASTIC PAINT.
4. PROVIDE PROPER SIGNAGE OF THE AREA INCLUDING 'DO NOT ENTER' SIGNAGE.
5. PROVIDE AN NOC.
6. PER CITY CODE SEC. 13-399 (A)(7), ISLE WIDTHS SHALL BE FIFTEEN (15) FEET FOR ONE-WAY TRAFFIC. PLEASE RECONFIGURE THE SECOND ENTRANCE TO

ENSURE THIS CODE
REQUIREMENT IS MET.

LANDSCAPING

HOLD

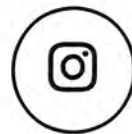
2/3/2026
2/8/2026

Reviewer: MTOROK

Notes:

HOLD:

- 1) PLEASE PROVIDE THE DIMENSIONS/MEASUREMENTS OF THE D RIVEWAY.
- 2) IS THERE GOING TO BE AN EXPANSION OF THE DRIVEWAY O R ARE THE MEASUREMENTS TO REMAIN AS EXISTING?



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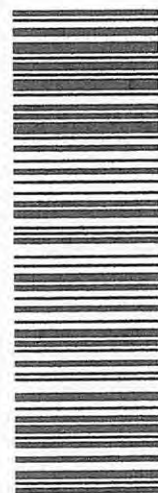


CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4100 W. Copans Road
Coconut Creek, FL 33063



CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4100 W. Copans Road
Coconut Creek, FL 33063

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PATTON, MICHELLE D
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PATTON, MICHELLE D
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LIGHTHOUSE POINT, FL 33064



CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4810 W. Copans Road
Coconut Creek, FL 33063



CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4810 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

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

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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
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EE 9225 209T 0225 0T20 6956

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

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

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

ANDREW CODY & MICHELLE PATTON

2340 NE 35th STREET

LIGHTHOUSE POINT, FL 33064

Respondent

Property Address: 4551 NW 39th Avenue

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on November 19, 2025. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF JANUARY 29, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

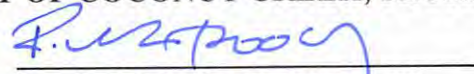
THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JANUARY 28, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JANUARY 28, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 24th DAY OF NOVEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

Date Received



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



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

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PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

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Code Compliance Division
4300 W. Copans Road
Coconut Creek, FL 33063



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

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

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

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

Respondent

Property Address: 4551 NW 39th Avenue

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on October 22, 2025. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF NOVEMBER 20, 2025. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF NOVEMBER 19, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE NOVEMBER 19, 2025 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 24th DAY OF OCTOBER, 2025

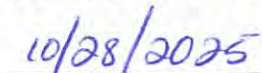
CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

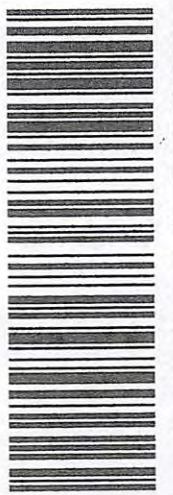


CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

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9589 0710 5270 0954 9581 26

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

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

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



9589 0710 5270 0954 9581 33

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



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 FL 33324

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
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Postage	\$
Total	\$
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City	

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

EE 1956 4560 0225 0120 6856

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



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE

9/2/2025
Date Received

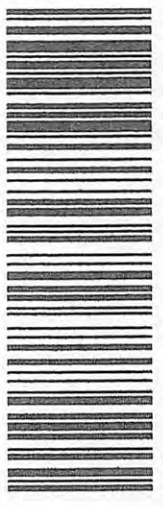


CITY OF COCONUT CREEK
 Economic Development Dept.
 Civic Center Plaza
 4000 W. Copans Road
 Coconut Creek, FL 33063



CITY OF COCONUT CREEK
 Economic Development Dept.
 Civic Center Plaza
 4000 W. Copans Road
 Coconut Creek, FL 33063

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 PATTON, MICHELLE
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 LIGHTHOUSE POINT FL 33064

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

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CITY OF COCONUT CREEK
 Sustainability Development Dept
 Compliance Division
 110 W. Cypress Road
 Coconut Creek, FL 33033



CITY OF COCONUT CREEK
 Sustainability Development Dept
 Compliance Division
 110 W. Cypress Road
 Coconut Creek, FL 33033

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

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

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Total Postage \$	
Sent To	KELLY KRONENBERG
Street and Ap	ATTN: EJOLA COOK
City, State, Zip	10360 W STATE ROAD 84 FORT LAUDERDALE
PS Form 3800, OCTOBER 2014	

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

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

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

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

Property Address: 4551 NW 39th Ave

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on June 25, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON AUGUST 27, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE AUGUST 27, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 28th Day of June, 2025

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

R. M. Patton
SPECIAL MAGISTRATE

6/30/2025
Date Received



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



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

CERTIFIED MAIL



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

KELLY KRON
ATTN: EJOL
10360 W STAT
FORT LAUD

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

1. Article Addressed to:

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



9590 9402 7617 2122 8166 14

2. Article Number (Transfer from service label)

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
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KELLY KRONENBERG
ATTN: EJOLA COOK
10360 W STATE ROAD 84
FORT LAUDERDALE

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) EJOLA COOK Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes No

3. Service Type

- Adult Signature
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- Certified Mail®
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CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

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CODY, ANDREW
PATTON, MICHELLE
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LIGHTHOUSE POINT FL 33064

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

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<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage	\$	

Postmark Here
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Street and #
City, State, ZIP+4®
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CODY, ANDREW
PATTON, MICHELLE
2340 NE 35 ST
LIGHTHOUSE POINT FL 33064

EB 69ED 942T 0225 0120 6956

Capone, Briana

From: Thomas, John
Sent: Tuesday, April 29, 2025 4:21 PM
To: Capone, Briana
Subject: FW: [EXTERNAL] RE: IMPORTANT: Save This Email For Your Epermit Submittal
Attachments: 10096cd1-c805-4f6e-a53b-e31ac8bd32f0.MOV; 1.jpg; 2.jpg; 3.jpg; 4.jpg; 5.jpg

Just to keep you in the loop

From: Thomas, John
Sent: Tuesday, April 29, 2025 4:20 PM
To: Cabrera, Eileen <ECabrera@coconutcreek.net>
Cc: Blanchette, Randall <RBlanchette@coconutcreek.net>; Touhsant, Catherine <CTouhsant@coconutcreek.net>
Subject: RE: [EXTERNAL] RE: IMPORTANT: Save This Email For Your Epermit Submittal

Good Afternoon,

I am providing this timeline to ensure clarity regarding the issues surrounding this residential property:

- **February 11, 2025:** Code compliance informed me of unpermitted driveway work being performed at 4551 NW 39th Ave (Redstone Ranch). Upon inspection, I observed multiple dump trucks of asphalt, a paving rig, a roller, a skid steer, and an asphalt crew on-site.
- Upon checking the system, no permit for this work was found. I notified code compliance to issue a written violation for failure to obtain an engineering permit.
- **April 10, 2025:** The owner/applicant applied for a sealcoat and striping building permit, claiming that only asphalt patching, sealcoat, and striping work had been completed. This application was denied by engineering as I personally witnessed the scope of the work performed.
- **April 16, 2025:** During an inspection for a separate engineering permit, I closely examined the completed driveway. It was evident that no sealcoating work had been performed. The entire driveway had been resurfaced and extended beyond its original boundaries. There were no saw-cut lines indicative of asphalt patching, and the visible aggregate lacked the smooth finish typical of sealcoated surfaces.
- The owner/applicant is now reapplying for an engineering permit, again claiming that only sealcoat, patching, and striping work were done.
- Attachments 4 and 5 provide clear evidence of the changes to the property. Attachment 4 (January 2025) shows the northernmost entrance as dirt, rock, and grass, whereas Attachment 5 (April 10, 2025) depicts the area fully paved.

The engineering permit will not be approved until an accurate scope of work is provided. Given that the work has already been completed, we will likely need cores of the new asphalt and limerock to confirm compliance with city standards.

This matter is ongoing, and I have additional photographs documenting the work. I wanted to share this summary for your reference in case this issue arises.

Please feel free to contact me directly if you have any questions.

If you have any questions feel free to reach out directly.

Thank you,

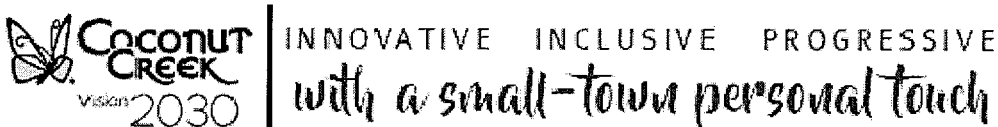
John Thomas
Engineering Inspector
Utilities and Engineering
Ext. 6781

From: Touhsant, Catherine <CTouhsant@coconutcreek.net>
Sent: Tuesday, April 29, 2025 1:31 PM
To: Thomas, John <JThomas3@coconutcreek.net>
Subject: FW: [EXTERNAL] RE: IMPORTANT: Save This Email For Your Epermit Submittal

John,

Was this an existing lot? I was under the impression that it was a dirt/rock area used for parking and not an actual lot.

Cathe Touhsant
Engineering Permit Specialist
City of Coconut Creek
5295 Johnson Rd.
Coconut Creek, FL 33073
954-973-6778
954-571-4146 fax
www.coconutcreek.net



From: Industry LLC <coconutcreek@industrygc.com>
Sent: Tuesday, April 29, 2025 12:21 PM
To: Touhsant, Catherine <CTouhsant@coconutcreek.net>
Subject: RE: [EXTERNAL] RE: IMPORTANT: Save This Email For Your Epermit Submittal

It was an existing parking lot that we spot repaired and resealed. Here was the full scope of work:

Patch, Seal, Line Striping & Repaving (2,150 Sq. Ft.)

1. Asphalt Patching – Left Side (480 Sq. Ft.) & Right Side (360 Sq. Ft.)
2. Sealcoating & Crack Filling
3. Parking Line Striping

4. Asphalt Repaving (2,150 Sq. Ft.)

Adam Grabois
Principal, General Contractor

adam@industrygc.com

561-206-2426

Industry LLC

CGC1535566 - Certified General Contractor
CCC1336025 - Certified Roofing Contractor

MRSA4931 - Licensed Mold Assessor
MRSR4925 - Licensed Mold Remediator

4858042 - FAA Part 107 Drone Pilot

---- On Tue, 29 Apr 2025 12:00:18 -0400 **Touhsant, Catherine** <CTouhsant@coconutcreek.net> wrote ---

Good afternoon,

I apologize for the late response, I was out of the office. It appears the permit application you submitted was for Sealcoat and Stripe but the project seems to be a new construction of a parking lot and driveway. That work does fall under Engineering, however, would normally require DRC review first.

But that submittal for permit would require the following:

- Engineering Permit Application
- Cost Estimate
- Civil Plan including Landscaping, Paving, Grading, and Drainage, and possibly Demolition/Clear and Grub plans

Best Regards,

Cathe Touhsant
Engineering Permit Specialist
City of Coconut Creek
5295 Johnson Rd.
Coconut Creek, FL 33073
954-973-6778
954-571-4146 fax
www.coconutcreek.net

From: Industry LLC <coconutcreek@industrygc.com>
Sent: Thursday, April 24, 2025 3:57 PM

To: Touhsant, Catherine <CTouhsant@coconutcreek.net>

Subject: [EXTERNAL] RE: IMPORTANT: Save This Email For Your Epermit Submittal

Hi Catherine,

We filed it as building permit initially. It was denied per the following notes:

G-ENGINEERING DENIED 4/10/2025 **Reviewer:** GSEEGOBI
4/15/2025 **Notes:**
DENIED

1. LOCATION/SITE COMPLETED AN ASPHALT OVERLAY BASED ON A DISCUSSION WITH THE ENGINEERING INSPECTOR.
2. AN ENGINEERING PERMIT MUST BE OBTAINED INSTEAD OF A BUILDING PERMIT

Adam Grabois
Principal, General Contractor

adam@industrygc.com

561-206-2426

Industry LLC

CGC1535566 - Certified General Contractor
CCC1336025 - Certified Roofing Contractor

MRSA4931 - Licensed Mold Assessor
MRSR4925 - Licensed Mold Remediator

4858042 - FAA Part 107 Drone Pilot

--- On Thu, 24 Apr 2025 07:51:51 -0400 Touhsant, Catherine <CTouhsant@coconutcreek.net> wrote

Good morning,

This permit appears to be for sealcoat and stripe. The scope of work falls under Building Department permits. Please resubmit through the Building portal. Engineering only accepts permits for Mill and Pave projects.

Best Regards,

Cathe Touhsant
Engineering Permit Specialist
City of Coconut Creek
5295 Johnson Rd.
Coconut Creek, FL 33073
954-973-6778
954-571-4146 fax

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.

IN RE:

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

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

Property Address: 4551 NW 39th Ave

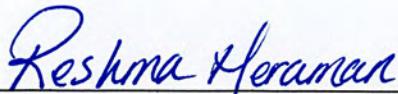
ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on April 23, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JUNE 25, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 25, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 31st Day of April, 2025

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

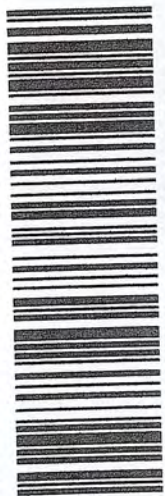


CITY OF COCONUT CREEK
Sustainable Development Dept
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



CITY OF COCONUT CREEK
Sustainable Development Dept
Code Compliance Division
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Coconut Creek, FL 33063

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

PS Form 3811

TH 9016 4560 0225 0120 6856

SENDER: COMPLETE THIS SECTION

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

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



9590 9402 8580 3244 9433 29

Article Number (Transfer from service label)

9589 0710 5270 0954 9108 41

COMPLETE THIS SECTION ON DELIVERY

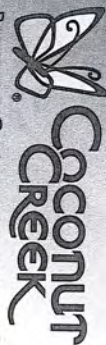
A. Signature Agent
B. Received by (Printed Name) Addressee
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

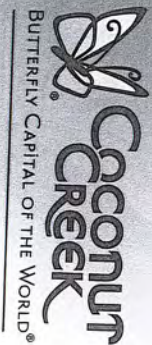
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted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

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

Domestic Return Receipt



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



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

CERTIFIED MAIL®



9589 0710 5270 0954 9108 58

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

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

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

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

OFFICIAL USE

95 9016 4560 0225 0120 6956

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 \$

C250 10075
 C250 20054
 Postmark Here
 5/8/05
 com

Postage \$
 Total Postage \$

Sent To
 Street and #
 City, State, ZIP

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

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

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

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

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

Respondent

Property Address: 4551 NW 39th Avenue

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on March 26, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON APRIL 23, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 23, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 31st Day of March, 2025

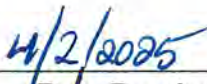
CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received



BUTTERFLY CAPITAL OF THE WORLD®

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



BUTTERFLY CAPITAL OF THE WORLD®

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

SENT BY MAIL



7018 0680 0001 1552 4550

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

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

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	
Street and	
City, State,	

026010075
028020054
028020055
Postmark Here BC
024120044
024120045
marked out 4/8/25

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

0554 255T 1000 0990 9T0L

IMPORTANT INSTRUCTIONS

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

Option 1:

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

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

DO NOT MAIL CASH

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

ENTER A PLEA OF NOT GUILTY

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

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

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

SCHEDULE OF FINES

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

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

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

SUMMONS TO APPEAR

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

NO. C2502.0054

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

Day Wednesday Date February 12 2025

At 8:21 AM PM

Owner Name Cody Andrew

Last Patton First Michelle 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.

Branca Capone 3/5/25 304
Officer Signature Date ID#

Branca Capone
Printed Name

Sent Certified Mail 3/5/25
Signature Acknowledging Receipt of this Notice Date

Printed Name 9-950-1458
If you have any questions, call 954-973-6752 or 9-950-1458 between 7AM-6PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25020054	4551 NW 39 AVE	484217010100	CODY, ANDREW & PATTON, MICHELLE

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

Initial Warning of Violation – Date: 02/12/2025

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 3/5/25 - Receipt/Article #: 9589071052700954910339
Return Receipt Requested

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

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

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

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

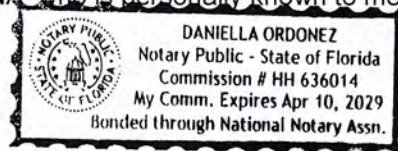
Bellee
Signature of Code Compliance Officer

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
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



 THE WORLD®

 LIGHT CREEK

 Development Dept.

 Finance Division

 Spains Road

 Light Creek, FL 33063

9589 0710 5270 0954 9103 39



CERTIFIED MAIL®

CODY, ANDREW

 PATTON, MICHELLE

 2340 NE 35 STREET

 LIGHTHOUSE POINT, FL 33064

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

 Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$	3/5/25
Extra Services & Fees (check box, add fees appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

C 2502 0054

 C 2502 0055

 C 2501 0075

Postage

\$ To _____

\$ Se _____

\$ St _____

\$ Cit _____

CODY, ANDREW

 PATTON, MICHELLE

 2340 NE 35 STREET

 LIGHTHOUSE POINT, FL 33064

5E E0T6 4560 0225 0T20 6956

Tracking Number:

Remove X

9589071052700954910339

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was picked up at the post office at 4:53 pm on March 10, 2025 in POMPANO BEACH, FL 33060.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Individual Picked Up at Post Office

POMPANO BEACH, FL 33060

March 10, 2025, 4:53 pm

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



USPS Tracking Plus[®]



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers



Permit Status

Permit #: 25001062
Property ID: 484217010100
Permit Desc: SEALCOATING/STRIPING
Property Address: 4551 NW 39 AVE COCONUT CREEK, FL 33073
Amount Due: .00
Pending Payment: .00

Permit

Permit Information

Permit Number:	25001062	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.

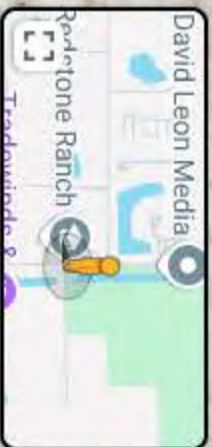


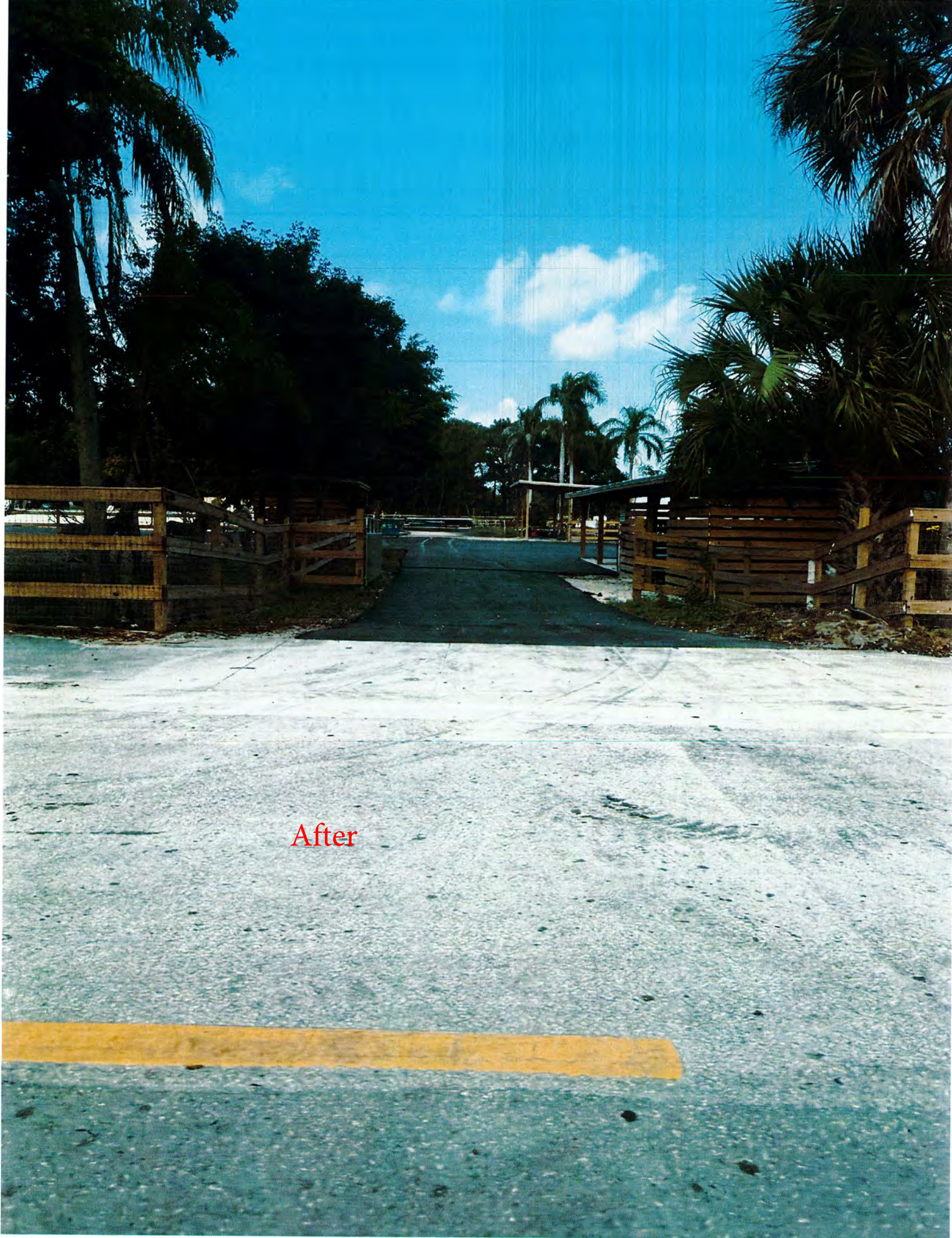
Before

David Leon Media

Godstone Ranch

Trudowanda





After



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)

SENIOR CODE COMPLIANCE OFFICER
LUIS MONTANO-GARCIA
SPECIAL MAGISTRATE CASES

Summons/Case #C26 01 0051
Orsi Springs Partners LLC/Township Plaza Partners LLC
4400 W sample Rd. # 120
Violation: 18-29
Failure to renew BTR for Scott, Allyson

IMPORTANT INSTRUCTIONS

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

SUMMONS TO APPEAR

State of Florida NO. C 26010051
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 12 2026

At 4:30 (AM) PM

Owner Name Oris Springs Partners LLC
Last First MI
Township Plaza Partners LLC.
Last First MI

Owner Address 1449 37th St 408
Brooklyn NY 11218
City State Zip

Legal/Folio 4842 2009 0130

Violation Location 4900w Sample Rd #120
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Business Tax Receipt.
Renewal Required for
scott Allyson.

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 24th DAY
OF June, 2026, AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.
[Signature] 6/2/26 322
Officer Signature Date ID#

Luis Mauro-Garcia
Printed Name

- Posted - 6/2/26
Signature Acknowledging Receipt of this Notice Date

LLOLDN
Printed Name

If you have any questions, call 954-956-1476 or 943-6706
between 7AM-5PM Mon-Thurs.

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
C26010051	4400 W SAMPLE RD BLDG D	484220030170	ORSI SPRINGS PARTNERS 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: 01/11/2026

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: 08/06/26 -
Receipt/Article#: 95890710527037485750669589071052703748575073

Return Receipt Requested

- Hand Delivery – Date: _____ - Time: _____ - Name: _____
- Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

- Posting at Property – Date: 06/02/26 - Time: 11:09 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.)



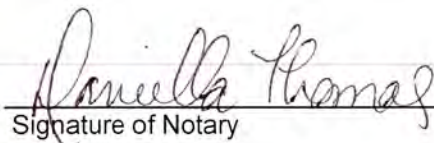
Signature of Code Compliance Officer

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



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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



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 5750 73

ORSI SPRINGS PARTNERS LLC
TOWNSHIP PLAZA PARTNERS LLC1449 37
ST STE 408
BROOKLYN, NY 11218

ORSI SPRINGS PARTNERS LLC
TOWNSHIP PLAZA PARTNERS LLC1449 37
ST STE 408
BROOKLYN, NY 11218

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

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

ORSI SPRINGS PARTNERS LLC
TOWNSHIP PLAZA PARTNERS LLC1449 37 ST
STE 408
BROOKLYN, NY 11218

E2 0525 942E 0225 0T2D 6956

Postage	\$ <i>Summons</i>
Total Postage and Fees	\$ <i>260.00</i>
Sent To	<i>LMG.</i>
Street and Apt. No., or PO Box No.	<i>Sum. Office</i>
City, State, ZIP+4®	



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



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

CERTIFIED MAIL



9589 0710 5270 3748 5

LERMAN, CARLOS D
 2611 HOLLYWOOD BLVD.
 HOLLYWOOD, FL 33020

9589 0710 5270 3748 5750 66
 9589 0710 5270 3748 5750 66

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

OFFICIAL USE

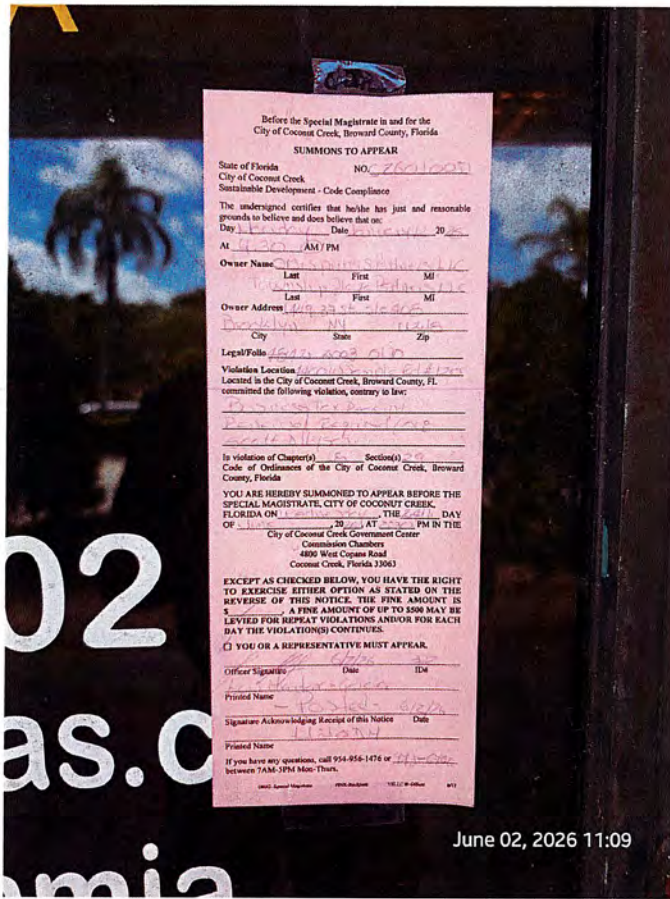
Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage		

*Summers
 1/16/23
 sent 2/26/23*

LERMAN, CARLOS D
 2611 HOLLYWOOD BLVD.
 HOLLYWOOD, FL 33020

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

LERMAN, CARLOS D
 2611 HOLLYWOOD BLVD.
 HOLLYWOOD, FL 33020



COMMERCIAL BUSINESSES:			BUSINESS STATUS	BUSINESS NAME	LICENSE DUE	BUSINESS ADDRESS
BUSINESS ID	BUSINESS STATUS	BUSINESS NAME	LICENSE DUE	BUSINESS ADDRESS		
1200000090	O - Open	ARIEL GIGLIO	191.4	5493 WILES RD STE 104		
240000109	O - Open	DENTAL TEAM OF COCONUT CREEK	127.61	1507 LYONS RD		
230000175	O - Open	DR MARTIN DRUBI	127.61	5359 LYONS RD		
240000125	O - Open	HAPPY MONKEY SHOP	191.4	4419 LYONS RD - STE 104		
250000031	O - Open	KETTIA ALUSMA-HIBBERT ARNP	127.61	5350 W HILLSBORO BLVD 108		
250000112	O - Open	LELIOR GROUP LLC	127.61	4425 LYONS RD - STE 110		
210000045	O - Open	M & S FOOD STORE	318.99	4400 W SAMPLE RD STE 102		
260000121	O - Open	NETSER COMPUTER INTERNATIONAL INC	273.8	4911 LYONS TECHNOLOGY PKWY STE A19		
250000104	O - Open	NOVTECH INC	127.61	4661 JOHNSON RD STE 9		
100000192	O - Open	REGIONS BANK	510.51	4808 COCONUT CREEK PKWY		
250000017	O - Open	SCOTT, ALLYSON	127.61	4400 W SAMPLE RD STE 120		
1700000108	O - Open	SUBWAY #35011	127.61	5571 W HILLSBORO BLVD		
1300000066	O - Open	SUNSHINE 65	284.62	4299 W HILLSBORO BLVD		
230000113	O - Open	THE MONARCH AT COCONUT CREEK	229.71	5461 JOHNSON RD		
240000049	O - Open	UNIQUE APPAREL USA INC DBA UNIQUE A	191.4	4419 LYONS RD - STE 103		
260000110	O - Open	WILLIS AERONAUTICAL SERVICES INC	163.8	4700 LYONS TECHNOLOGY PKWY		

16 match(es) found.

HOME BASED BUSINESSES:

BUSINESS ID	BUSINESS STATUS	BUSINESS NAME	LICENSE DUE	BUSINESS ADDRESS
1600000031	O - Open	SIMPSON'S HOME INC	219.52	7137 PINECREEK LN

1 match(es) found.

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)

Title XIV TAXATION AND FINANCE

Chapter 205 LOCAL BUSINESS TAXES

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

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

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

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

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

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



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 11-05 Retail greater than 20,000 sq. ft.	Deputy Appraiser: Alec Rosales
Property ID: 484220030170	Millage Code: 3212	Appraisers Number: 954-357-6835
Property Owner(s): ORSI SPRINGS PARTNERS LLC TOWNSHIP PLAZA PARTNERS LLC	Adj. Bldg. S.F.: 65127	Email: commercialtrim@bcpa.net
Mailing Address: 1449 37 ST STE 408 BROOKLYN, NY 11218	Bldg Under Air S.F.:	Zoning : PUD - PLANNED UNIT DEVELOPMENT
Property Address: 4400 W SAMPLE ROAD COCONUT CREEK, 33066	Effective Year: 1990	Abbr. Legal Des.: TARTAN
	Year Built: 1989	COCONUT CREEK PHASE II 109-12 B TR C-2, LESS POR DESC AS: BEG NWCOR TR C-2, E 154.09, S 241.35, W 130, NWLY 35.94, N 232 TO POB, LESS POR TR C-2 DESC AS: COMM N MOST NE COR TR, W 146.24, S 25 TO POB, E 135.88, SE 28.79, S 150.48, SE 41 TO N/T/C, SLY 37.02 TO P/C, NWLY 43.20, SW 16.93 TO N/T/C, SW 18.62, NW 36.37 TO N/T/C, NE 7.22 TO N/T/C, NW 27.47 TO N/T/C, NW 33.77 TO P/R/C, NW 8.74, NW 45.84 TO P/C WLY 4.28, W 11.57, N 164.09 TO POB
	Units/Beds/Baths: 0 //	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$7,181,080	\$7,292,570	0	\$14,473,650	\$14,417,620	
2025	\$5,385,810	\$7,721,120	0	\$13,106,930	\$13,106,930	\$368,842.09
2024	\$5,961,240	\$9,678,390	0	\$15,639,630	\$15,375,150	\$411,253.60

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$14,473,650	\$14,473,650	\$14,473,650	\$14,473,650
Portability	0	0	0	0
Assessed / SOH	\$14,417,620	\$14,417,620	\$14,417,620	\$14,417,620
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	\$14,417,620	\$14,473,650	\$14,417,620	\$14,417,620

SALES HISTORY FOR THIS PARCEL

LAND CALCULATIONS



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Foreign Limited Liability Company

ORSI SPRINGS PARTNERS LLC

Filing Information

Document Number M17000006154

FEI/EIN Number 82-2044048

Date Filed 07/20/2017

State NY

Status ACTIVE

Principal Address

1449 37th Street, Suite 408
Brooklyn, NY 11218

Changed: 04/29/2020

Mailing Address

1449 37th Street
Suite 408
Brooklyn, NY 11218

Changed: 04/29/2020

Registered Agent Name & Address

LERMAN, CARLOS D
2611 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

Authorized Person(s) Detail

Name & Address

Title MGR

SAYEGH, ALFRED
FRESHWATER GROUP LLC
2564 BEDFORD AVE.
BROOKLYN, NY 11226

Annual Reports

Report Year	Filed Date
2024	03/05/2024

Summons/Case #C26 01 0055
MCA Promenade Owner LLC
4419 Lyons Rd # 104
Violation: 18-29
Failure to renew BTR for Happy Monkey Shop

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. C 26010055
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 Monday 12 2026

At 9:00 AM PM

Owner Name MCA Promerado Owner LLC
Last First MI

Owner Address Seaport Lane
Boca Raton FL 33430
City State Zip

Legal/Folio 4842 1820 0010

Violation Location 4419 Lyons Rd #104
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Business Tax receipt - Renewal required for: Happy Monkey Shop.

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 24th DAY OF June, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 6/1/26 322
Officer Signature Date ID#

Luis Montano-Garcia
Printed Name

[Signature] 6/2/26
Signature Acknowledging Receipt of this Notice Date

Nicholas Barrett
Printed Name

If you have any questions, call 954-956-1476 or 972-6746 between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26010055	4419 LYONS RD #104	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: 01/11/2026

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: 06/08/26 - Receipt/Article #: 9589071052703748575035-9589071052703748575035
Return Receipt Requested
- ✓ Hand Delivery – Date: 06/02/26 - Time: 12:00 pm- Name: Nick Barret
- ✓ 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

Luis Montano-Garcia

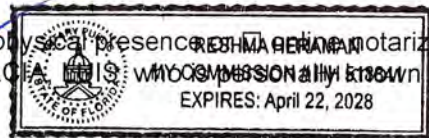
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence Remote Notarization on this 8 day of June, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.

Reshma Heraman

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



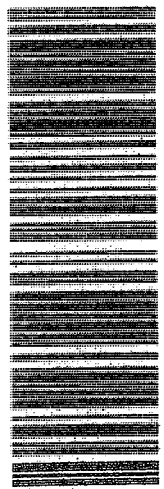
THE ONLY CAPITAL OF THE WORLD®

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



BUTTERFLY CAPITAL OF THE WORLD®

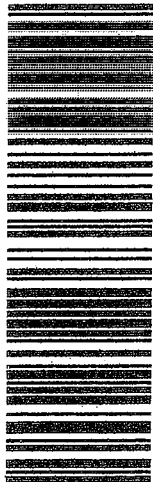
CITY OF COCONUT CREEK
Resident Design & Dev. Dept.
Code Compliance Division
1800 W. Copans Road
Coconut Creek, FL 33063



9589 0710 5270 3748 5750 42

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1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

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1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	
Street and A	
City, State, Z	

026010056,
55,67
Postmark
Here
LMA 6/4/06

24 0525 842E 0225 0720 6956

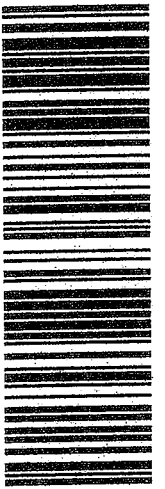
CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324



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



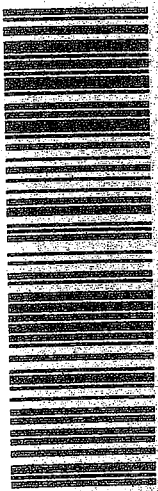
CITY OF COCONUT CREEK
 Resident Design & Dev. Dept.
 Code Compliance Division
 4800 W. Copans Road
 Coconut Creek, FL 33063



9589 0710 5270 3748 5750 35

MCA PROMENADE OWNER LLC 2
 SEAPORT LANE
 BOSTON, MA 02210

CERTIFIED MAIL



9589 0710 5270 3748 5750 35

MCA PROMENADE OWNER LLC 2
 SEAPORT LANE
 BOSTON, MA 02210

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

C26010056,
 55,67
 Here
 LMG 6/3/06

Postage
 \$

Total Postage and Fees

\$ Sent To

Street and Apt. No.

City, State, ZIP+4®

MCA PROMENADE OWNER LLC 2
 SEAPORT LANE
 BOSTON, MA 02210

PS Form 3800, 1

See Reverse for Instructions

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1000000192	O - Open	REGIONS BANK	510.51	4808 COCONUT CREEK PKWY
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16 match(es) found.

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1 match(es) found.

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(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.

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(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 Use: 15-01 Regional Shopping Center	Deputy Appraiser: Alec Rosales
Property ID: 484218200010	Millage Code: 3212	Appraisers Number: 954-357-6835
Property Owner(s): MCA PROMENADE OWNER LLC	Adj. Bldg. S.F: 384131	Email: commercialtrim@bcpa.net
Mailing Address: 2 SEAPORT LANE BOSTON, MA 02210-2021	Bldg Under Air S.F:	Zoning : PMDD - PLANNED MAINSTREET DEVELOPMENT DISTRICT
Property Address: 4401 - 4473 LYONS ROAD COCONUT CREEK, 33073	Effective Year: 2009	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
	Year Built: 2008	
	Units/Beds/Baths: 0 / /	

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



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

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 01 00056
MCA Promenade Owner LLC
4425 Lyons Rd # 110
Violation: 18-29
Failure to renew BTR for Lelior Group LLC

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. C 26010056
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 12 2026

At 12:00 AM/PM (PM)

Owner Name MCA Promenade Owner LLC
Last First MI

Owner Address 2 Seaport Lane
Boston MA 02210
City State Zip

Legal/Folio 4042 1820 0010

Violation Location 4425 Lyons Rd Ste #110
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Business tax receipt: Renewal required for: Helier Group LLC

In violation of Chapter(s) 18 Section(s) 29
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 24th DAY OF June, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.
[Signature] 6/4/26 322
Officer Signature Date ID#

Luis Mantano-Garcia
Printed Name

Posted - 6/2/26
Signature Acknowledging Receipt of this Notice Date

11:25 AM
Printed Name

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



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26010056	4425 LYONS RD #110	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: 01/11/2026

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: 06/08/26 - Receipt/Article #: 9589071052703748575035-9589071052703748575035

Return Receipt Requested

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

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 06/02/6 – Time 11:28 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



Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 8 day of June, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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



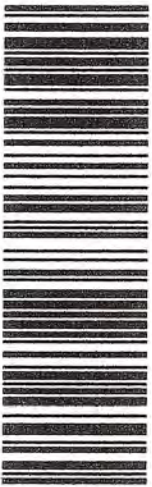
CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



9589 0710 5270 3748 5750 42

CT CORPORATION SYSTEM
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PLANTATION, FL 33324

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PLANTATION, FL 33324

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

C26010056,
55,67

Postmark
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UMG 6/14/26

Postage
\$
Total Postage

Sent To
Street and A
City, State, z

CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

24 0525 942E 0225 0720 6956
9589 0710 5270 3748 5750 42



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

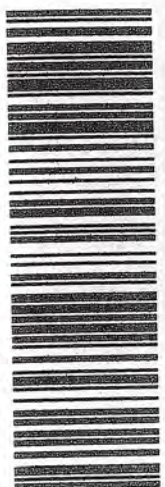


CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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MCA PROMENADE OWNER LLC 2
SEAPORT LANE
BOSTON, MA 02210



9589 0710 5270 3748 5750 35

CERTIFIED MAIL

MCA PROMENADE OWNER LLC 2
SEAPORT LANE
BOSTON, MA 02210

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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)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	
Street and Apt. No.	
City, State, ZIP+4®	

PS Form 3800, 1-2011

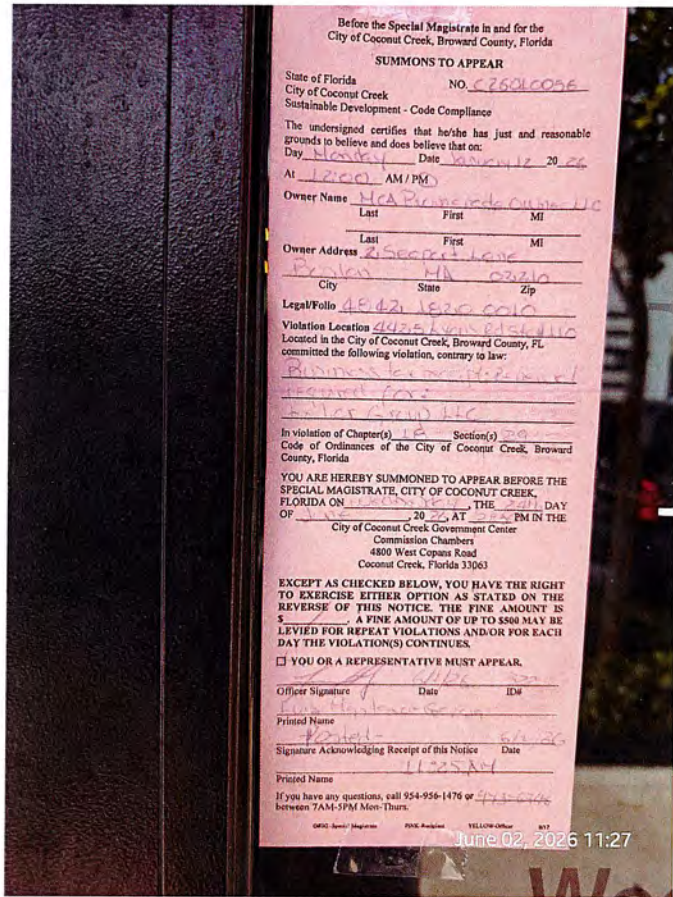
See reverse for Instructions

See reverse for Instructions

C26010056, 55, 67
mark Here
lm9 6/8/26

MCA PROMENADE OWNER LLC 2
SEAPORT LANE
BOSTON, MA 02210

SE 0525 942E 0225 0120 6956
MCA PROMENADE OWNER LLC 2 U12U 6956



COMMERCIAL BUSINESSES:				
BUSINESS ID	BUSINESS STATUS	BUSINESS NAME	LICENSE DUE	BUSINESS ADDRESS
1200000090	O - Open	ARIEL GIGLIO	191.4	5493 WILES RD STE 104
240000109	O - Open	DENTAL TEAM OF COCONUT CREEK	127.61	1507 LYONS RD
230000175	O - Open	DR MARTIN DRUBI	127.61	5359 LYONS RD
240000125	O - Open	HAPPY MONKEY SHOP	191.4	4419 LYONS RD - STE 104
250000031	O - Open	KETTIA ALUSMA-HIBBERT ARNP	127.61	5350 W HILLSBORO BLVD 108
250000112	O - Open	LELIOR GROUP LLC	127.61	4425 LYONS RD - STE 110
210000045	O - Open	M & S FOOD STORE	318.99	4400 W SAMPLE RD STE 102
260000121	O - Open	NETSER COMPUTER INTERNATIONAL INC	273.8	4911 LYONS TECHNOLOGY PKWY STE A19
250000104	O - Open	NOVTECH INC	127.61	4661 JOHNSON RD STE 9
100000192	O - Open	REGIONS BANK	510.51	4808 COCONUT CREEK PKWY
250000017	O - Open	SCOTT,ALLYSON	127.61	4400 W SAMPLE RD STE 120
1700000108	O - Open	SUBWAY #35011	127.61	5571 W HILLSBORO BLVD
1300000066	O - Open	SUNSHINE 65	284.62	4299 W HILLSBORO BLVD
230000113	O - Open	THE MONARCH AT COCONUT CREEK	229.71	5461 JOHNSON RD
240000049	O - Open	UNIQUE APPAREL USA INC DBA UNIQUE A	191.4	4419 LYONS RD - STE 103
260000110	O - Open	WILLIS AERONAUTICAL SERVICES INC	163.8	4700 LYONS TECHNOLOGY PKWY

16 match(es) found.

HOME BASED BUSINESSES:

BUSINESS ID	BUSINESS STATUS	BUSINESS NAME	LICENSE DUE	BUSINESS ADDRESS
1600000031	O - Open	SIMPSON'S HOME INC	219.52	7137 PINECREEK LN

1 match(es) found.

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)

Title XIV TAXATION AND FINANCE

Chapter 205 LOCAL BUSINESS TAXES

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

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

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

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

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

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



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 15-01 Regional Shopping Center	Deputy Appraiser: Alec Rosales
Property ID: 484218200010	Millage Code: 3212	Appraisers Number: 954-357-6835
Property Owner(s): MCA PROMENADE OWNER LLC	Adj. Bldg. S.F.: 384131	Email: commercialtrim@bcpa.net
Mailing Address: 2 SEAPORT LANE BOSTON, MA 02210-2021	Bldg Under Air S.F.:	Zoning : PMDD - PLANNED MAINSTREET DEVELOPMENT DISTRICT
Property Address: 4401 - 4473 LYONS ROAD COCONUT CREEK, 33073	Effective Year: 2009	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
	Year Built: 2008	
	Units/Beds/Baths: 0 //	

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



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

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 01 0067
Happiness Inc % Regions bank-Jannifer Bradford
4808 Coconut Creek Pkwy
Violation: 18-29
Failure to renew BTR for Regions Bank

IMPORTANT INSTRUCTIONS

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

Option 1:

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

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

DO NOT MAIL CASH

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

ENTER A PLEA OF NOT GUILTY

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

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

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

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
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Chapter 5 Animals	\$50	\$100	\$150	\$200-500
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Chapter 7 Child Care Centers	\$50	\$75	\$100	\$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
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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
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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 C26010067
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 12 2026
At 9:30 AM / PM

Owner Name Happiness Inc. Regions Bank
Last First MI
Jennifer Bradford
Last First MI

Owner Address 2050 Parkway Office Cir #500
Birmingham AL 35244
City State Zip

Legal/Folio 4842 3133 0010

Violation Location 4800 Coconut Creek Pkwy
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Business Exp Receipt
Renewal Required for
Regions Bank

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 24th DAY OF June, 2026 AT 2:30 PM IN THE City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.

Officer Signature [Signature] Date 6/26 ID# 322
Printed Name Luis Houtero-Garcia

Signature Acknowledging Receipt of this Notice [Signature] Date 6/2/26
Printed Name Walna Lewis

If you have any questions, call 954-956-1476 or 972-6746 between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26010067	4808 COCONUT CREEK PKWY	HALESTRADAA	REGIONS BANK

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: 01/12/2026

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: 06/08/26 - Receipt/Article #: 9589071052703748575097-95890710527037485750-59
Return Receipt Requested
- Hand Delivery – Date: 06/02/26 - Time: 10:50 AM- Name: Walna Louis
- Commercial Property – Title/ relationship to business: Manager

Additional Service – F.S. 162.12(2):

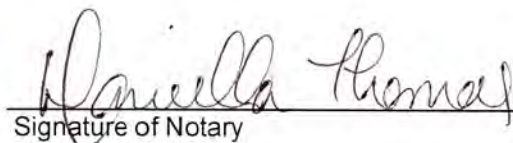
- Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)
- Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

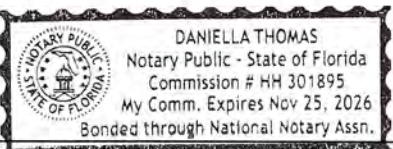

Signature of Code Compliance Officer


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


Signature of Notary


Printed or Stamped Name of Notary

Personally Known OR Produced Identification



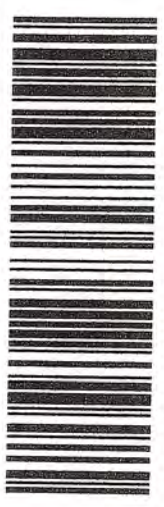
CERTIFIED MAIL



9589 0710 5270 3748 5750 97

HAPPINESS INC
% REGIONS BANK-JENNIFER BRADFORD
2050 PARKWAY OFFICE CIR #500
BIRMINGHAM, AL 35244

CERTIFIED MAIL



9589 0710 5270 3748 5750 97

HAPPINESS INC
% REGIONS BANK-JENNIFER BRADFORD
2050 PARKWAY OFFICE CIR #500
BIRMINGHAM, AL 35244

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26 0525 942E 0225 0120 6856

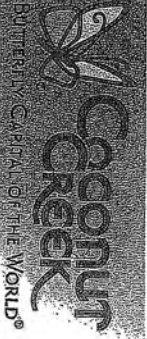
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

C26010007
SUMMERS
Postmark
Here
Lol
06/18/26

HAPPINESS INC
% REGIONS BANK-JENNIFER BRADFORD
2050 PARKWAY OFFICE CIR #500
BIRMINGHAM, AL 35244



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



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



9589 0710 5270 3748 5750 59

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	

C26010067
Summers
JMG Postmark
Sub 08/120

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

COMMERCIAL BUSINESSES:				
BUSINESS ID	BUSINESS STATUS	BUSINESS NAME	LICENSE DUE	BUSINESS ADDRESS
120000090	O - Open	ARIEL GIGLIO	191.4	5493 WILES RD STE 104
240000109	O - Open	DENTAL TEAM OF COCONUT CREEK	127.61	1507 LYONS RD
230000175	O - Open	DR MARTIN DRUBI	127.61	5359 LYONS RD
240000125	O - Open	HAPPY MONKEY SHOP	191.4	4419 LYONS RD - STE 104
250000031	O - Open	KETTIA ALUSMA-HIBBERT ARNP	127.61	5350 W HILLSBORO BLVD 108
250000112	O - Open	LELIOR GROUP LLC	127.61	4425 LYONS RD - STE 110
210000045	O - Open	M & S FOOD STORE	318.99	4400 W SAMPLE RD STE 102
260000121	O - Open	NETSER COMPUTER INTERNATIONAL INC	273.8	4911 LYONS TECHNOLOGY PKWY STE A19
250000104	O - Open	NOVTECH INC	127.61	4661 JOHNSON RD STE 9
1000000192	O - Open	REGIONS BANK	510.51	4808 COCONUT CREEK PKWY
250000017	O - Open	SCOTT, ALLYSON	127.61	4400 W SAMPLE RD STE 120
1700000108	O - Open	SUBWAY #35011	127.61	5571 W HILLSBORO BLVD
1300000066	O - Open	SUNSHINE 65	284.62	4299 W HILLSBORO BLVD
230000113	O - Open	THE MONARCH AT COCONUT CREEK	229.71	5461 JOHNSON RD
240000049	O - Open	UNIQUE APPAREL USA INC DBA UNIQUE A	191.4	4419 LYONS RD - STE 103
260000110	O - Open	WILLIS AERONAUTICAL SERVICES INC	163.8	4700 LYONS TECHNOLOGY PKWY

16 match(es) found.

HOME BASED BUSINESSES:

BUSINESS ID	BUSINESS STATUS	BUSINESS NAME	LICENSE DUE	BUSINESS ADDRESS
1600000031	O - Open	SIMPSON'S HOME INC	219.52	7137 PINECREEK LN

1 match(es) found.

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 Use: 23-02 Financial Institution - Branch Facility	Deputy Appraiser: Alec Rosales
Property ID: 484231330010	Millage Code: 3212	Appraisers Number: 954-357-6835
Property Owner(s): HAPPINESS INC % REGIONS BANK-JENNIFER BRADFORD	Adj. Bldg. S.F: 3521	Email: commercialtrim@bcpa.net
Mailing Address: 2050 PARKWAY OFFICE CIR #500 BIRMINGHAM, AL 35244	Bldg Under Air S.F:	Zoning : PCD - PLANNED COMMERCE DISTRICT
Property Address: 4808 COCONUT CREEK PARKWAY COCONUT CREEK, 33063	Effective Year: 2011	Abbr. Legal Des.: THE HALE PLAT 137-16 B PORTION TRACT B DESC AS:COMM SE COR TR B,N 373.48 ALG E/L,W311.48,N 124.78 TO POB,W 99.17, N 101.03,NELY ARC DIST 39.27,E 74.50,S 106.57,SLY ARC DIST 6.99 SLY ARC DIST 5.94,S 6.53 TO POB AKA: PARCEL A OF STRADA
	Year Built: 2010	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$310,030	\$2,082,000	0	\$2,392,030	\$2,392,030	
2025	\$248,020	\$2,082,000	0	\$2,330,020	\$2,330,020	\$53,830.65
2024	\$248,020	\$2,082,000	0	\$2,330,020	\$2,330,020	\$53,583.13

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$2,392,030	\$2,392,030	\$2,392,030	\$2,392,030
Portability	0	0	0	0
Assessed / SOH	\$2,392,030	\$2,392,030	\$2,392,030	\$2,392,030
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	\$2,392,030	\$2,392,030	\$2,392,030	\$2,392,030

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
05/09/2013	Warranty Deed Disqualified Sale	\$5,100,000	111534445
10/15/2004	Multi Special Warranty Deed	\$3,200,000	38388 / 1635

LAND CALCULATIONS

Unit Price	Units	Type
\$25.00	12,401	Square SqFt
		Foot



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

Detail by Entity Name

Foreign Profit Corporation
REGIONS BANK

Filing Information

Document Number	F95000001450
FEI/EIN Number	63-0371391
Date Filed	03/27/1995
State	AL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	12/02/1996
Event Effective Date	NONE

Principal Address

1900 FIFTH AVENUE NORTH
BIRMINGHAM, AL 35203

Changed: 04/24/2015

Mailing Address

1900 FIFTH AVENUE NORTH
BIRMINGHAM, AL 35203

Changed: 05/01/2007

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 01/25/2005

Address Changed: 01/25/2005

Officer/Director Detail

Name & Address

Title Asst. Secretary

Summons/Case #C26 01 0101
Espinosa Medical Real Estate # 2 LLC
5350 W Hillsboro Blvd #108
Violation: 18-29
Failure to renew BTR for Kettia Alusma-Hibbert ARNP

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. 226010101
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 14 2026

At 9:00 AM / PM

Owner Name Espinosa Medical
Last First MI
Real Estate #2 LLC
Last First MI

Owner Address 501 NE Waterway LN
Boon Park FL 33432
City State Zip

Legal/Folio 4842 06AC 0390

Violation Location 5350 W Hillsboro Blvd #108
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Business tax receipts
Renewal required for:
Kettie Aluzma - Hibbert ARNP

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 24th DAY OF June, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

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

IF YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 6/4/26 322
Officer Signature Date ID#
Luis Mantano-Garcia
Printed Name

Posted - 6/4/26
Signature Acknowledging Receipt of this Notice Date
LOS SO NM
Printed Name

If you have any questions, call 954-956-1476 or 973-6744 between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26010101	5350 W HILLSBORO BLVD 108	484206AC0390	ESPINOSA MEDICAL REAL

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: 01/14/2026

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: 06/08/26- Receipt/Article #: 9589071052703748575080
Return Receipt Requested

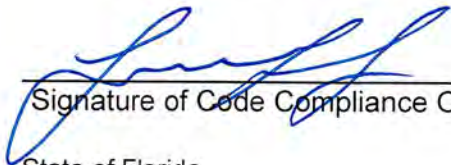
Hand Delivery – Date: _____ - Time: _____ - Name: _____

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 06/04/26 - Time: 10:52 AM(See Photo of Posting)

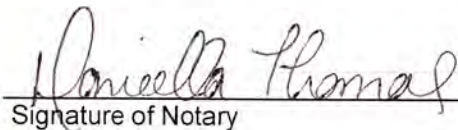
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

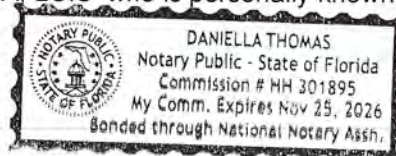

Signature of Code Compliance Officer

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


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



CAPITAL OF THE WORLD®

COCCONUT CREEK
Design & Dev. Dept.
Compliance Division
Copans Road
Creek, FL 33063



9589 0710 5270 3748 5750 80

ESPINOSA MEDICAL REAL
ESTATE #2 LLC 501 NE WATERWAY LN
BOCA RATON, FL 33432

CERTIFIED MAIL®



9589 0710 5270 3748 5750 80

ESPINOSA MEDICAL REAL
ESTATE #2 LLC 501 NE WATERWAY LN
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)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	
Street and Ap.	
City, State, Zip	

C26010101
Summons
Postmark
Here
Lmg 6/18/06

ESPINOSA MEDICAL REAL
ESTATE #2 LLC 501 NE WATERWAY LN
BOCA RATON, FL 33432

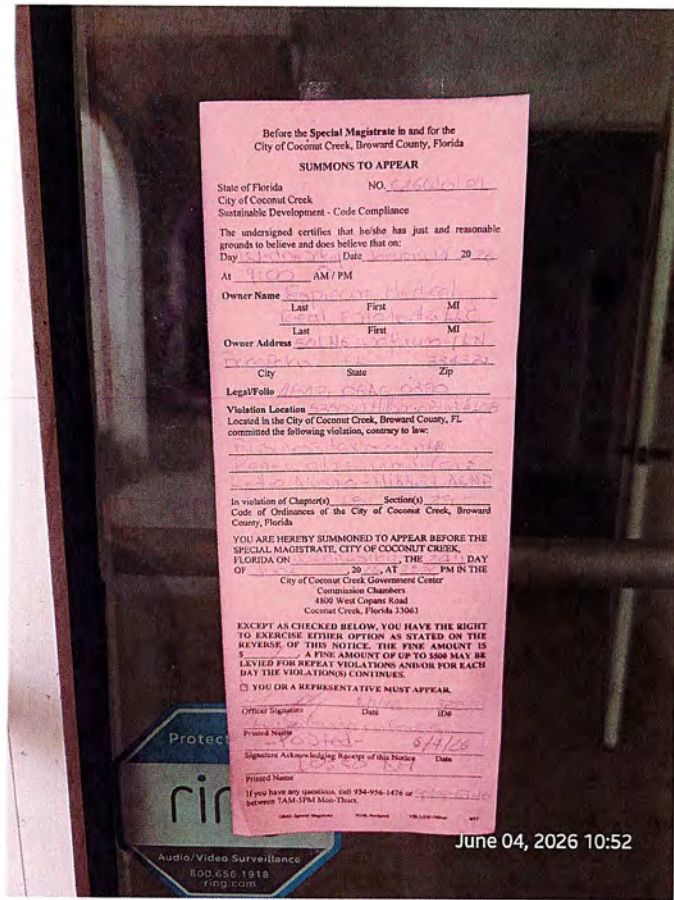
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

09 0525 842E 0225 0120 685B
08 0525 842E 0225 0120 685B



CAPITAL OF THE WORLD®

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



COMMERCIAL BUSINESSES:				
BUSINESS ID	BUSINESS STATUS	BUSINESS NAME	LICENSE DUE	BUSINESS ADDRESS
1200000090	O - Open	ARIEL GIGLIO	191.4	5493 WILES RD STE 104
240000109	O - Open	DENTAL TEAM OF COCONUT CREEK	127.61	1507 LYONS RD
230000175	O - Open	DR MARTIN DRUBI	127.61	5359 LYONS RD
240000125	O - Open	HAPPY MONKEY SHOP	191.4	4419 LYONS RD - STE 104
2500000031	O - Open	KETTIA ALLUSMA-HIBBERT ARNP	127.61	5350 W HILLSBORO BLVD 108
250000112	O - Open	LELIOR GROUP LLC	127.61	4425 LYONS RD - STE 110
2100000045	O - Open	M & S FOOD STORE	318.99	4400 W SAMPLE RD STE 102
260000121	O - Open	NETSER COMPUTER INTERNATIONAL INC	273.8	4911 LYONS TECHNOLOGY PKWY STE A19
250000104	O - Open	NOVTECH INC	127.61	4661 JOHNSON RD STE 9
1000000192	O - Open	REGIONS BANK	510.51	4808 COCONUT CREEK PKWY
250000017	O - Open	SCOTT, ALLYSON	127.61	4400 W SAMPLE RD STE 120
1700000108	O - Open	SUBWAY #35011	127.61	5571 W HILLSBORO BLVD
1300000066	O - Open	SUNSHINE 65	284.62	4299 W HILLSBORO BLVD
230000113	O - Open	THE MONARCH AT COCONUT CREEK	229.71	5461 JOHNSON RD
240000049	O - Open	UNIQUE APPAREL USA INC DBA UNIQUE A	191.4	4419 LYONS RD - STE 103
260000110	O - Open	WILLIS AERONAUTICAL SERVICES INC	163.8	4700 LYONS TECHNOLOGY PKWY

16 match(es) found.

HOME BASED BUSINESSES:

BUSINESS ID	BUSINESS STATUS	BUSINESS NAME	LICENSE DUE	BUSINESS ADDRESS
1600000031	O - Open	SIMPSON'S HOME INC	219.52	7137 PINECREEK LN

1 match(es) found.

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.

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.



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 484206AC0390

Property Owner(s): ESPINOSA MEDICAL REAL ESTATE #2 LLC

Mailing Address: 501 NE WATERWAY LN BOCA RATON, FL 33432

Property Address: 5350 W HILLSBORO BOULEVARD # 108B COCONUT CREEK, 33073

Property Use: 19 - Professional services building

Millage Code: 3212

Adj. Bldg. S.F.: 1017

Bldg Under Air S.F.:

Effective Year: 2008

Year Built: 2007

Units/Beds/Baths: 1 / 0 / 0

Deputy Appraiser: Condo Department

Appraisers Number: 954-357-6832

Email: condoinfo@bcpa.net

Zoning : O-2 - LOCAL OFFICES

Abbr. Legal Des.: BPC

CONDOMINIUM BLDG B UNIT 108
PER AMCDO BK/PG: 51305/1478

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$36,520	\$328,670	0	\$365,190	\$365,190	
2025	\$35,790	\$322,090	0	\$357,880	\$357,880	\$9,093.79
2024	\$32,400	\$291,640	0	\$324,040	\$324,040	\$8,263.15

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$365,190	\$365,190	\$365,190	\$365,190
Portability	0	0	0	0
Assessed / SOH	\$365,190	\$365,190	\$365,190	\$365,190
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	\$365,190	\$365,190	\$365,190	\$365,190

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/28/2024	Warranty Deed Qualified Sale	\$400,000	119661860
07/12/2022	Warranty Deed Qualified Sale	\$325,300	118281470
03/03/2022	Multi Special Warranty Deed Disqualified Sale	\$2,000,000	118015088
12/30/2015	Multi Warranty Deed Non-Sale Title Change	\$100	113431824

LAND CALCULATIONS

Unit Price Units Type

Summons/Case #C26 01 0113
Walmart Stores East LP
5571 W Hillsboro Blvd
Violation: 18-29
Failure to renew BTR for Subway #35011

IMPORTANT INSTRUCTIONS

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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 C2602013
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 14 20 26

At 12:40 AM / PM

Owner Name Legal Magt Stores East LP
Last First MI

Owner Address PO Box 8000
Bentonville AR 72712
City State Zip

Legal/Folio 4842 0637 0010

Violation Location 5571 W Hillsboro Blvd
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Business Tax Receipt -
Failure to Renew for:
Subway # 35011

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 24th DAY OF June, 20 26 AT 2:30 PM IN THE

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

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

YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 5/2/26 322
Officer Signature Date ID#

Abid Khadiyawa
Printed Name

Abid 6-4-26
Signature Acknowledging Receipt of this Notice Date

Abid Khadiyawa
Printed Name

If you have any questions, call 954-956-1476 or 972-6746 between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26010113	5571 W HILLSBORO BLVD	484206370010	WAL-MART STORES EAST LP

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: 01/14/2026

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: 06/08/26 - Receipt/Article #: 9589071052703748575028-95890710527037485750

Return Receipt Requested

Hand Delivery – Date: 06/04/26 - Time: 11:40 AM- Name: Abid Khadiyawala

Commercial Property – Title/ relationship to business: Store Clerk

Additional Service – F.S. 162.12(2):

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

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



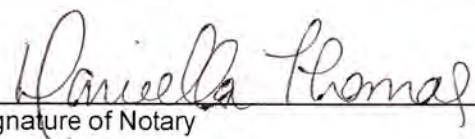
Signature of Code Compliance Officer

Luis Montano Garcia

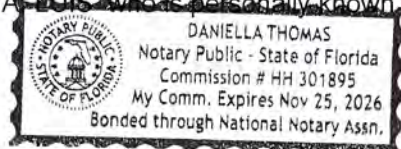
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 10 day of June, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

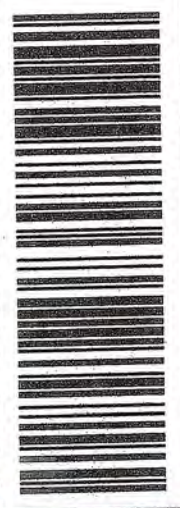


CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

9589 0710 5270 3748 5750 11



WAL-MART STORES EAST LP
PO BOX 8050
BENTONVILLE, AR 72712

WAL-MART STORES EAST LP
PO BOX 8050
BENTONVILLE, AR 72712

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

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

OFFICIAL USE

TT 0525 842E 0225 0T20 6856

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$

266010113
Summers
Jude
Postmark Here
Sent: 06/18/26

WAL-MART STORES EAST LP
PO BOX 8050
BENTONVILLE, AR 72712

See back for Instructions

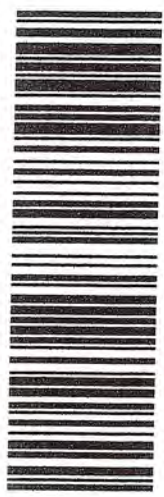


CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

CERTIFIED MAIL



9589 0710 5270 3748 5750 28

MCEACHERN, ALBERT A
1525 OCEAN BREEZE LN
GULF BREEZE, FL 32563

MCEACHERN, ALBERT A
1525 OCEAN BREEZE LN
GULF BREEZE, FL 32563

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

92 0525 842E 0225 0T20 6856

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 \$ _____

*(2601013
Summers)
LHG Postmark
Here
Sent. 06/10/16*

Postage \$ _____

MCEACHERN, ALBERT A
1525 OCEAN BREEZE LN
GULF BREEZE, FL 32563

COMMERCIAL BUSINESSES:				
BUSINESS ID	BUSINESS STATUS	BUSINESS NAME	LICENSE DUE	BUSINESS ADDRESS
1200000090	O - Open	ARIEL GIGLIO	191.4	5493 WILES RD STE 104
240000109	O - Open	DENTAL TEAM OF COCONUT CREEK	127.61	1507 LYONS RD
230000175	O - Open	DR MARTIN DRUBI	127.61	5359 LYONS RD
240000125	O - Open	HAPPY MONKEY SHOP	191.4	4419 LYONS RD - STE 104
250000031	O - Open	KETTIA ALUSMA-HIBBERT ARNP	127.61	5350 W HILLSBORO BLVD 108
250000112	O - Open	LELIOR GROUP LLC	127.61	4425 LYONS RD - STE 110
2100000045	O - Open	M & S FOOD STORE	318.99	4400 W SAMPLE RD STE 102
260000121	O - Open	NETSER COMPUTER INTERNATIONAL INC	273.8	4911 LYONS TECHNOLOGY PKWY STE A19
250000104	O - Open	NOVTECH INC	127.61	4661 JOHNSON RD STE 9
1000000192	O - Open	REGIONS BANK	510.51	4808 COCONUT CREEK PKWY
250000017	O - Open	SCOTT, ALLYSON	127.61	4400 W SAMPLE RD STE 120
1700000108	O - Open	SUBWAY #35011	127.61	5571 W HILLSBORO BLVD
1300000066	O - Open	SUNSHINE 65	284.62	4299 W HILLSBORO BLVD
230000113	O - Open	THE MONARCH AT COCONUT CREEK	229.71	5461 JOHNSON RD
240000049	O - Open	UNIQUE APPAREL USA INC DBA UNIQUE A	191.4	4419 LYONS RD - STE 103
260000110	O - Open	WILLIS AERONAUTICAL SERVICES INC	163.8	4700 LYONS TECHNOLOGY PKWY

16 match(es) found.

HOME BASED BUSINESSES:

BUSINESS ID	BUSINESS STATUS	BUSINESS NAME	LICENSE DUE	BUSINESS ADDRESS
1600000031	O - Open	SIMPSON'S HOME INC	219.52	7137 PINECREEK LN

1 match(es) found.

Sec. 16-20. - Outdoor special events.

(a) Permitted conduct.

- (1) *Seasonal outdoor sales.* The intent of these sales events is to provide a means for vendor or business to sell merchandise outdoors for a definite time period.
 - i. *Eligibility and standards.*
 - a. Seasonal outdoor sales are permitted only in conjunction with existing business establishments in the following districts: B-2, B-3, B-4 and commercial land use modules of PUDs, PMDDs, or PCDs zoning districts.
 - b. A special events permit is required for the outdoor sale of merchandise.
 - c. Special events permits for outdoor seasonal sales shall only be issued to a vendor or business with a valid business tax receipt.
 - d. The permit holder shall only sell merchandise that is consistent with a valid business tax receipt for that vendor or business.
 - e. Seasonal outdoor sales may involve one (1) or more vendors provided that all vendors hold valid business tax receipts and other applicable licenses and permits.
 - f. Applicant shall comply fully with the provisions of the City Code of Ordinances and any applicable county, state and federal regulations related to the sale of goods as licensed.
 - g. The applicant is required to restore the property to its presale condition.
 - ii. *Timing and duration.*
 - a. A maximum of six (6) special event permits for the purpose of outdoor sales per year shall be issued per lot.
 - b. A single outdoor sale event, including its advertisement, may occur for up to forty-five (45) consecutive days.
 - c. In no case shall the total duration of all outdoor sales events exceed ninety (90) days per year per lot.
 - d. All special event permit applications must be submitted to the city a minimum of two (2) weeks prior to the first day of the event.
 - iii. *Fees.* A seventy-five-dollar (\$75.00) application fee shall be required for every outdoor seasonal sales permit.
 - iv. *Other applicable permits required.* In addition to a special events permit, all activities, equipment, and sales shall be reviewed, permitted, and inspected in accordance with applicable federal, state, county, and city regulations.
- (2) *Promotional events.* Promotional events are special events intended to promote a business, occasion, or development for a temporary time period. Promotional events include outdoor activity. Such events may include, but are not limited to, business grand openings, fairs, festivals, block parties, sidewalk sales, carnivals or fund raising events.
 - i. *Individual businesses, organizations, or institutions.*
 - a. A maximum of three (3) special event permits for promotional events shall be issued per year per business, organization or institution.
 - b. An event, including the associated on-property promotion prior to the event, shall not exceed twenty (20) consecutive days.
 - c. Permits shall not be consecutive. A twenty-day hiatus shall separate permit periods.

Title XIV TAXATION AND FINANCE

Chapter 205 LOCAL BUSINESS TAXES

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

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

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

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

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

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



PROPERTY SUMMARY

Tax Year: 2026
Property ID: 484206370010
Property Owner(s): WAL-MART STORES EAST LP
Mailing Address: PO BOX 8050 BENTONVILLE, AR 72712
Property Address: 5571 W HILLSBORO BOULEVARD COCONUT CREEK, 33073
Property Use: 13-03 Super Discount Department Stores w/grocery (Wal-Mart, Kmart, Target, etc.)
Deputy Appraiser: Alec Rosales
Appraisers Number: 954-357-6835
Email: commercialtrim@bcpa.net
Millage Code: 3212
Zoning : PCD - PLANNED COMMERCE DISTRICT
Adj. Bldg. S.F.: 204597
Bldg Under Air S.F.:
Effective Year: 2008
Year Built: 2007
Units/Beds/Baths: 0 / /
Abbr. Legal Des.: WAL-MART AT COCONUT CREEK 176-141 B LOT 1

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$9,428,320	\$16,556,930	0	\$25,985,250	\$25,985,250	
2025	\$9,428,320	\$16,584,930	0	\$26,013,250	\$24,157,650	\$828,761.40
2024	\$9,428,320	\$12,601,250	0	\$22,029,570	\$21,961,500	\$744,523.98

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$25,985,250	\$25,985,250	\$25,985,250	\$25,985,250
Portability	0	0	0	0
Assessed / SOH	\$25,985,250	\$25,985,250	\$25,985,250	\$25,985,250
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$25,985,250	\$25,985,250	\$25,985,250	\$25,985,250

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/14/2007	Rerecorded Deed Correction Non-Sale Title Change	\$100	44189 / 371
03/03/2006	Special Warranty Deed	\$10,000,000	41760 / 1557

LAND CALCULATIONS

Unit Price	Units	Type
\$11.00	857,120	Square Foot



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation

WAL-MART SUBWAY, INC.

Filing Information

Document Number P07000075330
FEI/EIN Number 26-0454588
Date Filed 06/28/2007
State FL
Status ACTIVE

Principal Address

3767 GULF BREEZE PKWY
 GULF BREEZE, FL 32563

Mailing Address

1525 OCEAN BREEZE LN
 GULF BREEZE, FL 32563

Registered Agent Name & Address

MCEACHERN, ALBERT A
1525 OCEAN BREEZE LN
GULF BREEZE, FL 32563

Officer/Director Detail

Name & Address

Title DPS

MCEACHERN, ALBERT A
 1525 OCEAN BREEZE LN
 GULF BREEZE, FL 32563

Title DVPT

MCEACHERN, CAROLE
 1525 OCEAN BREEZE LN
 GULF BREEZE, FL 32563

Annual Reports

Report Year	Filed Date
2024	03/19/2024

Summons/Case #C26 01 0192

Chery, Robert & Marie Michelle

5444 NW 43 Way

Violation: 13-40-a-1

Failure to obtain/complete engineering permit process:

Driveway Extension

IMPORTANT INSTRUCTIONS

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

SUMMONS TO APPEAR

State of Florida NO. 26010192
 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 12:00 AM/PM

Owner Name Chery Robert

Last First MI
Chery Nasre Michelle

Owner Address 5444 NW 43 Way

Coconut Creek FL 33073
 City State Zip

Legal/Folio 4842 0006 0670

Violation Location 5444 NW 43 Way

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 Driveway extension.

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 29 DAY OF June, 2026, AT 2:30 PM IN THE

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

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

YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 6/4/26 322
 Officer Signature Date ID#

Lery Mantano-Garcia
 Printed Name

[Signature] 06/04/26
 Signature Acknowledging Receipt of this Notice Date

Los LO NY
 Printed Name

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

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

Option 1:

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

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

DO NOT MAIL CASH

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

ENTER A PLEA OF NOT GUILTY

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

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

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

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
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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
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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
C26010192	5444 NW 43 WAY	484208060670	CHERY, ROBERT & MARIE MICHELLE

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: 01/28/2026

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: 06/08/26 - Receipt/Article #: 9589071052703748575004
Return Receipt Requested

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

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 06/04/26 - Time: 10:18 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.)



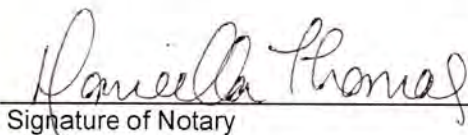
Signature of Code Compliance Officer

Luis Montano-Garcia

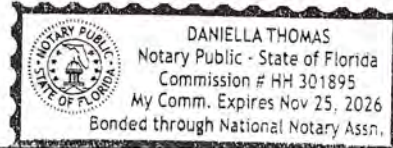
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 10 day of June, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.



Signature of Notary



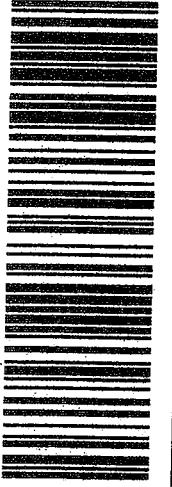
Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

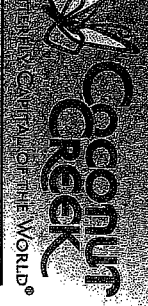


CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

9589 0710 5270 3748 5750 04



CHERY, ROBERT &
MARIE MICHELLE
5444 NW 43 WAY
COCONUT CREEK, FL 33073



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

CHERY, ROBERT &
MARIE MICHELLE
5444 NW 43 WAY
COCONUT CREEK, FL 33073

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Domestic Mail Only

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

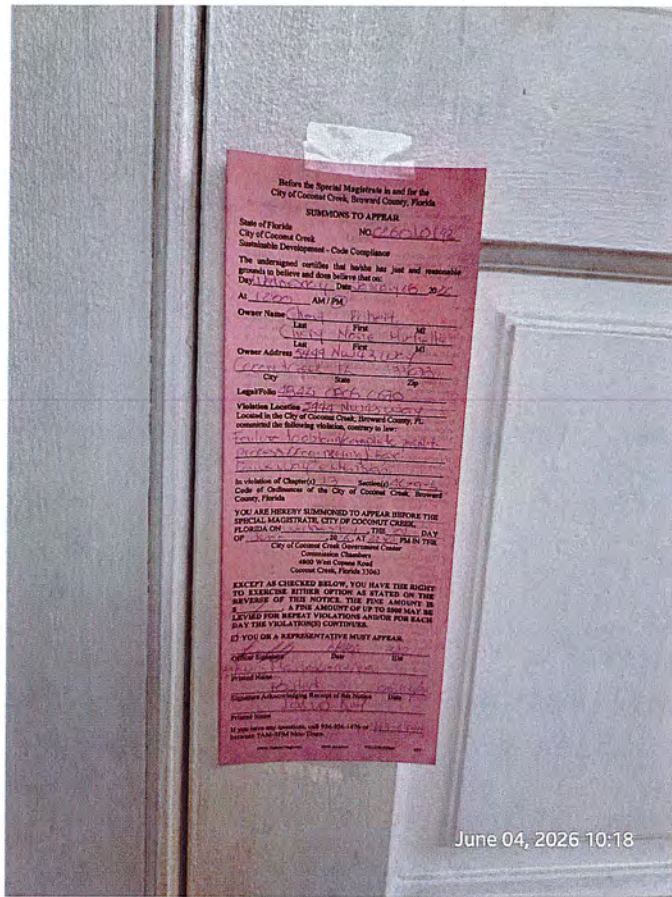
OFFICIAL USE

40 0525 942E 0225 0710 695B
NY USCS YNCE UCES UICU BY5B

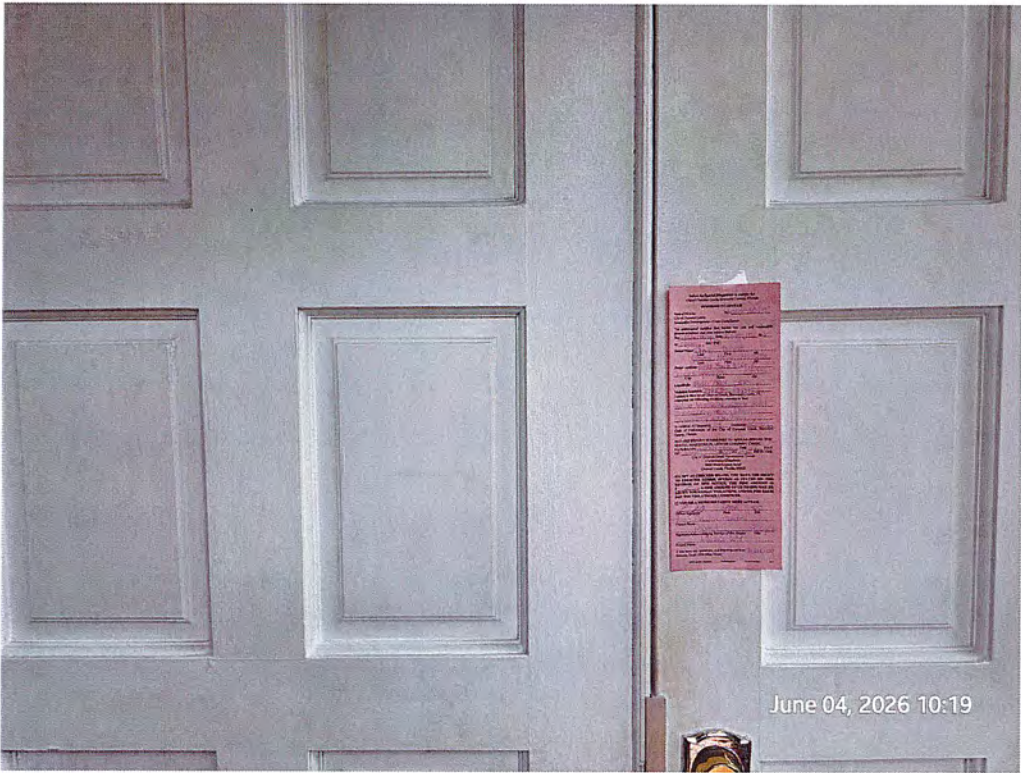
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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CHERY, ROBERT &
MARIE MICHELLE
5444 NW 43 WAY
COCONUT CREEK, FL 33073

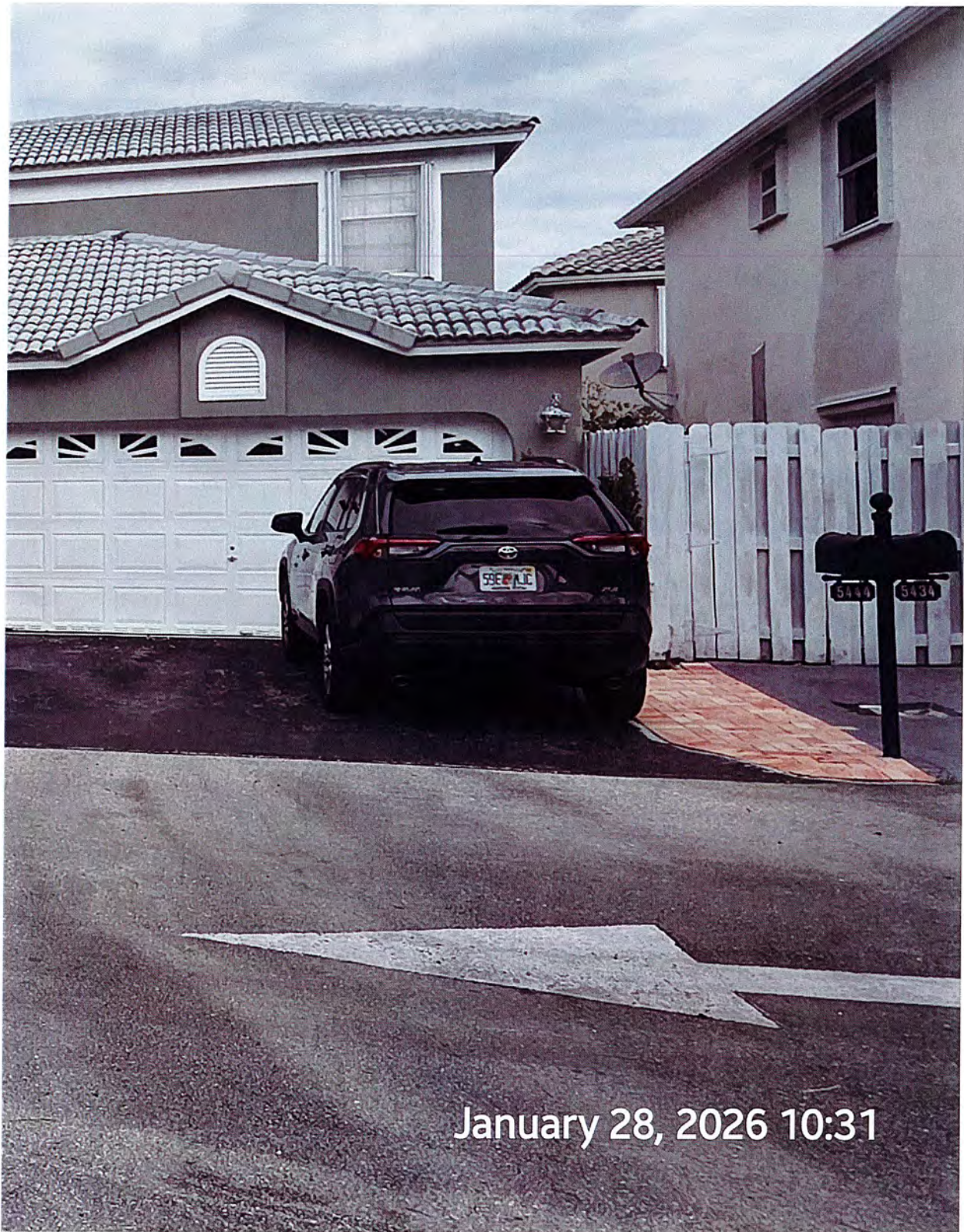


June 04, 2026 10:18



June 04, 2026 10:19





Sec. 13-40. - Engineering permits.

(a) *Permits required.*

- (1) *Issuance by engineering division.* A permit is required for all engineering improvements and construction under city jurisdiction. Such permits shall only be issued by the engineering division in accordance with the city's land development code, Division 4 of Article II of this chapter.
- (2) *No construction before permit.* Except as provided hereinafter, no construction shall be started until a permit for the proposed installation has been granted by the engineering division. Minor construction or maintenance work, such as installation modification for water meters (up to two (2) inches), cable splice pits (not in or within two (2) feet of a roadway) streetlight maintenance, or similar types of work may be done without permit, however the engineering division shall be given forty-eight (48) hours prior notice. This does not include cable replacement, or any other type of facility upgrading or rehabilitation involving excavation, except for splice pits as stated above.
- (3) *Emergency work.* None of the above permit procedures shall apply to emergency repair work. Emergency repair work is work which must be done immediately upon discovery, in order to safeguard the public from immediate danger to life or limb, to safeguard public health, safety or welfare, to repair or replace traffic signals or to restore interrupted utility services. In the event of an emergency as defined above, repair work may be started without a permit upon verbal notification being given to the engineering division. If the engineering division offices are closed, then notification must be given as early as possible on the next regular work day. After the emergency repair is completed, a record drawing must be submitted to the engineering division, unless otherwise provided hereinafter, within ten (10) working days. Work that can be scheduled ahead of time will not be considered emergency work.

(Ord. No. 122-94, § 1, 5-26-94)



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 01-05 Single Family Zero Lot Line	Deputy Appraiser: Residential Department
Property ID: 484208060670	Millage Code: 3212	Appraisers Number: 954-357-6831
Property Owner(s): CHERY, ROBERT & MARIE MICHELLE	Adj. Bldg. S.F.: 1971	Email: realprop@bcpa.net
Mailing Address: 5444 NW 43 WAY COCONUT CREEK, FL 33073-5026	Bldg Under Air S.F.: 1756	Zoning : PUD - PLANNED UNIT DEVELOPMENT
Property Address: 5444 NW 43 WAY COCONUT CREEK, 33073-5026	Effective Year: 1993	Abbr. Legal Des.: WINSTON PARK SECTION TWO-A 138-40 B POR TR F DESC AS COMM SE COR TRF, W 763.67, N 133 TO POB, W 50, N 65.31, E 50, S 65.31 TO POB AKA: LOT 67 CORAL POINTE
	Year Built: 1992	
	Units/Beds/Baths: 1 / 3 / 3	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$29,390	\$444,040	0	\$473,430	\$177,430	
2025	\$29,390	\$487,200	0	\$516,590	\$172,770	\$3,405.67
2024	\$26,130	\$497,250	0	\$523,380	\$167,910	\$3,277.32

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$473,430	\$473,430	\$473,430	\$473,430
Portability	0	0	0	0
Assessed / SOH 99	\$177,430	\$177,430	\$177,430	\$177,430
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	\$126,019	\$152,430	\$126,019	\$126,019

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
08/04/1998	Warranty Deed	\$130,000	28708 / 385
09/01/1992	Special Warranty Deed	\$109,800	10024 / 567

LAND CALCULATIONS

Unit Price	Units	Type
\$9.00	3,266	Square Foot



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



CHERY, ROBERT &
MARIE MICHELLE
5444 NW 43 WAY
COCONUT CREEK, FL 33073



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

CHERY, ROBERT &
MARIE MICHELLE
5444 NW 43 WAY
COCONUT CREEK, FL 33073

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40 0525 842 0225 0120 6856
nu 0525 842 0225 0120 6856

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

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CHERY, ROBERT &
MARIE MICHELLE
5444 NW 43 WAY
COCONUT CREEK, FL 33073

Summons/Case #C26 01 0193

Chery, Robert & Marie Michelle

5444 NW 43 Way

Violation: 13-40-a-1

Failure to obtain/complete engineering permit process:

Pavers

IMPORTANT INSTRUCTIONS

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

Option 1:

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

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

DO NOT MAIL CASH

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

ENTER A PLEA OF NOT GUILTY

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

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

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

SCHEDULE OF FINES

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

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

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

SUMMONS TO APPEAR

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

NO C26010193

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

Day Wednesday Date January 28 20 26

At 12:00 AM PM

Owner Name Chery Robert
Last First MI
Chery Marie Michelle
Last First MI

Owner Address 3444 NW 43 Way
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0806 0670

Violation Location 3444 NW 43 Way
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to obtain/complete engineering permit process for power 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 24 DAY OF June, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.
Officer Signature [Signature] Date 6/4/26 ID# 322

Printed Name Luis Hernandez-Garcia

Signature Acknowledging Receipt of this Notice [Signature] Date 6/4/26

Printed Name Lois Jody

If you have any questions, call 954-956-1476 or 973-6748 between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26010193	5444 NW 43 WAY	484208060670	CHERY, ROBERT & MARIE MICHELLE

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: 01/28/2026

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: 06/08/26 - Receipt/Article #: 9589071052703748575004
Return Receipt Requested

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

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 06/04/26 - Time: 10:18 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.)



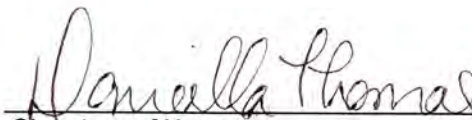
Signature of Code Compliance Officer

Luis Montano-Garcia

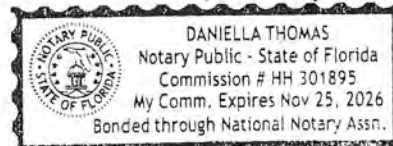
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 10 day of June, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

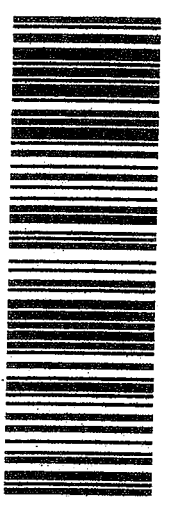


CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

9589 0710 5270 3748 5750 04



CHERY, ROBERT &
MARIE MICHELLE
5444 NW 43 WAY
COCONUT CREEK, FL 33073

CHERY, ROBERT &
MARIE MICHELLE
5444 NW 43 WAY
COCONUT CREEK, FL 33073

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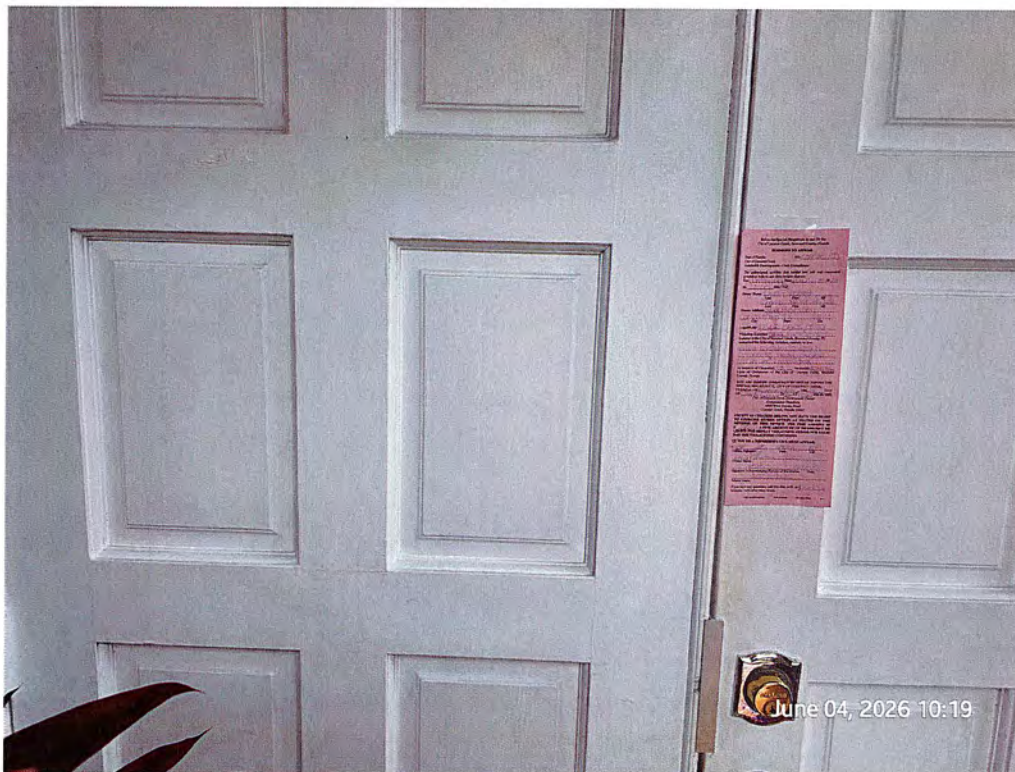
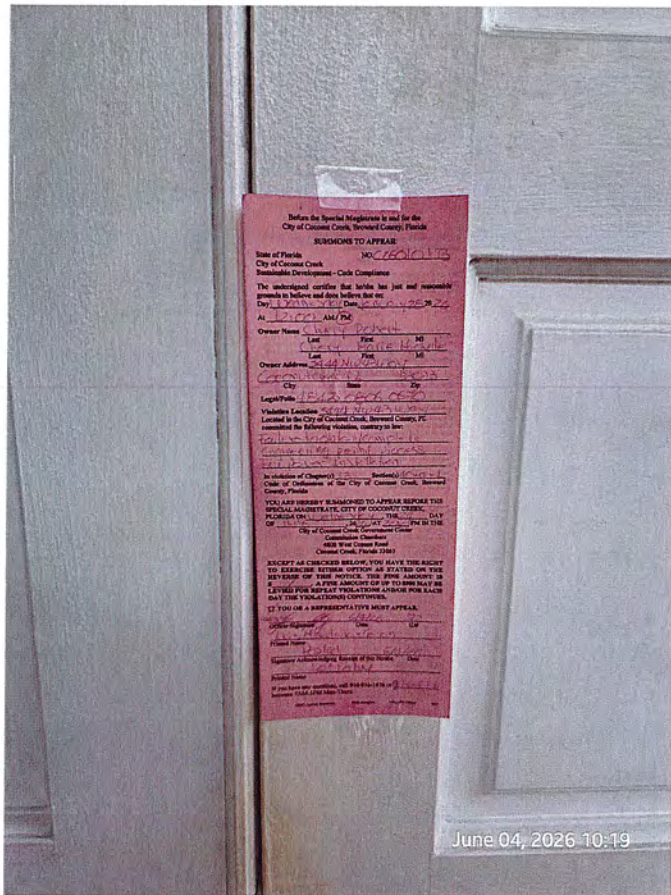
OFFICIAL USE

40 0525 942E 0225 0T20 695b
nu uc23 vncE uc25 UICU 6V5b

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$

C26010193
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sent 06/26
Here

CHERY, ROBERT &
MARIE MICHELLE
5444 NW 43 WAY
COCONUT CREEK, FL 33073







Sec. 13-40. - Engineering permits.

(a) *Permits required.*

- (1) *Issuance by engineering division.* A permit is required for all engineering improvements and construction under city jurisdiction. Such permits shall only be issued by the engineering division in accordance with the city's land development code, Division 4 of Article II of this chapter.
- (2) *No construction before permit.* Except as provided hereinafter, no construction shall be started until a permit for the proposed installation has been granted by the engineering division. Minor construction or maintenance work, such as installation modification for water meters (up to two (2) inches), cable splice pits (not in or within two (2) feet of a roadway) streetlight maintenance, or similar types of work may be done without permit, however the engineering division shall be given forty-eight (48) hours prior notice. This does not include cable replacement, or any other type of facility upgrading or rehabilitation involving excavation, except for splice pits as stated above.
- (3) *Emergency work.* None of the above permit procedures shall apply to emergency repair work. Emergency repair work is work which must be done immediately upon discovery, in order to safeguard the public from immediate danger to life or limb, to safeguard public health, safety or welfare, to repair or replace traffic signals or to restore interrupted utility services. In the event of an emergency as defined above, repair work may be started without a permit upon verbal notification being given to the engineering division. If the engineering division offices are closed, then notification must be given as early as possible on the next regular work day. After the emergency repair is completed, a record drawing must be submitted to the engineering division, unless otherwise provided hereinafter, within ten (10) working days. Work that can be scheduled ahead of time will not be considered emergency work.

(Ord. No. 122-94, § 1, 5-26-94)



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 01-05 Single Family Zero Lot Line	Deputy Appraiser: Residential Department
Property ID: 484208060670	Millage Code: 3212	Appraisers Number: 954-357-6831
Property Owner(s): CHERY, ROBERT & MARIE MICHELLE	Adj. Bldg. S.F.: 1971	Email: realprop@bcpa.net
Mailing Address: 5444 NW 43 WAY COCONUT CREEK, FL 33073-5026	Bldg Under Air S.F.: 1756	Zoning : PUD - PLANNED UNIT DEVELOPMENT
Property Address: 5444 NW 43 WAY COCONUT CREEK, 33073-5026	Effective Year: 1993	Abbr. Legal Des.: WINSTON PARK SECTION TWO-A 138-40 B POR TR F DESC AS COMM SE COR TRF, W 763.67, N 133 TO POB, W 50, N 65.31, E 50, S 65.31 TO POB AKA: LOT 67 CORAL POINTE
	Year Built: 1992	
	Units/Beds/Baths: 1 / 3 / 3	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$29,390	\$444,040	0	\$473,430	\$177,430	
2025	\$29,390	\$487,200	0	\$516,590	\$172,770	\$3,405.67
2024	\$26,130	\$497,250	0	\$523,380	\$167,910	\$3,277.32

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$473,430	\$473,430	\$473,430	\$473,430
Portability	0	0	0	0
Assessed / SOH 99	\$177,430	\$177,430	\$177,430	\$177,430
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	\$126,019	\$152,430	\$126,019	\$126,019

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
08/04/1998	Warranty Deed	\$130,000	28708 / 385
09/01/1992	Special Warranty Deed	\$109,800	10024 / 567

LAND CALCULATIONS

Unit Price	Units	Type
\$9.00	3,266	Square
	SqFt	Foot

Summons/Case #C26 04 0080
Coconut Creek Automotive Management LLC
5201 W Sample Rd
Violation: 16-20-a
Promotional Activity without permit; 2 food trucks

SUMMONS TO APPEAR

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

NO C26040090

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

Day Thursday Date April 9th 2026

At 4:30 AM PM

Owner Name Coconut Creek Automotive Management LLC.
Last First MI

Owner Address 3031 N Rocky Point Dr #710
Tampa FL 33607
City State Zip

Legal/Folio 4842 1803 0010

Violation Location SR 01 W Sample Rd
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Promotional Activity without a permit: 4 Food trucks in parking lot.

In violation of Chapter(s) 16 Section(s) 20-9
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 24th DAY OF June, 2026 AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 06/8/26 322
Officer Signature Date ID#

Luis Montano-Garcia
Printed Name

[Signature] 6-8-26
Signature Acknowledging Receipt of this Notice Date

Jay Strohsahl
Printed Name

If you have any questions, call 954-956-1476 or 9726746 between 7AM-5PM Mon-Thurs.

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

Option 1:

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

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

DO NOT MAIL CASH

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

ENTER A PLEA OF NOT GUILTY

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

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

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

SCHEDULE OF FINES

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

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



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040080	5201 W SAMPLE RD	484218030010	COCONUT CREEK AUTOMOTIVE

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

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

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

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

Service of Summons – F.S. 162.12(1):

- Certified Mail – Date Sent: 06/08/26 - Receipt/Article #: 9589071052703748575103-9589071052703748575110 Return Receipt Requested
- Hand Delivery – Date: 06/08/26 - Time: 11:30 AM- Name: Jay Strohsahl
- 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.)



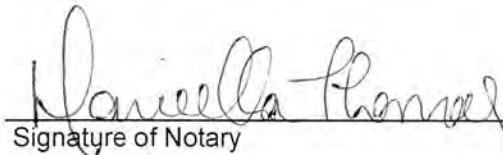
Signature of Code Compliance Officer

Luis Montano-Garcia

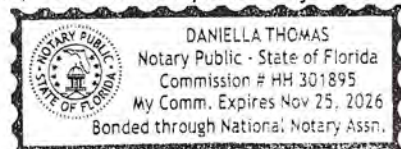
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 10 day of June, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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



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

CERTIFIED MAIL



9589 0710 5270 3748 5751 10

CORPORATION COMPANY OF ORLANDO
300 SOUTH ORANGE AVENUE
SUITE 1600 (JGH)
ORLANDO, FL 32801

CORPORATION COMPANY OF ORLANDO
300 SOUTH ORANGE AVENUE
SUITE 1600 (JGH)
ORLANDO, FL 32801

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	

C26010080
Summers
JMG
06/01/28

CORPORATION COMPANY OF ORLANDO
300 SOUTH ORANGE AVENUE
SUITE 1600 (JGH)
ORLANDO, FL 32801



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



9589 0710 5270 3748 5751 03

COCONUT CREEK AUTOMOTIVE MGMT LLC
3031 NORTH ROCKY POINT DRIVE WEST
SUITE 770
TAMPA, FL 33607



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

COCONUT CREEK AUTOMOTIVE MGMT LLC
3031 NORTH ROCKY POINT DRIVE WEST
SUITE 770
TAMPA, FL 33607

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<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

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COCONUT CREEK AUTOMOTIVE MGMT LLC
3031 NORTH ROCKY POINT DRIVE WEST
SUITE 770
TAMPA, FL 33607

ED 1525 842E 0225 0TLD 695B
1111 1111 1111 1111 1111 1111











Sec. 16-20. - Outdoor special events.

(a) Permitted conduct.

- (1) *Seasonal outdoor sales.* The intent of these sales events is to provide a means for vendor or business to sell merchandise outdoors for a definite time period.
 - i. *Eligibility and standards.*
 - a. Seasonal outdoor sales are permitted only in conjunction with existing business establishments in the following districts: B-2, B-3, B-4 and commercial land use modules of PUDs, PMDDs, or PCDs zoning districts.
 - b. A special events permit is required for the outdoor sale of merchandise.
 - c. Special events permits for outdoor seasonal sales shall only be issued to a vendor or business with a valid business tax receipt.
 - d. The permit holder shall only sell merchandise that is consistent with a valid business tax receipt for that vendor or business.
 - e. Seasonal outdoor sales may involve one (1) or more vendors provided that all vendors hold valid business tax receipts and other applicable licenses and permits.
 - f. Applicant shall comply fully with the provisions of the City Code of Ordinances and any applicable county, state and federal regulations related to the sale of goods as licensed.
 - g. The applicant is required to restore the property to its presale condition.
 - ii. *Timing and duration.*
 - a. A maximum of six (6) special event permits for the purpose of outdoor sales per year shall be issued per lot.
 - b. A single outdoor sale event, including its advertisement, may occur for up to forty-five (45) consecutive days.
 - c. In no case shall the total duration of all outdoor sales events exceed ninety (90) days per year per lot.
 - d. All special event permit applications must be submitted to the city a minimum of two (2) weeks prior to the first day of the event.
 - iii. *Fees.* A seventy-five-dollar (\$75.00) application fee shall be required for every outdoor seasonal sales permit.
 - iv. *Other applicable permits required.* In addition to a special events permit, all activities, equipment, and sales shall be reviewed, permitted, and inspected in accordance with applicable federal, state, county, and city regulations.
- (2) *Promotional events.* Promotional events are special events intended to promote a business, occasion, or development for a temporary time period. Promotional events include outdoor activity. Such events may include, but are not limited to, business grand openings, fairs, festivals, block parties, sidewalk sales, carnivals or fund raising events.
 - i. *Individual businesses, organizations, or institutions.*
 - a. A maximum of three (3) special event permits for promotional events shall be issued per year per business, organization or institution.
 - b. An event, including the associated on-property promotion prior to the event, shall not exceed twenty (20) consecutive days.
 - c. Permits shall not be consecutive. A twenty-day hiatus shall separate permit periods.



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 27-01 Auto Dealership Sales / full service center	Deputy Appraiser: Alec Rosales
Property ID: 484218030010	Millage Code: 3212	Appraisers Number: 954-357-6835
Property Owner(s): COCONUT CREEK AUTOMOTIVE MANAGEMENT LLC	Adj. Bldg. S.F.: 41971	Email: commercialtrim@bcpa.net
Mailing Address: 3031 N ROCKY POINT DR W STE 770 TAMPA, FL 33607	Bldg Under Air S.F.:	Zoning : B-4 - REGIONAL SHOPPING
Property Address: 5201 W SAMPLE ROAD COCONUT CREEK, 33073-3410	Effective Year: 2004	Abbr. Legal Des.: COMMERCE CENTER OF COCONUT CREEK 131-30 B TRACT A LESS POR FOR R/W DESC INOR 18085/503
	Year Built: 1989	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$8,599,250	\$4,611,840	0	\$13,211,090	\$12,562,000	
2025	\$6,986,890	\$4,433,110	0	\$11,420,000	\$11,420,000	\$302,570.67
2024	\$6,986,890	\$5,874,730	0	\$12,861,620	\$12,861,620	\$328,405.29

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$13,211,090	\$13,211,090	\$13,211,090	\$13,211,090
Portability	0	0	0	0
Assessed / SOH	\$12,562,000	\$12,562,000	\$12,562,000	\$12,562,000
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	\$12,562,000	\$13,211,090	\$12,562,000	\$12,562,000

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/19/2023	Multi Special Warranty Deed Disqualified Sale	\$42,000,000	118934776
04/15/2009	Quit Claim Deed Non-Sale Title Change		46179 / 714
03/02/2009	Quit Claim Deed Non-Sale Title Change		46066 / 381
09/01/1989	Warranty Deed	\$8,391,500	16766 / 11
02/01/1988	Warranty Deed	\$4,587,300	

LAND CALCULATIONS

Unit Price	Units	Type
\$16.00	537,453	Square Foot



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
COCONUT CREEK AUTOMOTIVE MANAGEMENT, LLC

Filing Information

Document Number L23000166911
FEI/EIN Number 92-3539574
Date Filed 04/07/2023
State FL
Status ACTIVE

Principal Address

3031 NORTH ROCKY POINT DRIVE WEST
SUITE 770
TAMPA, FL 33607

Mailing Address

3031 NORTH ROCKY POINT DRIVE WEST
SUITE 770
TAMPA, FL 33607

Registered Agent Name & Address

CORPORATION COMPANY OF ORLANDO
300 SOUTH ORANGE AVENUE
SUITE 1600 (JGH)
ORLANDO, FL 32801

Authorized Person(s) Detail

Name & Address

Title MGR

MORGAN, LARRY C
3031 N. ROCKY POINT DR. WEST STE. 770
TAMPA, FL 33607

Title CEO

MORGAN, BRETT
3031 N. ROCKY POINT DR. WEST STE. 770
TAMPA, FL 33607

Annual Reports

Summons/Case #C26 05 0022

Dolphin Stations LLC

5425 Lyons Rd

Violation: 13-38-a. Failure to obtain/complete permit process:

For car wash **Repeat violator

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 26050022
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 7:35 AM PM

Owner Name Dolphin Station LLC
Last First MI

Owner Address 1201 Oakfield Dr #109
Brandon FL 33511
City State Zip

Legal/Folio 4842 OFCW 0092

Violation Location 3425 Lyons Rd.
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to obtain/complete permit process for: Carwash
* 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 24 DAY OF June, 2026 AT 2:30 PM IN THE City of Coconut Creek Government Center

Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$ 7. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 6/24/26 322
Officer Signature Date ID#

Luis Martro-Garcia
Printed Name

Stephen McKeon 06/08/26
Signature Acknowledging Receipt of this Notice Date

Stephen McKeon 11:45
Printed Name

If you have any questions, call 954-956-1476 or 973-6741 between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26050022	5425 LYONS RD	484207020092	DOLPHIN STATIONS LLC

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

Initial Warning of Violation – Date: 05/07/2026

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: 06/08/26 - Receipt/Article #: 9589071052703748575134
Return Receipt Requested
- Hand Delivery – Date: 08/06/26 - Time: 11:45 AM- Name: Stephen Mc Kkernan
- 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.)



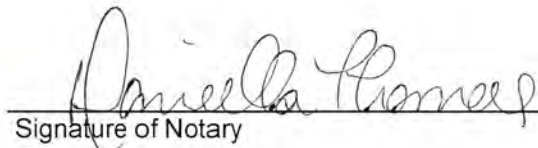
Signature of Code Compliance Officer

Luis Montano Garcia

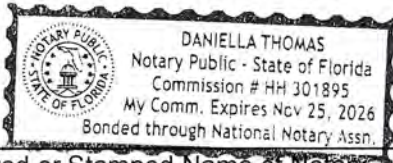
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 10 day of June, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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



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

9589 0710 5270 3748 5751 34



DOLPHIN STATIONS LLC
1201 OAKFIELD DR.
SUITE 109
BRANDON, FL 33511

DOLPHIN STATIONS LLC
1201 OAKFIELD DR.
SUITE 109
BRANDON, FL 33511

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
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DOLPHIN STATIONS LLC
1201 OAKFIELD DR.
SUITE 109
BRANDON, FL 33511





Sec. 13-38. - Building permits.

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



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 26-02 Service Station (with small convenience store)	Deputy Appraiser: Alec Rosales
Property ID: 484207020092	Millage Code: 3212	Appraisers Number: 954-357-6835
Property Owner(s): DOLPHIN STATIONS LLC	Adj. Bldg. S.F.: 2403	Email: commercialtrim@bcpa.net
Mailing Address: 1201 OAKFIELD DR STE 109 BRANDON, FL 33511-4932	Bldg Under Air S.F.:	Zoning : PUD - PLANNED UNIT DEVELOPMENT
Property Address: 5425 LYONS ROAD COCONUT CREEK, 33073	Effective Year: 2000	Abbr. Legal Des.: WINSTON PARK SECTION ONE 131-23 B POR TR J DESC AS:COMM NW CORSAID TR J;S 233.56,E 442.82 TO POB CONT E 238.54,S 399.50,W 238.54,N 399.50 TO POB
	Year Built: 1999	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$2,124,290	\$980,920	0	\$3,105,210	\$3,105,210	
2025	\$1,699,640	\$1,211,730	0	\$2,911,370	\$2,911,370	\$64,584.31
2024	\$1,593,470	\$1,200,730	0	\$2,794,200	\$2,794,200	\$62,033.87

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$3,105,210	\$3,105,210	\$3,105,210	\$3,105,210
Portability	0	0	0	0
Assessed / SOH	\$3,105,210	\$3,105,210	\$3,105,210	\$3,105,210
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	\$3,105,210	\$3,105,210	\$3,105,210	\$3,105,210

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/19/2025	Warranty Deed Non-Sale Title Change	\$100	120626078
02/03/2009	Quit Claim Deed Disqualified Sale	\$1,700,000	46078 / 1509
12/22/1997	Special Warranty Deed	\$1,037,500	27524 / 692

LAND CALCULATIONS

Unit Price	Units	Type
\$25.00	84,930	Square Foot
\$0.10	10,367	Square Foot



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
DOLPHIN STATIONS, LLC

Filing Information

Document Number L08000078777
FEI/EIN Number 26-3195978
Date Filed 08/18/2008
State FL
Status ACTIVE

Principal Address

1201 OAKFIELD DR.
BRANDON, FL 33511

Changed: 02/04/2022

Mailing Address

P.O. BOX 1110
BRANDON, FL 33509

Changed: 04/28/2009

Registered Agent Name & Address

MCKNIGHT, WILLIAM D
1201 OAKFIELD DR.
SUITE 109
BRANDON, FL 33511

Address Changed: 03/10/2016

Authorized Person(s) Detail

Name & Address

Title President

MCKNIGHT, WILLIAM D
1201 OAKFIELD DR.
SUITE 109
BRANDON, FL 33511

Title MGRM

Summons/Case #C25 10 0025
Hillsboro Marketplace
4425 W Hillsboro Blvd
Violation: 18-29
Business tax receipt required - failed - OU/ Fire
For Citi Sleep

Prevent

June 25

250
~~250~~
25

status

June 24

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

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C25-10 -0025**

HILLSBORO MARKETPLACE
INVESTMENTS LLC
215 N FEDERAL HWY
BOCA RATON FL 33432

[SLEEP CITI COCONUT CREEK LLC]

Respondent

FINAL ORDER

*VIOLATION: FAILURE TO OBTAIN REQUIRED BUSINESS TAX RECEIPT
/ CITY CODE SEC. 18-29*

An administrative hearing was held before the undersigned Special Magistrate on May 27, 2026. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 4425 W. Hillsboro Boulevard and more particularly described as follows:

Property Id: 4842 05 12 0010

HILLSBORO CENTER 133-4 B PARCEL A LESS COMM SE COR, WLY ALG S/L
82.50, NWLY 150.48, WLY 5 TO POB; CONT WLY 176.50, NLY 209.6 ELY 176.50, SLY
209.67 TO POB; LESS RELEASE PARCELS 2 & 3

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is operating a business [Sleep Citi] in the City without having the required current business tax receipt, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record.

The RESPONDENT was present at the hearing and the sworn testimony of the City was not contested.

CONCLUSIONS OF LAW:

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

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 18-29 AND THE RESPONDENT IS GIVEN UNTIL JUNE 25, 2026 TO REMEDY THE VIOLATION OR FACE A ONE TIME FINE OF **TWO HUNDRED AND FIFTY DOLLARS (\$250.00)** PLUS **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JUNE 24, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 24, 2026 SPECIAL MAGISTRATE HEARING

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

DONE AND ORDERED THIS 1st DAY OF JUNE, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

P. uspoo
SPECIAL MAGISTRATE

6/4/26
Date Received



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



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

CERTIFIED MAIL



9589 0710 5270 1607 5729 97

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

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

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Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
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CA25100025
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 CA26030027
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Postage \$
 Total Postage a \$

Sent To
 Street and Apt.
 City, State, ZIP+

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

26 5225 209T 0225 0T20 6856

IMPORTANT INSTRUCTIONS

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

Option 1:

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

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

DO NOT MAIL CASH

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

ENTER A PLEA OF NOT GUILTY

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

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

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

SCHEDULE OF FINES

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

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

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

SUMMONS TO APPEAR

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

NO C25100025

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

Day Tuesday Date October 14 2025

At 3:00 AM/PM

Owner Name Hilbero Marketplace

Last First MI

Investments LLC

Last First MI

Owner Address 215 N Federal Hwy

Boca Raton FL 33432

City State Zip

Legal/Folio 4842 0512 0010

Violation Location 4425 W Hilbero Blvd

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

Business tax Receipt Failed
OU (Fire) for Sleep Citi

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.

[Signature] 5/11/26 322

Officer Signature Date ID#
Jose Montano-Garcia

Printed Name
JOSE MEDWA 05/11/26

Signature Acknowledging Receipt of this Notice Date
JOSE MEDWA 11:55 am

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



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25100025	4425 W HILLSBORO BLVD	484205120010	HILLSBORO MARKETPLACE

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

Initial Warning of Violation – Date: 10/14/2025

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

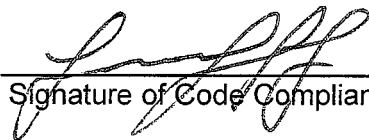
- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

- Certified Mail – Date Sent: 05/12/26 - Receipt/Article #: 9589071052703748574830
Return Receipt Requested
- Hand Delivery – Date: 05/11/26 - Time: 11:55 AM- Name: Jose Medina
- Commercial Property – Title/ relationship to business: Store Manager

Additional Service – F.S. 162.12(2):

- Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)
- Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)



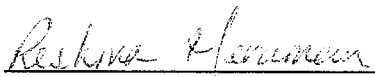
Signature of Code Compliance Officer

Luis Montano-Garcia

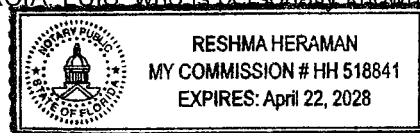
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 12 day of May, 2026 by MONTANO-GARCIA, LUIS, who is personally known to me.



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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

CERTIFIED MAIL



9589 0710 5270 3748 5748 30

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 BATMASIAN, JAMES H
 215 N. FEDERAL HIGHWAY SUITE 1
 BOCA RATON, FL 33432

COMPLETE THIS SECTION ON DELIVERY

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



9590 9402 8966 4064 7148 05

2. Article Number (Transfer from service label)

9589 0710 5270 3748 5748 30

3. Service Type

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

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

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage:	\$
Sent To	
Street and Apt.	
City, State, ZIP	

C21010010
 C26100035
 Postmark Here
 C25100026
 COCA SUZIE

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

0E 9425 942E 0225 0T20 6956

Failed License Inspection: BL11002242

From donotreply@coconutcreek.net <donotreply@coconutcreek.net>

Date Wed 10/1/2025 5:06 PM

To Capone, Briana <BCapone@coconutcreek.net>

Cc Business Tax Receipts <btr@coconutcreek.net>; Code <Code@coconutcreek.net>; Thomas, Daniella <DThomas@coconutcreek.net>; Massey, Valencia <VMassey@coconutcreek.net>;
tnogueras@coconutcreek.net <tnogueras@coconutcreek.net>

Failed License Inspection:

Business ID: 250000195

Business Name: SLEEP CITI COCONUT CREEK LLC

Business Address: 4425 W HILLSBORO BLVD

Sequence: 4

Inspection Type: LIC-FIR

Inspector Name: LASHLEY, BRYAN

Comments: change of use need fire sprinkler plans

This email is generated and sent from the following program: cfl.asp

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

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

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

2020 Florida Statutes

[< Back to Statute Search](#)

Title XIV TAXATION AND FINANCE

Chapter 205 LOCAL BUSINESS TAXES

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

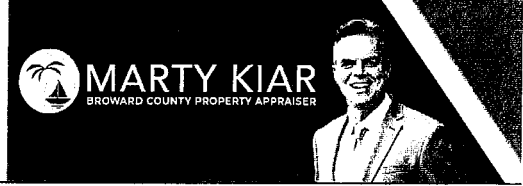
205.053 Business tax receipts; dates due and delinquent; penalties.—

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

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

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

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



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 16-01 Shopping Center - Community	Deputy Appraiser: Alec Rosales
Property ID: 484205120010	Millage Code: 3212	Appraisers Number: 954-357-6835
Property Owner(s): HILLSBORO MARKETPLACE INVESTMENTS LLC	Adj. Bldg. S.F: 110695	Email: commercialtrim@bcpa.net
Mailing Address: 215 N FEDERAL HWY BOCA RATON, FL 33432	Bldg Under Air S.F:	Zoning : PCD - PLANNED COMMERCE DISTRICT
Property Address: 4201 - 4425 W HILLSBORO BOULEVARD COCONUT CREEK, 33073	Effective Year: 1996	Abbr. Legal Des.: HILLSBORO CENTER 133-4 B PARCEL A LESS COMM SE COR,WLY ALG S/L 82.50,NWLY 150.48,WLY 5TO POB;CONT WLY 176.50,NLY 209.6 ELY 176.50,SLY 209.67 TO POB; LESS RELEASE PARCELS 2 & 3
	Year Built: 1991	
	Units/Beds/Baths: 0 //	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$10,046,740	\$3,953,560	0	\$14,000,300	\$13,591,910	
2025	\$4,521,030	\$7,835,260	0	\$12,356,290	\$12,356,290	\$414,227.65
2024	\$4,521,030	\$7,836,040	0	\$12,357,070	\$12,357,070	\$401,226.25

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

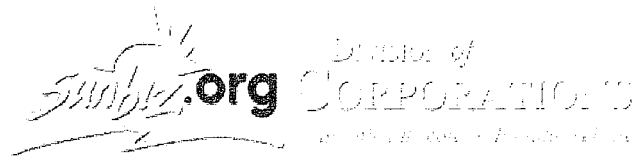
	County	School Board	Municipal	Independent
Just Value	\$14,000,300	\$14,000,300	\$14,000,300	\$14,000,300
Portability	0	0	0	0
Assessed / SOH	\$13,591,910	\$13,591,910	\$13,591,910	\$13,591,910
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0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

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
08/29/2016	Multi Special Warranty Deed Disqualified Sale	\$10,000,000	113911345
01/15/2014	Multi Certificate of Title Non-Sale Title Change	\$100	112125138
09/22/1995	Multi Warranty Deed	\$7,577,300	23961 / 279

LAND CALCULATIONS

Unit Price	Units	Type
\$20.00	502,337	Square Foot
	SqFt	Foot



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
HILLSBORO MARKETPLACE INVESTMENTS, LLC

Filing Information

Document Number L16000164905
FEI/EIN Number N/A
Date Filed 09/01/2016
State FL
Status ACTIVE

Principal Address

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

Mailing Address

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

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

Report Year	Filed Date
2023	04/28/2023
2024	04/24/2024
2025	04/18/2025

Summons/Case #C24 04 0078
MCA Promenade Owner LLC
4441 Lyons Rd
Violation: 13-40-a-1
Failure to obtain/complete engineering permit
Process for site work in parking space by movie theater

Permit

June 25
\$50
\$25

June 24

**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: **C24-04 -0078**

MCA PROMENADE OWNER LLC

2 SEAPORT LANE

BOSTON MA 02210-2021

Respondent

FINAL ORDER

*VIOLATION: FAILURE TO OBTAIN ENGINEERING PERMIT PROCESS FOR
SITE WORK IN PARKING SPACE / CITY CODE SEC. 13-40 -A-1*

An administrative hearing was held before the undersigned Special Magistrate on April 22, 2026. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 4441 Lyons Road and more particularly described as follows:

Property Id: 4842 18 20 0011

GREEN FARM REPLAT 173-116 B POR PAR A DESC AS BEG SW COR PAR A,N ALG W/L 426.15,E 263.15,S 7.17,E 187.83,S 183.67,W 12,S 235.33 TO S/L PAR A,W 438.66 TO POB

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

CONCLUSIONS OF LAW:

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

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-40 -A-1 AND THE RESPONDENT IS GIVEN UNTIL JUNE 25, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JUNE 24, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 24, 2026 SPECIAL MAGISTRATE HEARING

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

DONE AND ORDERED THIS 24th DAY OF APRIL, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

F. N. Spaul
SPECIAL MAGISTRATE

4/22/20

Date Received

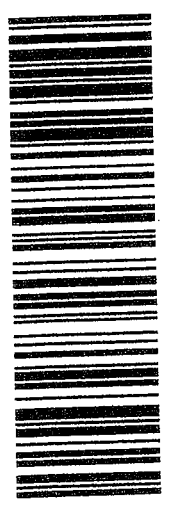


CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

CERTIFIED MAIL



9589 0710 5270 1776 0345 79

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

SENDER: COMPLETE THIS SECTION

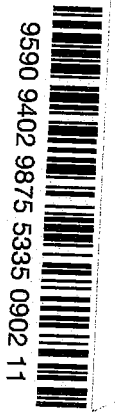
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

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



9590 9402 9875 5335 0902 11

2. Article Number (Transfer from service label)

9589 0710 5270 1776 0345 79

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

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)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

C24048078
C251 20021
Postmark Here
FO
LONG 5/14/26

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

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

52 5HE0 922T 0225 0T20 6956

Domestic Return Receipt

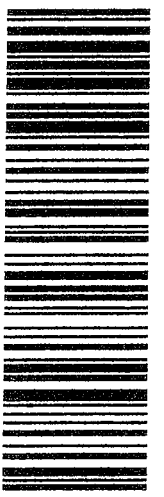


CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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

CERTIFIED MAIL



9589 0710 5270 1776 0345 86

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

COMPLETE THIS SECTION ON DELIVERY

A. Signature **RECEIVED**

B. Received by (Printed Name) **MAY 07 2026**

CT CORPORATION

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



9590 9402 9875 5335 0902 28

2. Article Number (Transfer from service label)

9589 0710 5270 1776 0345 86

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

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

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

C24040018
C25120021
Postmark Here
FO
LMA 5/4/26

Postage \$
Total Postage \$
Sent To \$
Street and Ap
City, State, Zip

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

98 54ED 94LT 0225 0TLD 6956

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.

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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. 24040073
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 December 10 2025

At 2:00 AM/PM

Owner Name MCA Promenade owner LLC
Last First MI

Owner Address 2 Seaport Lane
Boston MA 02130
City State Zip

Legal/Folio 4842 1820 COLL

Violation Location 444 Lyons
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Failure to obtain/complete engineering permit process: site work performed in parking spaces by manure heater.

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 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 [Signature] Date 3/25/26 ID# 322

Printed Name Luis Alcantano-Garcia

Signature Acknowledging Receipt of this Notice [Signature] Date 3/24/26

Printed Name Nicholas Barrett

If you have any questions, call 954-956-1476 or 913-6746 between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24040078	4441 LYONS RD	484218200011	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: 04/09/2024

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: 3/26/26 - Receipt/Article #: 9589071052701607575196
9589071052701607575189

Return Receipt Requested

Hand Delivery – Date: 3/24/26 - Time: 11:45AM - Name: Nicholas Barrett

Commercial Property – Title/ relationship to business: Senior General Manager

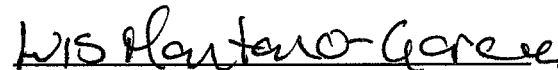
Additional Service – F.S. 162.12(2):

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.)



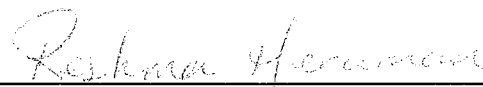
Signature of Code Compliance Officer



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



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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

CERTIFIED MAIL



9589 0710 5270 1607 5751 89

CT CORPORATION SYSTEM
 1200 SOUTH PINE ISLAND ROAD
 PLANTATION, FL 33324

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 CT CORPORATION SYSTEM
 1200 SOUTH PINE ISLAND ROAD
 PLANTATION, FL 33324



9590 9402 8966 4064 7147 75

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by *Printed Name* Date of Delivery
MAR 30 2026
- D. Is delivery address different from return address? Yes No

RECEIVED

3. Service Type

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

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

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

OFFICIAL USE

58 1525 2091 0225 0120 6956

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Post	\$

C251 00021
 C240 400 78
 Postmark Here
 Summons
 W.M.G. 3/26/26

CT CORPORATION SYSTEM
 1200 SOUTH PINE ISLAND ROAD
 PLANTATION, FL 33324

Sent To
 Street and
 City, State,
 PS Form

PERMIT STATUS

Permit #: 26001011
Property ID: 484218200011
Permit Desc: DRAINAGE AND PAVING
Property Address: 4441 LYONS RD COCONUT CREEK, FL 33073
Amount Due: .00
Pending Payment: .00

Plan Review

*** Plan Review Information

Revision Stop	Status	Date In/Out	Reviewer/Notes
BUILDING (STRUCTURAL)	NOT APPLICABLE	4/2/2026 4/7/2026	Reviewer: MALMAS
FIRE SAFETY	NOT APPLICABLE	4/2/2026 4/8/2026	Reviewer: SJEANLOU
G-ENGINEERING	HOLD	4/2/2026 4/16/2026	Reviewer: GSEEGOBI Notes: HOLD:

1. CONTRACTOR MUST BE REGISTER IN THE STATE OF FL TO PERFORM THIS SCOPE OF WORK.

2. A FIELD PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SCHEDULED WITH THE ENGINEERING DIVISION PRIOR TO COMMENCEMENT OF THE WORK.
3. CITY OF COCONUT CREEK PAVEMENT RESTORATION DETAIL IS MISSING BASED ON THIS SUBMISSION.
4. ANNOTATION MUST BE LISTED INTO THE PLANS INDICATING THAT ALL COUPLERS/ BANDS MUST BE WRAPPED WITH FILTER FABRIC, PRIOR TO ANY BACKFILL.
5. ALL D-CURBS WHICH ARE ANNOTATED TO BE DEMOLISH, MUST BE REINSTALLED PER THE APPROVED PLANS.

LANDSCAPING

PASSED WITH
CONDITIONS

4/2/2026
4/20/2026

Reviewer: MTOROK

Notes:

- PASSED W/ CONDITIONS:
- 1) CONTRACTOR SHALL AVOID DAMAGE TO ANY TREES WITHIN WORK AREA. ANY MAJOR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPING DIVISION AT THE CITY OF COCONUT CREEK - 954-956-1517 OR 1530.
 - 2) DURING CONSTRUCTION AND POST-CONSTRUCTION, IT IS RECOMMENDED THAT A CERTIFIED ARBORIST INSPECT THE TREES FOR ANY POSSIBLE SIGNS OF DAMAGE OR STRUCTURAL COMPROMISE.
 - 3) CONTRACTOR TO PROVIDE TREE BARRICADES AT THE DRIP LINE OF EXISTING TREES THAT MAY BE IN THE CONSTRUCTION WORK AREA. NO EQUIPMENT OR

MATERIALS ARE TO BE PLACED OR STORED WITHIN THE AREA. SEC. 13-448 (N).

4) IF ANY ROOTS REQUIRE CUTTING OR REMOVAL, PROPER ARBORICULTURAL PRACTICES (ANSI-A300 PRUNING STANDARDS) SHALL BE UTILIZED, AND THE FEWEST POSSIBLE CUTS MADE, TO MINIMIZE ANY DAMAGE AND TO ENSURE THAT THE TREES/PALMS STRUCTURAL INTEGRITY WILL NOT BE COMPROMISED. WHEN EXCAVATION IS REQUIRED WITHIN THE DRIP LINE OF EXISTING TREES, HAND DIGGING IS REQUIRED TO ALLEVIATE ANY DAMAGE TO THE ROOTS. CLEAN CUTS (NO RAGGED ENDS) SHALL BE MADE THE FURTHEST DISTANCE AWAY FROM THE TRUNK POSSIBLE.

5) CONTRACTOR IS RESPONSIBLE TO REPLACE ANY TREES THAT ARE DAMAGED DUE TO THE CONSTRUCTION AND ANY AREAS AFFECTED FROM CONSTRUCTION, SUCH AS DISPLACEMENT OF SOD OR OTHER VEGETATION, SHALL BE RESTORED.

6) SEC.13-448(B) - A VALID TREE REMOVAL PERMIT IS REQUIRED PRIOR TO THE REMOVAL OF ANY TREE(S) IF ANY TREES ARE TO BE REMOVED. LANDSCAPING FEES MUST BE PAID BEFORE ANY LANDSCAPE INSTALLATION.

ZONING

NOT APPLICABLE

4/2/2026

Reviewer: CGRANT

4/13/2026











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)



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

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 #C25 12 0021
MCA Promenade Owner LLC
4441 Lyons Rd
Violation: 13-40-a-1
Failure to obtain/complete engineering permit
Process for parking lot resurfacing/repairs

Parent

June 25
450
525

June 24
Status

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

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C25-12 -0021**

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

Respondent

FINAL ORDER

*VIOLATION: FAILURE TO OBTAIN ENGINEERING PERMIT
PROCESS FOR PARKING LOT RESURFACING & REPAIRS / CITY CODE
SEC. 13-40 -A-1*

An administrative hearing was held before the undersigned Special Magistrate on April 22, 2026. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 4441 Lyons Road and more particularly described as follows:

Property Id: 4842 18 20 0011

GREEN FARM REPLAT 173-116 B POR PAR A DESC AS BEG SW COR PAR A,N ALG W/L 426.15,E 263.15,S 7.17,E 187.83,S 183.67,W 12,S 235.33 TO S/L PAR A,W 438.66 TO POB

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

CONCLUSIONS OF LAW:

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

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-40 -A-1 AND THE RESPONDENT IS GIVEN UNTIL JUNE 25, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JUNE 24, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 24, 2026 SPECIAL MAGISTRATE HEARING

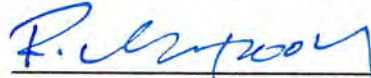
THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 24th DAY OF APRIL, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received



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



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

CERTIFIED MAIL



9589 0710 5270 1776 0345 79

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

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)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	
Street and Apt	
City, State, Zip	

C24040078
C25120021
Postmark Here
FO
Lmg 5/14/26

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

6L 5HE0 92LT 0225 0T20 6956

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:

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



2. Article Number (Transfer from service label)

9589 0710 5270 1776 0345 79

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

COMPLETE THIS SECTION ON DELIVERY

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



3. Service Type (E B)
- 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



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



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

CERTIFIED MAIL®



9589 0710 5270 1776 0345 86

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)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

C24040018
C25120021
Postmark Here
FO
lma 5/14/26

Postage \$
Total Postage \$

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

Sent To
Street and Ap
City, State, Zip

98 54ED 942T 0225 0T20 695B

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:
C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324



9590 9402 9875 5335 0902 28

2. Article Number (Transfer from service label)

9589 0710 5270 1776 0345 86

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- RECEIVED** MAY 07 2026
- A. Signature Agent Addressee
- B. Received by (Printed Name) **CT CORPORATION** C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO C25120021
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 9 2025

At 2:00 AM / PM

Owner Name MCA Promenade owner LLC
Last First MI

Last First MI

Owner Address 2 Seaport Lane

Boston MA 02210
City State Zip

Legal/Folio 4842 1820 0011

Violation Location 4441 Lyons Rd.

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to obtain/complete engineering permit process for parking lot resurfacing/repairs.

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 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.

[Signature] 03/24/26 322
Officer Signature Date ID#

Nicholas Barrett
Printed Name

[Signature] 3/24/26
Signature Acknowledging Receipt of this Notice Date

Nicholas Barrett
Printed Name

If you have any questions, call 954-956-1476 or 973-6746 between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25120021	4441 LYONS RD	484218200011	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: 12/09/2025

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: 3/26/26 - Receipt/Article #: 9589071052701607575196
9589071052701607575189

Return Receipt Requested

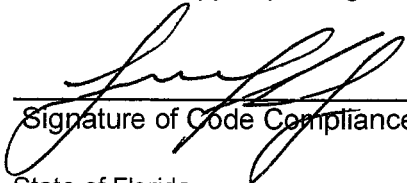
Hand Delivery – Date: 3/24/26 - Time: 11:45AM - Name: Nicholas Barrett

Commercial Property – Title/ relationship to business: Senior General 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

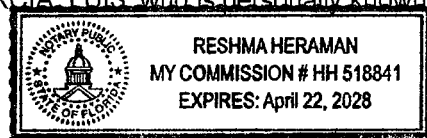
Luis Montano-Garcia,
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 30 day of MARCH, 2026 by MONTANO-GARCIA, LUIS, who is personally known to me.



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1607 5751 89

CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324



9590 9402 8966 4064 7147 75

19 0710 5270 1607 5751 89

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by *Printed Name* Date of Delivery
MAR 30 2026
- D. Is delivery address **PLANTATION** Yes No
if YES, verify 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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 - Signature Confirmation Restricted Delivery

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- Return Receipt (electronic) \$
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- Adult Signature Restricted Delivery \$

Postage \$

Total Post \$

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Street and _____
City, State, _____

PS Form _____

Handwritten notes:
C251 80021
C240 400 78
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Summons
L.M.G. 3/26/26

CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1607 5751 96

MCA PROMENADE OWNER LLC
2 SEAPORT LANE
BOSTON MA 02210-2021

96 1525 2091 0225 0120 6856

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Extra Services & Fees (<i>check box, add fee as appropriate</i>)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	
Street and A	
City, State, Z	

Postmark Here
Summers
LMU 3/26/26

MCA PROMENADE OWNER LLC
 2 SEAPORT LANE
 BOSTON MA 02210-2021

PS Form 38

PERMIT STATUS

Permit #: 26001011
 Property ID: 484218200011
 Permit Desc: DRAINAGE AND PAVING
 Property Address: 4441 LYONS RD COCONUT CREEK, FL 33073
 Amount Due: .00
 Pending Payment: .00

Plan Review

*** Plan Review Information

Revision Stop	Status	Date In/Out	Reviewer/Notes
BUILDING (STRUCTURAL)	NOT APPLICABLE	4/2/2026 4/7/2026	Reviewer: MALMAS
FIRE SAFETY	NOT APPLICABLE	4/2/2026 4/8/2026	Reviewer: SJEANLOU
G-ENGINEERING	HOLD	4/2/2026 4/16/2026	Reviewer: GSEEGOBI Notes: HOLD:

1. CONTRACTOR MUST BE REGISTER IN THE STATE OF FL TO PERFORM THIS SCOPE OF WORK.

2. A FIELD PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SCHEDULED WITH THE ENGINEERING DIVISION PRIOR TO COMMENCEMENT OF THE WORK.
3. CITY OF COCONUT CREEK PAVEMENT RESTORATION DETAIL IS MISSING BASED ON THIS SUBMISSION.
4. ANNOTATION MUST BE LISTED INTO THE PLANS INDICATING THAT ALL COUPLERS/ BANDS MUST BE WRAPPED WITH FILTER FABRIC, PRIOR TO ANY BACKFILL.
5. ALL D-CURBS WHICH ARE ANNOTATED TO BE DEMOLISH, MUST BE REINSTALLED PER THE APPROVED PLANS.

LANDSCAPING

PASSED WITH
CONDITIONS

4/2/2026
4/20/2026

Reviewer: MTOROK

Notes:

PASSED W/ CONDITIONS:

- 1) CONTRACTOR SHALL AVOID DAMAGE TO ANY TREES WITHIN WORK AREA. ANY MAJOR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPING DIVISION AT THE CITY OF COCONUT CREEK - 954-956-1517 OR 1530.
- 2) DURING CONSTRUCTION AND POST-CONSTRUCTION, IT IS RECOMMENDED THAT A CERTIFIED ARBORIST INSPECT THE TREES FOR ANY POSSIBLE SIGNS OF DAMAGE OR STRUCTURAL COMPROMISE.
- 3) CONTRACTOR TO PROVIDE TREE BARRICADES AT THE DRIP LINE OF EXISTING TREES THAT MAY BE IN THE CONSTRUCTION WORK AREA. NO EQUIPMENT OR

MATERIALS ARE TO BE PLACED OR STORED WITHIN THE AREA. SEC. 13-448 (N).

4) IF ANY ROOTS REQUIRE CUTTING OR REMOVAL, PROPER ARBORICULTURAL PRACTICES (ANSI-A300 PRUNING STANDARDS) SHALL BE UTILIZED, AND THE FEWEST POSSIBLE CUTS MADE, TO MINIMIZE ANY DAMAGE AND TO ENSURE THAT THE TREES/PALMS STRUCTURAL INTEGRITY WILL NOT BE COMPROMISED. WHEN EXCAVATION IS REQUIRED WITHIN THE DRIP LINE OF EXISTING TREES, HAND DIGGING IS REQUIRED TO ALLEVIATE ANY DAMAGE TO THE ROOTS. CLEAN CUTS (NO RAGGED ENDS) SHALL BE MADE THE FURTHEST DISTANCE AWAY FROM THE TRUNK POSSIBLE.

5) CONTRACTOR IS RESPONSIBLE TO REPLACE ANY TREES THAT ARE DAMAGED DUE TO THE CONSTRUCTION AND ANY AREAS AFFECTED FROM CONSTRUCTION, SUCH AS DISPLACEMENT OF SOD OR OTHER VEGETATION, SHALL BE RESTORED.

6) SEC.13-448(B) - A VALID TREE REMOVAL PERMIT IS REQUIRED PRIOR TO THE REMOVAL OF ANY TREE(S) IF ANY TREES ARE TO BE REMOVED. LANDSCAPING FEES MUST BE PAID BEFORE ANY LANDSCAPE INSTALLATION.

ZONING

NOT APPLICABLE

4/2/2026

Reviewer: CGRANT

4/13/2026











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)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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 #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*.

Permit

June 25
~~*\$375*~~
\$25

June 24 status

**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C25-10 -0026**

HILLSBORO MARKETPLACE

INVESTMENTS LLC

215 N FEDERAL HWY

BOCA RATON FL 33432

Respondent

FINAL ORDER

***VIOLATION: FAILURE TO OBTAIN & COMPLETE BUILDING PERMIT PROCESS
FOR SPRINKLER SYSTEM INSTALLED / CITY CODE SEC. 13-38 (A)***

An administrative hearing was held before the undersigned Special Magistrate on May 27, 2026. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 4425 W. Hillsboro Boulevard and more particularly described as follows:

Property Id: 4842 05 12 0010

HILLSBORO CENTER 133-4 B PARCEL A LESS COMM SE COR,WLY ALG S/L
82.50,NWLY 150.48,WLY 5 TO POB;CONT WLY 176.50,NLY 209.6 ELY 176.50,SLY
209.67 TO POB; LESS RELEASE PARCELS 2 & 3

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to obtain and complete building permit process for sprinkler system installed, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was not contested.

CONCLUSIONS OF LAW:

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL JUNE 25, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF SEVENTY-FIVE DOLLARS (\$75.00) FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED TWENTY-FIVE DOLLARS (\$25.00) IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JUNE 24, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 24, 2026 SPECIAL MAGISTRATE HEARING

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 29th DAY OF MAY, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE



SPECIAL MAGISTRATE CLERK

6/4/26

Date Received

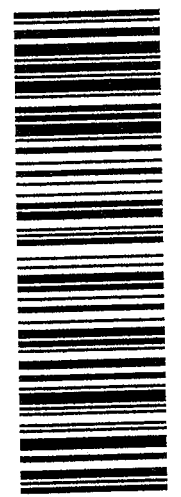


CITY OF COCONUT CREEK
 Resilient Design & Dev. Dept.
 Code Compliance Division
 4800 W. Copans Road
 Coconut Creek, FL 33063



CITY OF COCONUT CREEK
 Resilient Design & Dev. Dept.
 Code Compliance Division
 4800 W. Copans Road
 Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1607 5729 97

BATMASIAN, JAMES H
 215 N. FEDERAL HIGHWAY
 SUITE 1
 BOCA RATON, FL 33432

BATMASIAN, JAMES H
 215 N. FEDERAL HIGHWAY
 SUITE 1
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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total Postage a	\$ _____
Sent To	_____
Street and Apt. /	_____
City, State, ZIP+4	_____

BATMASIAN, JAMES H
 215 N. FEDERAL HIGHWAY
 SUITE 1
 BOCA RATON, FL 33432

Handwritten tracking numbers:
 CA25100025
 CA25100026
 CA26010010
 CA26020027
 FD

**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: **C23-06 -0022**

HILLSBORO MARKETPLACE

INVESTMENTS LLC

215 N FEDERAL HWY

BOCA RATON FL 33432

Respondent

FINAL ORDER

*VIOLATION: FAILURE TO COMPLETE PERMIT PROCESS FOR
COMMERCIAL RENOVATIONS / CITY CODE SEC. 13-38 (A)*

An administrative hearing was held before the undersigned Special Magistrate on September 27, 2023. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 4425 W. Hillsboro Boulevard and more particularly described as follows:

Property Id: 4842 05 12 0010

HILLSBORO CENTER 133-4 B PARCEL A LESS COMM SE COR,WLY ALG S/L
82.50,NWLY 150.48,WLY 5 TO POB;CONT WLY 176.50,NLY 209.6 ELY 176.50,SLY
209.67 TO POB; LESS RELEASE PARCELS 2 & 3

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to complete permit process for commercial renovations, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was not present at the hearing and the sworn testimony of the City was not contested.

CONCLUSIONS OF LAW:

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 28, 2023 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THE RESPONDENT IS HEREBY PUT ON NOTICE THAT IF THE RESPONDENT REPEATS THIS SAME VIOLATION WITHIN FIVE (5) YEARS OF THE DATE OF THIS ORDER, THE RESPONDENT SHALL BE TREATED AS A REPEAT VIOLATOR AND BE SUBJECT TO THE GREATER FINE AMOUNTS AUTHORIZED BY LAW IN INSTANCE OF A REPEAT VIOLATION.

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 28th DAY OF SEPTEMBER, 2023

CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE

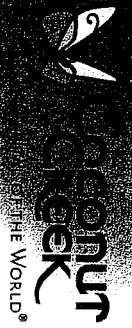
10/3/2023
Date Received



7022 2410 0002 9359 5977

HILLSBORO MARKETPLACE
INVESTMENTS LLC
215 N FEDERAL HWY
BOCA RATON FL 33432

0911112311111



CONNUT CREEK
Development Dept.
Compliance Division
Copans Road
Nut Creek, FL 33063



CONNUT CREEK
Development Dept.
Compliance Division
Copans Road
Nut Creek, FL 33063

HILLSBORO MARKETPLACE
INVESTMENTS LLC
215 N FEDERAL HWY
BOCA RATON FL 33432

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<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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\$ Sent To

Street and

City, State,

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INVESTMENTS LLC
215 N FEDERAL HWY
BOCA RATON FL 33432

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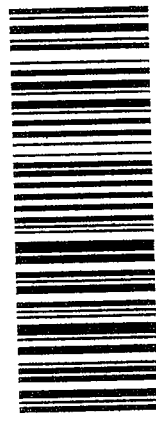


CRESCENT CREEK
 Compliance Division
 Copans Road
 Crescent Creek, FL 33063



CRESCENT CREEK
 Compliance Division
 Copans Road
 Crescent Creek, FL 33063

4411111111111



7022 2410 0002 9359 5984

BATMASIAN, JAMES H
 215 N. FEDERAL HIGHWAY SUITE 1
 BOCA RATON, FL 33432

BATMASIAN, JAMES H
 215 N. FEDERAL HIGHWAY SUITE 1
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Post	\$

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 Postmark Here

Sent To: BATMASIAN, JAMES H
 Street address: 215 N. FEDERAL HIGHWAY SUITE 1
 City, State: BOCA RATON, FL 33432

PS Form 3849, October 2002

4965 6566 2000 0142 2202

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO C25100026
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date October 19 2025

At 3:00 AM/PM

Owner Name Hillsboro Marketplace
Last First MI

Investments LLC
Last First MI

Owner Address 215 N. Federal Hwy

Boca Raton FL 33432
City State Zip

Legal/Folio 4842, 0512, 0010

Violation Location 4425 W Hillsboro Blvd.
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to complete permit process for
Sprinkler System, due to change of
occupational use * Repeat Vio

In violation of Chapter(s) 13 Section(s) 389
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 27th DAY OF May, 2026 AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 5/11/26 322
Officer Signature Date ID#

Luis Mantano - Garcia
Printed Name

Signature Acknowledging Receipt of this Notice Date
[Signature] 11:55 AM

Printed Name

If you have any questions, call 954-956-1476 or 954-6746 between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25100026	4425 W HILLSBORO BLVD	484205120010	HILLSBORO MARKETPLACE

I, MONTANO-GARCIA, LUIS , hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 10/14/2025

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

- Certified Mail – Date Sent: 05/12/26 - Receipt/Article #: 9589071052703748574830
Return Receipt Requested
- Hand Delivery – Date: 05/11/26 - Time: 11:55 AM- Name: Jose Medina
- Commercial Property – Title/ relationship to business: Store Manager

Additional Service – F.S. 162.12(2):

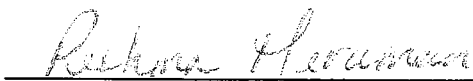
- Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)
- Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)


Signature of Code Compliance Officer

Luis Montano-Garcia
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 10 day of May, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 3748 5748 30

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY SUITE 1
BOCA RATON, FL 33432

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY SUITE 1
BOCA RATON, FL 33432

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 B. Received By (Printed Name) Addressee
James H Batmasian
 C. Date of Delivery No
5/15/20
 D. Is delivery address different from item 1? No
 If YES, enter delivery address below: Yes



9590 9402 8966 4064 7148 05

2. Article Number (Transfer from service label)

9589 0710 5270 3748 5748 30

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

0E 8425 842E 0225 0T20 6956

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Domestic Mail Only

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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, ZIP

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY SUITE 1
BOCA RATON, FL 33432

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Failed License Inspection: BL11002242

From donotreply@coconutcreek.net <donotreply@coconutcreek.net>

Date Wed 10/1/2025 5:06 PM

To Capone, Briana <BCapone@coconutcreek.net>

Cc Business Tax Receipts <btr@coconutcreek.net>; Code <Code@coconutcreek.net>; Thomas, Daniella <DThomas@coconutcreek.net>; Massey, Valencia <VMassey@coconutcreek.net>; tnogueras@coconutcreek.net <tnogueras@coconutcreek.net>

Failed License Inspection:

Business ID: 250000195

Business Name: SLEEP CITI COCONUT CREEK LLC

Business Address: 4425 W HILLSBORO BLVD

Sequence: 4

Inspection Type: LIC-FIR

Inspector Name: LASHLEY, BRYAN

Comments: change of use need fire sprinkler plans

This email is generated and sent from the following program: cfl.asp

Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
 - (2) Permit applications are reviewed by the community development department.
 - (3) Applications are returned to the applicant for correction or approved as submitted.
 - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
 - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
 - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
 - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
 - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
 - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 16-01 Shopping Center - Community	Deputy Appraiser: Alec Rosales
Property ID: 484205120010	Millage Code: 3212	Appraisers Number: 954-357-6835
Property Owner(s): HILLSBORO MARKETPLACE INVESTMENTS LLC	Adj. Bldg. S.F: 110695	Email: commercialtrim@bcpa.net
Mailing Address: 215 N FEDERAL HWY BOCA RATON, FL 33432	Bldg Under Air S.F:	Zoning : PCD - PLANNED COMMERCE DISTRICT
Property Address: 4201 - 4425 W HILLSBORO BOULEVARD COCONUT CREEK, 33073	Effective Year: 1996	Abbr. Legal Des.: HILLSBORO CENTER 133-4 B PARCEL A LESS COMM SE COR,WLY ALG S/L 82.50,NWLY 150.48,WLY 5TO POB;CONT WLY 176.50,NLY 209.6 ELY 176.50,SLY 209.67 TO POB; LESS RELEASE PARCELS 2 & 3
	Year Built: 1991	
	Units/Beds/Baths: 0 //	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$10,046,740	\$3,953,560	0	\$14,000,300	\$13,591,910	
2025	\$4,521,030	\$7,835,260	0	\$12,356,290	\$12,356,290	\$414,227.65
2024	\$4,521,030	\$7,836,040	0	\$12,357,070	\$12,357,070	\$401,226.25

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

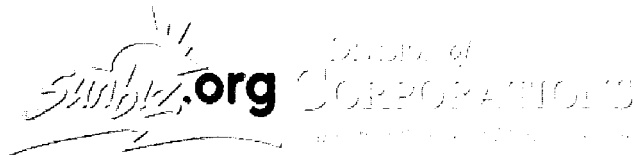
	County	School Board	Municipal	Independent
Just Value	\$14,000,300	\$14,000,300	\$14,000,300	\$14,000,300
Portability	0	0	0	0
Assessed / SOH	\$13,591,910	\$13,591,910	\$13,591,910	\$13,591,910
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$13,591,910	\$14,000,300	\$13,591,910	\$13,591,910

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
08/29/2016	Multi Special Warranty Deed Disqualified Sale	\$10,000,000	113911345
01/15/2014	Multi Certificate of Title Non-Sale Title Change	\$100	112125138
09/22/1995	Multi Warranty Deed	\$7,577,300	23961 / 279

LAND CALCULATIONS

Unit Price	Units	Type
\$20.00	502,337	Square Foot
	SqFt	Foot



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
HILLSBORO MARKETPLACE INVESTMENTS, LLC

Filing Information

Document Number L16000164905
FEI/EIN Number N/A
Date Filed 09/01/2016
State FL
Status ACTIVE

Principal Address

215 N. FEDERAL HIGHWAY
 SUITE 1
 BOCA RATON, FL 33432

Mailing Address

215 N. FEDERAL HIGHWAY
 SUITE 1
 BOCA RATON, FL 33432

Registered Agent Name & Address

BATMASIAN, JAMES H
 215 N. FEDERAL HIGHWAY
 SUITE 1
 BOCA RATON, FL 33432

Authorized Person(s) Detail

Name & Address

Title MGR

BATMASIAN, JAMES H
 215 N. FEDERAL HIGHWAY
 BOCA RATON, FL 33432

Annual Reports

Report Year	Filed Date
2023	04/28/2023
2024	04/24/2024
2025	04/18/2025

Summons/Case #C26 01 0010
Hillsboro Marketplace
4425 W Hillsboro Blvd
Violation: 13-38-a
Failure to complete permit process for wall sign

Paint

June 25

\$75

\$25

Status June 24

**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C26-01 -0010**

HILLSBORO MARKETPLACE

INVESTMENTS LLC

215 N FEDERAL HWY

BOCA RATON FL 33432

Respondent

FINAL ORDER

***VIOLATION: FAILURE TO OBTAIN & COMPLETE BUILDING PERMIT PROCESS
FOR WALL SIGN INSTALLED / CITY CODE SEC. 13-38 (A)***

An administrative hearing was held before the undersigned Special Magistrate on May 27, 2026. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 4425 W. Hillsboro Boulevard and more particularly described as follows:

Property Id: 4842 05 12 0010

HILLSBORO CENTER 133-4 B PARCEL A LESS COMM SE COR,WLY ALG S/L
82.50,NWLY 150.48,WLY 5 TO POB;CONT WLY 176.50,NLY 209.6 ELY 176.50,SLY
209.67 TO POB; LESS RELEASE PARCELS 2 & 3

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to obtain and complete building permit process for sign installed, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was not contested.

CONCLUSIONS OF LAW:

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

ORDER


THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL JUNE 25, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF SEVENTY-FIVE DOLLARS (\$75.00) FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED TWENTY-FIVE DOLLARS (\$25.00) IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JUNE 24, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 24, 2026 SPECIAL MAGISTRATE HEARING

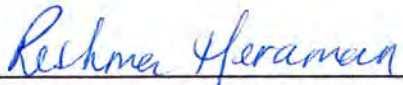
THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 29th DAY OF MAY, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE



SPECIAL MAGISTRATE CLERK



Date Received



EATON
 THE WORLD

CONUT CREEK
 Design & Dev. Dept.
 Compliance Division
 Copans Road
 Conut Creek, FL 33063



EATON
 THE WORLD

CONUT CREEK
 Design & Dev. Dept.
 Compliance Division
 Copans Road
 Conut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1607 5729 97

BATMASIAN, JAMES H
 215 N. FEDERAL HIGHWAY
 SUITE 1
 BOCA RATON, FL 33432

BATMASIAN, JAMES H
 215 N. FEDERAL HIGHWAY
 SUITE 1
 BOCA RATON, FL 33432

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<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

C25100025
 C25100026
 C26010010
 C26030027
 FD

Postage \$
 Total Postage \$
 Sent To \$
 Street and Apt. #
 City, State, ZIP+4

BATMASIAN, JAMES H
 215 N. FEDERAL HIGHWAY
 SUITE 1
 BOCA RATON, FL 33432

**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: **C23-06 -0022**

HILLSBORO MARKETPLACE

INVESTMENTS LLC

215 N FEDERAL HWY

BOCA RATON FL 33432

Respondent

FINAL ORDER

*VIOLATION: FAILURE TO COMPLETE PERMIT PROCESS FOR
COMMERCIAL RENOVATIONS / CITY CODE SEC. 13-38 (A)*

An administrative hearing was held before the undersigned Special Magistrate on September 27, 2023. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 4425 W. Hillsboro Boulevard and more particularly described as follows:

Property Id: 4842 05 12 0010

HILLSBORO CENTER 133-4 B PARCEL A LESS COMM SE COR,WLY ALG S/L
82.50,NWLY 150.48,WLY 5 TO POB;CONT WLY 176.50,NLY 209.6 ELY 176.50,SLY
209.67 TO POB; LESS RELEASE PARCELS 2 & 3

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to complete permit process for commercial renovations, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was not present at the hearing and the sworn testimony of the City was not contested.

CONCLUSIONS OF LAW:

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 28, 2023 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THE RESPONDENT IS HEREBY PUT ON NOTICE THAT IF THE RESPONDENT REPEATS THIS SAME VIOLATION WITHIN FIVE (5) YEARS OF THE DATE OF THIS ORDER, THE RESPONDENT SHALL BE TREATED AS A REPEAT VIOLATOR AND BE SUBJECT TO THE GREATER FINE AMOUNTS AUTHORIZED BY LAW IN INSTANCE OF A REPEAT VIOLATION.

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 28th DAY OF SEPTEMBER, 2023

CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE

10/3/2023
Date Received



CONNUT CREEK
Development Dept.
Compliance Division
Copans Road
Nut Creek, FL 33063



CONNUT CREEK
Development Dept.
Compliance Division
Copans Road
Nut Creek, FL 33063

091111221111



7022 2410 0002 9359 5977

HILLSBORO MARKETPLACE
INVESTMENTS LLC
215 N FEDERAL HWY
BOCA RATON FL 33432

HILLSBORO MARKETPLACE
INVESTMENTS LLC
215 N FEDERAL HWY
BOCA RATON FL 33432

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 Return Receipt (electronic) \$ _____
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 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

C23060022
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 Postmark Here
 F

Postage \$ _____
 Total Post \$ _____

Sent To _____
 Street and _____
 City, State _____

HILLSBORO MARKETPLACE
INVESTMENTS LLC
215 N FEDERAL HWY
BOCA RATON FL 33432

2255 6566 2000 0742 2202

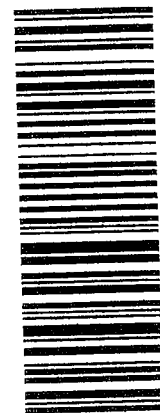


THE WORLD
 COCONUT CREEK
 Development Dept.
 Compliance Division
 10000 Opans Road
 Coconut Creek, FL 33063



THE WORLD
 COCONUT CREEK
 Development Dept.
 Compliance Division
 10000 Opans Road
 Coconut Creek, FL 33063

CERTIFIED MAIL



7022 2410 0002 9359 5984

BATMASIAN, JAMES H
 215 N. FEDERAL HIGHWAY SUITE 1
 BOCA RATON, FL 33432

BATMASIAN, JAMES H
 215 N. FEDERAL HIGHWAY SUITE 1
 BOCA RATON, FL 33432

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- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Pos

\$

Sent To

Street an

City, State

PS Form

C23060022

umg

Postmark Here

FO

BATMASIAN, JAMES H
 215 N. FEDERAL HIGHWAY SUITE 1
 BOCA RATON, FL 33432

4865 65EP 2000 0T42 2202

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 C26010010
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 Hq Ike place
Last First MI
Investments LLC.

Owner Address 215 N. Federal Hwy
Last First MI
Boca Raton FL 33432
City State Zip

Legal/Folio 4842 0512, 0010

Violation Location 4425 W 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.
[Signature] 5/11/26 322
Officer Signature Date ID#

HON Montano-Garcia
Printed Name

[Signature] JOSE MEDINA 11:55 am
Signature Acknowledging Receipt of this Notice Date
JOSE MEDINA
Printed Name

If you have any questions, call 954-956-1476 or 954-6746 between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26010010	4425 W HILLSBORO BLVD	484205120010	HILLSBORO MARKETPLACE

I, MONTANO-GARCIA, LUIS , hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 01/07/2026

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 05/12/26 - Receipt/Article #: 9589071052703748574830
Return Receipt Requested

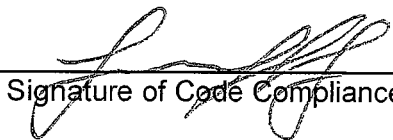
Hand Delivery – Date: 05/11/26 - Time: 11:55 AM- Name: Jose Medina

Commercial Property – Title/ relationship to business: Store Manager

Additional Service – F.S. 162.12(2):

Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)


Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

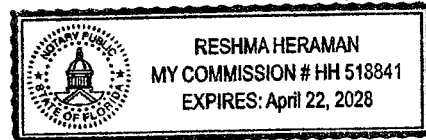

Signature of Code Compliance Officer

Luis Montano-Garcia
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 12 day of May, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 3748 5748 30

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY SUITE 1
BOCA RATON, FL 33432

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

BATMASIAN, JAMES H
215 N. FEDERAL HIGHWAY SUITE 1
BOCA RATON, FL 33432

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 B. Received by (Printed Name) Addressee
 C. Date of Delivery
 D. Is delivery address different from item 1? No Yes
 If YES, enter delivery address below:



9590 9402 8966 4064 7148 05

2. Article Number (Transfer from service label)

9589 0710 5270 3748 5748 30

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery	
<input type="checkbox"/> Registered Mail Restricted Delivery	

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OFFICIAL USE

Certified Mail Fee \$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage \$	
Sent To	
Street and Apt.	
City, State, ZIP	

Postmark Here
 C26010010
 C26100025
 C26100026
 LMA 5/11/22

BATMASIAN, JAMES H
 215 N. FEDERAL HIGHWAY SUITE 1
 BOCA RATON, FL 33432

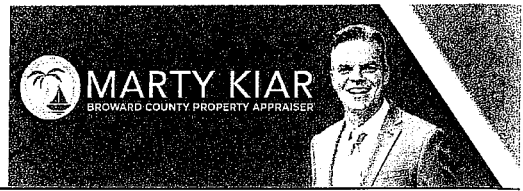
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

DE 8425 842E 0225 0720 6956



Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
 - (2) Permit applications are reviewed by the community development department.
 - (3) Applications are returned to the applicant for correction or approved as submitted.
 - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
 - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
 - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
 - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
 - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
 - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 16-01 Shopping Center - Community	Deputy Appraiser: Alec Rosales
Property ID: 484205120010	Millage Code: 3212	Appraisers Number: 954-357-6835
Property Owner(s): HILLSBORO MARKETPLACE INVESTMENTS LLC	Adj. Bldg. S.F.: 110695	Email: commercialtrim@bcpa.net
Mailing Address: 215 N FEDERAL HWY BOCA RATON, FL 33432	Bldg Under Air S.F.:	Zoning : PCD - PLANNED COMMERCE DISTRICT
Property Address: 4201 - 4425 W HILLSBORO BOULEVARD COCONUT CREEK, 33073	Effective Year: 1996	Abbr. Legal Des.: HILLSBORO CENTER 133-4 B PARCEL A LESS COMM SE COR,WLY ALG S/L 82.50,NWLY 150.48,WLY 5TO POB;CONT WLY 176.50,NLY 209.6 ELY 176.50,SLY 209.67 TO POB; LESS RELEASE PARCELS 2 & 3
	Year Built: 1991	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$10,046,740	\$3,953,560	0	\$14,000,300	\$13,591,910	
2025	\$4,521,030	\$7,835,260	0	\$12,356,290	\$12,356,290	\$414,227.65
2024	\$4,521,030	\$7,836,040	0	\$12,357,070	\$12,357,070	\$401,226.25

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

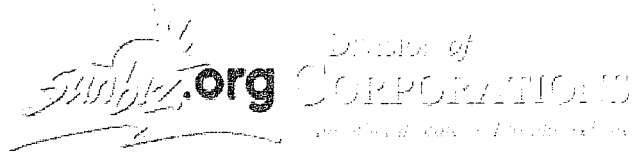
	County	School Board	Municipal	Independent
Just Value	\$14,000,300	\$14,000,300	\$14,000,300	\$14,000,300
Portability	0	0	0	0
Assessed / SOH	\$13,591,910	\$13,591,910	\$13,591,910	\$13,591,910
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$13,591,910	\$14,000,300	\$13,591,910	\$13,591,910

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
08/29/2016	Multi Special Warranty Deed Disqualified Sale	\$10,000,000	113911345
01/15/2014	Multi Certificate of Title Non-Sale Title Change	\$100	112125138
09/22/1995	Multi Warranty Deed	\$7,577,300	23961 / 279

LAND CALCULATIONS

Unit Price	Units	Type
\$20.00	502,337 SqFt	Square Foot



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
HILLSBORO MARKETPLACE INVESTMENTS, LLC

Filing Information

Document Number L16000164905
FEI/EIN Number N/A
Date Filed 09/01/2016
State FL
Status ACTIVE

Principal Address

215 N. FEDERAL HIGHWAY
 SUITE 1
 BOCA RATON, FL 33432

Mailing Address

215 N. FEDERAL HIGHWAY
 SUITE 1
 BOCA RATON, FL 33432

Registered Agent Name & Address

BATMASIAN, JAMES H
 215 N. FEDERAL HIGHWAY
 SUITE 1
 BOCA RATON, FL 33432

Authorized Person(s) Detail

Name & Address

Title MGR

BATMASIAN, JAMES H
 215 N. FEDERAL HIGHWAY
 BOCA RATON, FL 33432

Annual Reports

Report Year	Filed Date
2023	04/28/2023
2024	04/24/2024
2025	04/18/2025

April 14 req to observe the party
got into the correct
area where they are
registered

June 24
Remove the main vehicle
or PCD the use

April 30th for the vehicles
only
rest of the order stays
as is

**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: **C26-02-0011**

4161 HILLSBORO LLC
1199 S FEDERAL HWY #395
BOCA RATON FL 33432

Property Address: 4161 Hillsboro Blvd

Respondent

ORDER AMENDING FINAL ORDER

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 extending the time compliance for one portion of the Final Order in this case would be in the public interest.

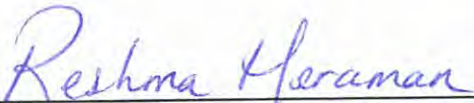
THEREFORE, BASED UPON THE ABOVE, THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE THAT THE RESPONDENT IS GIVEN UNTIL APRIL 30, 2026 TO PARK ITS RECREATIONAL VEHICLES IN MANNER THAT IS IN COMPLIANCE WITH THE CONDITIONS OF ITS SITE PLAN APPROVAL. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

DONE AND ORDERED APRIL 25, 2026.

CITY OF COCONUT CREEK, FLORIDA

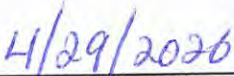


SPECIAL MAGISTRATE



SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE CLERK



DATE RECEIVED

DATE RECEIVED

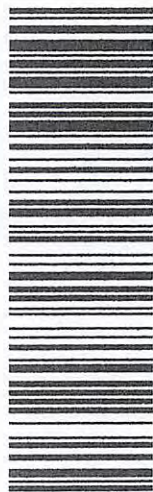


CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1776 0346 30

4161 HILLSBORO LLC % LEDER SEAN
1199 S FEDERAL HWY #395
BOCA RATON FL 33432

4161 HILLSBORO LLC % LEDER SEAN
1199 S FEDERAL HWY #395
BOCA RATON FL 33432

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	
Street and Ap	
City, State, Zi	

C26020011
order amending fo
Postmark
Here
LMG 5/14/26

4161 HILLSBORO LLC % LEDER SEAN
1199 S FEDERAL HWY #395
BOCA RATON FL 33432

0E 94E0 92LT 0225 0T20 6956

**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C26-02-0011**

4161 HILLSBORO LLC
1199 S FEDERAL HWY #395
BOCA RATON FL 33432

Respondent

FINAL ORDER

*VIOLATION: FAILURE TO ADHERE TO APPROVED SITE PLAN CONDITIONS
REGARDING STORAGE AND PARKING OF RECREATIONAL & COMMERCIAL
VEHICLES / CITY CODE SEC. 13-26 (q)*

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 4161 West Hillsboro Boulevard and more particularly described as follows:

Property Id: 4842 05 09 0010

WORKINGMAN'S NURSERY 126-22 B PARCEL "A" LESS POR CONVEYED TO FDOT
PER WD 33601/1736

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 adhere to Leder Hillsboro PCD site plan conditions regarding the parking and storage of commercial and recreational vehicles, 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. 13-26 (q). THE RESPONDENT IS GIVEN UNTIL APRIL 16, 2026 TO PARK ITS RECREATIONAL VEHICLES AND JUNE 26, 2026 TO PARK ITS COMMERCIAL VEHICLES IN MANNER THAT IS IN COMPLIANCE WITH THE CONDITIONS OF ITS SITE PLAN APPROVAL OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** PLUS **TWENTY-FIVE DOLLARS (\$25.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND EITHER OF THE RESPECTIVE COMPLIANCE DATES.

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 30th DAY OF MARCH, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

P. M. Poo
SPECIAL MAGISTRATE

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



9589 0710 5270 1607 5771 90

4161 HILLSBORO LLC
1199 S FEDERAL HWY #395
BOCA RATON FL 33432

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Extra Services & Fees (check box, and fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 6.00

Total Postage \$ 6.00

Sent To FO

Postmark MM 4/10/06

City, State, ZIP+4® 4161 HILLSBORO LLC % LEDER SEAN
1199 S FEDERAL HWY #395
BOCA RATON FL 33432

PS Form 3800, January 2003 PSN 7500-02-000-9001 (See Reverse for Instructions)

09 7225 2097 0225 0720 6956



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

4161 HILLSBORO LLC
1199 S FEDERAL HWY #395
BOCA RATON FL 33432

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.

SUMMONS TO APPEAR

State of Florida NO. CE 60200 LL
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 February 5 2026

At 3:30 AM/PM

Owner Name 416L Hillsboro LLC
Last First MI

Owner Address 2199 S Federal Hwy #395
Boca Raton FL 33432
City State Zip

Legal/Folio 4842, 0509 0010

Violation Location 416L W Hillsboro Blvd
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Application Review Procedure
Violation of Conditions

In violation of Chapter(s) 13 Section(s) 25(9)
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 25th DAY OF 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.

[Signature] 2/26/26 322
Officer Signature Date ID#

Luis Hanton O-Gerard
Printed Name

[Signature] 2/26/26
Signature Acknowledging Receipt of this Notice Date

Raul Letourneau 9:45 am
Printed Name

If you have any questions, call 954-956-1476 or 978-6746 between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26020011	4161 W HILLSBORO BLVD	484205090010	4161 HILLSBORO 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: 02/04/2026

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: 03/02/2026 - Receipt/Article #: 9589071052701529343460
Return Receipt Requested

Hand Delivery – Date: 02/26/2026 - Time: 9:45 AM- Name: Raul Letourneau

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.)



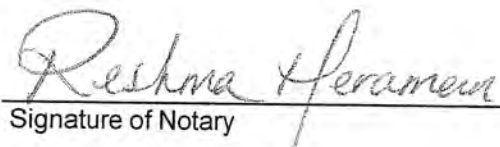
Signature of Code Compliance Officer

Luis Montano-Garcia

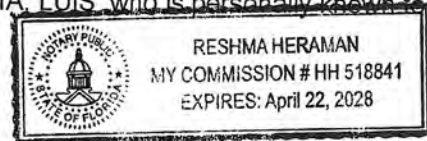
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 26 day of February, 2026 by MONTANO-GARCIA, LUIS, who is personally known to me.



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1529 3434 60

4161 HILLSBORO LLC % LEDER SEAN
1199 S FEDERAL HWY #395
BOCA RATON FL 33432

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

4161 HILLSBORO LLC % LEDER SEAN
1199 S FEDERAL HWY #395
BOCA RATON FL 33432

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent

B. Received by (Printed Name) Addressee
Summers

C. Date of Delivery
3/26/26

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:



9590 9402 8967 4064 0707 95

0 Article Number (Transfer from service label)

9589 0710 5270 1529 3434 60

PS Form 3811, July 2020 PSN 7530-02-000-9033

Domestic Return Receipt

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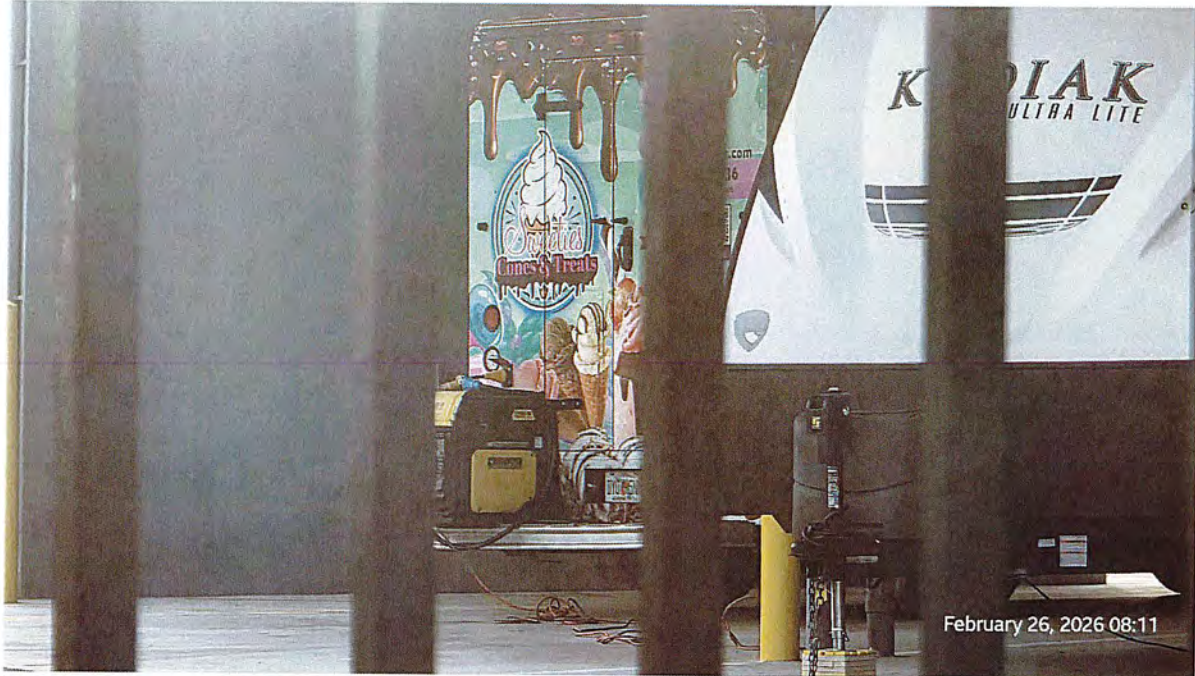
Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage \$

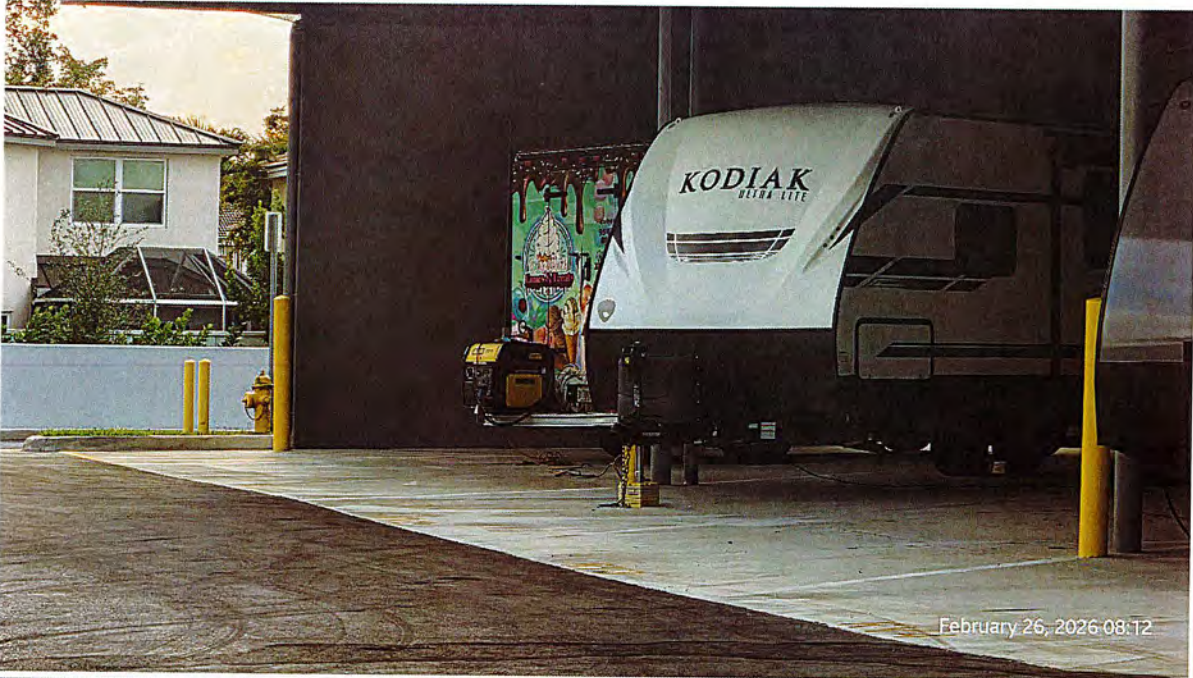
Postmark Here
C26020011
Summers
lmg
01/26/26

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4161 HILLSBORO LLC % LEDER SEAN
1199 S FEDERAL HWY #395
BOCA RATON FL 33432

PS Form 3800, January 2020

09 4E4E 625T 0225 0120 6856







Sec. 13-26. - Application review procedures.

- (a) *Development order required.* Any application for a development permit required or authorized under the City Code of Ordinances shall require an effective development order to be granted by the director of sustainable development or the city commission prior to issuance of a development permit. The department of sustainable development shall be the central intake point for the filing of all applications and supporting documents for development permits.
- (b) *Requirements.* An application for a development permit shall comply with the following:
 - (1) The applicable provisions of the city's land development code, as amended from time to time.
 - (2) The applicable provisions of the city's code of ordinances, as amended from time to time.
 - (3) The applicable provisions of the city's adopted comprehensive plan, as amended from time to time.
 - (4) The provisions of any plan specifically applicable to the subject property, including a planned commerce district (PCD) plan, planned unit development (PUD) plan, planned mainstreet development district (PMDD) plan, or overlay zoning district.
- (c) *Applicant burden.* The applicant shall have the burden of showing that all standards, requirements, and criteria of the land development code, the city code, the comprehensive plan, and any applicable area specific plan have been met.
- (d) *Timeframes.* The timeframes in this chapter may be waived or extended as provided herein, or upon written agreement of the applicant.
- (e) *Concurrent applications.*
 - (1) An application requiring multiple development approvals must submit individual applications and all applicable fees for each individual application.
 - (2) At the discretion of the director of sustainable development, applications for various development approvals may be processed concurrently to the extent feasible.
- (f) *Applicable procedures.* All applications shall be processed pursuant to these development review procedures and the land development code requirements specific to the applications submitted.
- (g) *Pre-application meeting.*
 - (1) A pre-application meeting with the department of sustainable development staff is required prior to submitting an application for development approval, unless waived by the director of sustainable development.
 - (2) Applicants proposing PCD, PUD, or PMDD zoning shall provide a preliminary development plan, which shall include the following prior to scheduling a pre-application meeting:
 - a. A boundary map of the proposed PCD, PUD, or PMDD.
 - b. The proposed pattern of land use.
 - c. The proposed square footage.
 - d. Type of land use module(s) (PUD only).
 - e. If applicable (PUD or PMDD rezonings only), the proposed number and type of dwelling units and densities. The proposed development type module shall be specific to include high rise, low rise, townhouse, garden apartment, standard single-family zero lot line, single-family cluster including density ranges and minimum lot sizes.
 - f. Proposed streets and circulation and, if applicable, whether public or private maintained and/or proposed as a secure gated project.
 - g. Proposed open spaces.

effect at the time of original approval remain unchanged. An extension shall only be granted when an applicant has applied for an extension during the original effective period of the approval, paid the fee established by this chapter, and the director of sustainable development has made a determination that the project is proceeding with due diligence. Only one (1) extension shall be permitted.

TABLE 13-26-2		
Development Approval Duration and Extensions		
	Duration of Approval	Extension available
Variance	180 days	6 months
Special Land Use	18 months	12 months
Site Plan	18 months	12 months

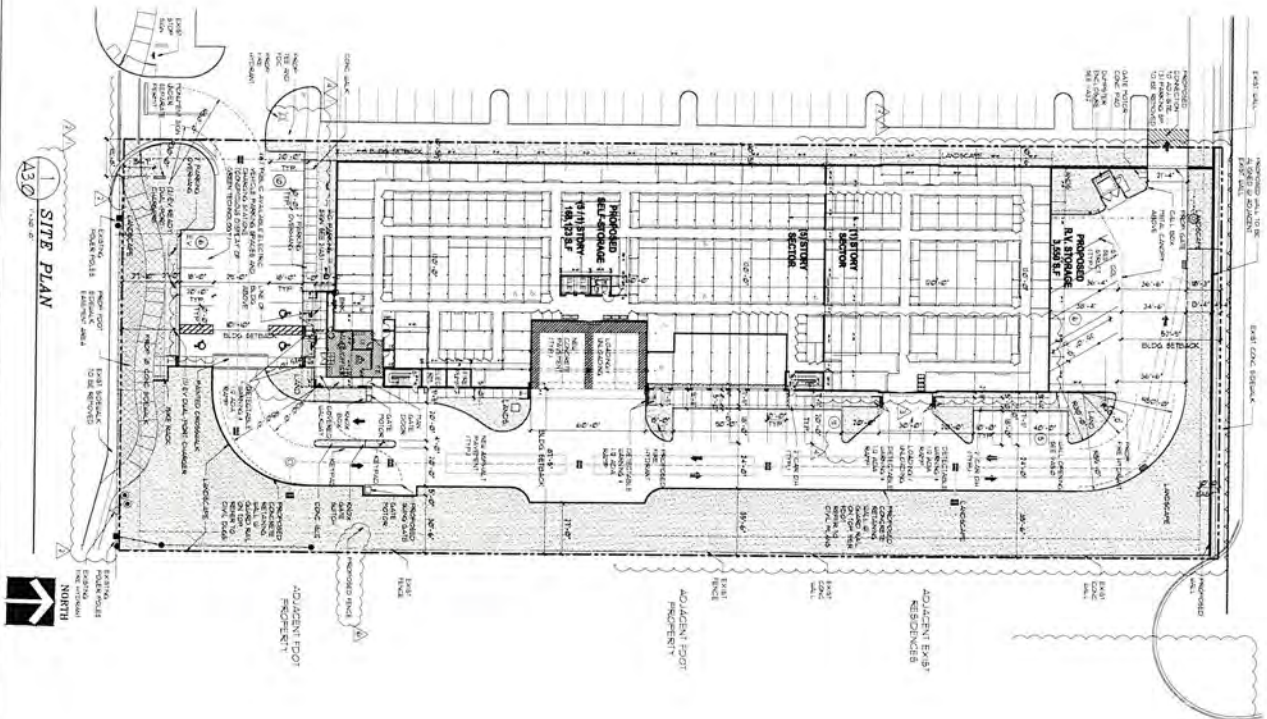
(o) *Effect of approval.*

- (1) *Generally.* An approval issued pursuant to the requirements of this chapter, grants to the applicant, its successors and assigns, the right to develop and/or utilize the premises in accordance with the terms and conditions contained in the approval.
- (2) *Special land use.* A special land use is transferrable provided the use operates in the same location and manner as approved during the original application and all conditions of the approval are met and followed. Unless otherwise specifically authorized by the city commission- issued special land use approval, should a special land use cease operation for more than twelve (12) continuous months, any use of the same property or portion thereof shall only be one (1) that is permitted under this chapter and any reinstatement of the special land use shall require a new application pursuant to this section. There shall be a rebuttable presumption that the abandonment period commenced upon the termination of electrical or water service for the user, whichever occurs first.

(p) Whenever the city has taken action to reject an application, no request for the same or substantially similar application on any part of the same property for a period of twelve (12) months from the date of such action shall be considered by the city.

(q) *Violation of conditions.* Any failure to adhere to the terms and conditions of an approval shall be considered violations of this code and may result in the revocation of the approval.

(Ord. No. 2024-012, § 2, 4-11-24)



1 SITE PLAN
A3.0

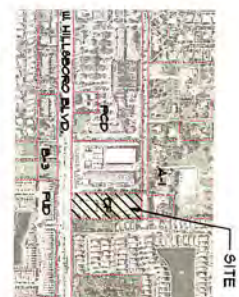


2 SITE & BUILDING DATA
A3.0

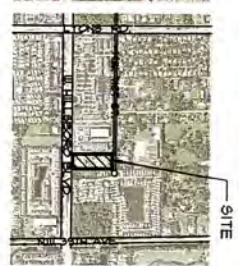
BUILDING DATA	
UNOCCUPIED BLDG AREA	44,573 SF
COVERED BY STORAGE	2,830 SF
SECOND FLOOR STORAGE	2,830 SF
TOTAL BLDG STORAGE	5,660 SF
TOTAL BLDG AREA	50,233 SF
TOTAL STORAGE AREA	11,913 SF
NUMBER OF STORAGE UNITS PROVIDED	1428

SITE DATA			
DESCRIPTION	AREA	SF AREA	% COVERAGE
PROPOSED STORAGE	785	06.97%	4.0%
EXISTING STORAGE	5,660	56.23%	28.2%
BUILDING	43,448 SF	428.76%	216.8%
PROPOSED TOTAL STORAGE	6,445 SF	63.87%	31.8%
LANDSCAPE GREEN SPACE	37,683 SF	373.11%	188.6%
CURRENT TOWN	C-2		
PROPOSED USE	SELF-SERVICE STORAGE		
DEVELOPMENT BY ADJACENT	ALLOTTED	PROPOSED	
TAN TOTAL BLDG AREA / GREEN SPACE	40%	28.2%	
HEIGHT OF BUILDING (MEASURED BY CODE)	40%	28.2%	
MIN. GREEN SPACE	40%	28.2%	
MIN. DISTANCE BETWEEN BLDGS AND PLANNING	PROPOSED	PROPOSED	
ADJUTING THE SOUTH	15'-0"	9'-0"	
NEAR TO THE PCD BOUNDARY (NOT EXISTING)	15'-0"	9'-0"	
PARKING SPACES AND REQUIREMENTS PER			
TOTAL SPACES REQUIRED	7 SPACES / 9,000 SF	148 / 1,920 SF	21.6
PARKING PROVIDED			21.6
RESIDUAL PARKING (10'-0" X 20'-0" / 1.0 OVERLAPPING)			28 SPACES
LANDSCAPE PARKING (10'-0" X 20'-0" / 1.0 OVERLAPPING)			36 SPACES
TOTAL PARKING SPACES PROVIDED			64 SPACES
EXCESS VEHICLE PARKING (3 REQUIRED / 1 LANDSCAPED SPACE)			6 SPACES
EXCESS VEHICLE PARKING (3 REQUIRED / 1 LANDSCAPED SPACE)			6 SPACES
EXCESS VEHICLE PARKING (3 REQUIRED / 1 LANDSCAPED SPACE)			6 SPACES

3 VICINITY MAP
A3.0



4 LOCATION MAP
A3.0



DATE: 11/15/18
DRAWN BY: JCS
CHECKED BY: KRC
DATE: 11/15/18
SCALE: AS NOTED
PROJECT: WEST HILLSBORO STORAGE
CAD FILE: WEST HILLSBORO STORAGE.dwg

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Architect, P.A.
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WEST HILLSBORO STORAGE
4161 WEST HILLSBORO
COCONUT CREEK BROADWAY FL

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Leder Hillsboro PCD

Planned Commerce District

City of Coconut Creek, FL

Commission Approved Ordinance - 12/14/17 - ORD. 2017-049

P&Z PHASE III APPROVED

07/13/2022

CITY COMMISSION PHASE III

Ord. 2022-016 - 10/27/2022

PCD Project Team

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CIVIL ENGINEER – PHASE III

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Table of Contents

	PAGE:
I. Introduction	5
A. Purpose and Intent	5
B. Definitions	5
C. Project location and data	5-6
D. Proposed Development	6
II. Existing Conditions	7
A. Natural features	7
B. Existing Conditions	7
C. Future Land Use and Zoning	7
III. Project Development	8
A. Proposed Uses	8
B. Development Standards	8-9
C. Open Space Requirements	10
D. Landscape Standards	10
E. Parking , Loading, Paving and Access Standards	11
F. Signage and Lighting Standards	12
G. Easements	12
H. Green Building	13-16
I. Analysis of Public Facilities	17
a. Roads	17- 18
b. Water and Wastewater Service	18
c. Drainage	19-20
d. Solid Waste	20
e. Utilities	20
J. Fiscal Analysis	20-21
IV. Site Plan Procedures and Requirements	21
V. Dedications / Maintenance	22
VI. Conclusion	22

List of Exhibits

	PAGE:
A. Location Map	23
B. Original PCD Surveys Phase III	24-26
C. Plats	27-29
D. PCD Master Plan	30
E. Existing Land Use	31
F. Future Land Use Map	32
G. Zoning Map	33
H. Open Space Plan	34
I. Typical Landscape Buffer	35
J. Circulation Plan	36
K. FDOT Pre-Application Letter	37
L. Water / Sanitary Sewer Engineering Plan	38
M. Storm Water Schematic Engineering Plan	39
N. Project Illustrations / Elevations	40-42
O. Ordinance 2017-049	43-46

List of Tables

	PAGE:	
Table I	Approved PCD and Phase III	6
Table II	Development Standards	8-9
Table III	Open Space Computation	10
Table IV	Parking Calculations	12
Table V	Trip Generation	17
Table VI	Water and Wastewater calculations	18
Table VII	Pervious/ Impervious Table	19
Table VIII	Solid Waste Calculation	20
Table IX	Estimated Fiscal Impact	21

I. INTRODUCTION

A. Purpose and Intent

The City of Coconut Creek Land Development Code Section 13-355 provides regulation for establishing a Planned Commerce District (PCD). The intent of the district is to provide flexibility in the use and design of structures and property to provide comprehensively planned nonresidential development that is compatible with surroundings.

The purpose and intent of this document is to establish specific standards and procedures for the development of the subject property as a PCD. This PCD document was developed in accordance with the standards and procedures set forth in Section 13-355 of the City of Coconut Creek Land Development Code.

The Leder PCD was approved by Ordinance 2017-049 (**Exhibit O**) and it is the intent to add additional acres to the approved PCD as Phase III.

B. Definitions

The definitions that pertain to the subject PCD are those contained in this document and in Section 13-255(b) of the City of Coconut Creek Land Development Code. If any conflict exists in the definitions contained herein and those contained in Section 13-355(b), the definitions contained herein shall prevail.

C. Project Location and Data

The approved PCD was the location of the long-time veterinary clinic and boarding facility and now consists of a commercial building, Pet Lodge and Self-Storage facility No. 1. The approved PCD is

5.96 acres and is adjacent to the Marketplace at Hillsboro shopping center to the west which is a PCD. See **Exhibit A** for a Location Map, and **Exhibit B** for Surveys of the approved PCD and Phase III. The Approved PCD property was platted as two different plats (Leder Hillsboro Company Limited – Part 1 and Leder Hillsboro Company Limited – Part II) which are included in **Exhibit C**. The plats through the years have had note amendments and Non-Vehicular Line Amendments to accommodate the existing uses. In 1996 by Ordinance NO. 179-96 flex was allocated for the approved PCD. Phase III to the PCD is 2.91 acres and was platted as Workingman's Nursery Plat, see **Exhibit C**. Phase III will need a plat note amendment from 16,598 square feet of church use to 172,000 square feet of self-storage. **This amendment will require allocation of 2.91 acres of flex acreage to permit the self-storage No. 2 and recreational vehicle storage.**

The Approved PCD legal description is as follows:

All of Tract "A", Leder Hillsboro Company Limited – Part 1, according to the plat thereof, as recorded in Plat Book 125, Page 31, of the Public records of Broward County, Florida

Together with:

All of parcel "A", Leder Hillsboro Company Limited – Part 2, according to the plat thereof, as recorded in Plat Book 166, Page 43, of the Public records of Broward County, Florida.

The Phase III legal description is as follows:

All of "Parcel A", Workingman's Nursery, according to the Plat thereof, as recorded in Plat Book 126, Page 22, of the Public Records of Broward County, Florida. Said Lands lying in the City of Coconut Creek, Broward County, Florida.

D. Proposed Development

The approved PCD currently contains a commercial building on the east side of the property, and a Pet Lodge and Self-Storage facility on the western side. The site has two access points on Hillsboro Blvd. with the eastern access having an east bound left turn lane. The property has cross access parking between the two plats and property to the east (Workingman's Nursery) with recorded access easements in the public records; (53516/122, 32117/1578 and 33516/147).

Phase III would be developed to coordinate with the approved existing commercial buildings on the west into a unified development. Table 1 indicates the approved and proposed uses, and **Exhibit D** illustrates the proposed Master Plan for the site.

Table I: Approved PCD and Phase III		
Use	Approved PCD	Phase III
Self-Storage	113,640 SF	168,123 GSF building 3,550 GSF canopy 171,673 storage total
Commercial	37,929 SF	N/A
Pet Lodge	30,460.93* SF	N/A

* Includes 7,223.47 SF of kennel space

The development regulations in the PCD district require a parcel size of 10 contiguous acres. The applicant recognizes this requirement and should qualify as a PCD for the following reasons:

- ✓ Property is adjacent to the approved Hillsboro Marketplace PCD, and this site would be a continuation of the same zoning district fulfilling the acreage requirement (25.12 acre total).
- ✓ The purpose of the PCD district is to promote non-residential development in comprehensive planning modules of uniform and coordinated development.
- ✓ Property will promote and enhance the goals, objectives, and policies of the City's Comprehensive Plan and the property will be under unified plan and control.
- ✓ The property will promote the City's Comprehensive Plan and PCD Ordinance which envisions enhancing and supporting quality non-residential development for the community.
- ✓ Project will support the visions of the Hillsboro Corridor by providing a meandering 10-foot sidewalk with lush landscaping the length of the frontage.

The use restriction note on the Workingman's Nursey Plat will need to be amended to reflect the proposed master development program. A pre-application approval from the Florida Department of Transportation (FDOT) for Phase III is provided see attached as **Exhibit K**.

The project has been designed to accommodate the vision of connectivity of neighborhoods and the Hillsboro corridor. The additional Hillsboro Blvd. frontage will help continue the vision of the corridor. The PCD has incorporated several design elements to accomplish the connectivity and has incorporated a pedestrian walkway that connects the Hillsboro Pines neighborhood to Hillsboro Blvd.

II. EXISTING CONDITIONS

A. Natural Features

The topography of the site is relatively flat due to development with elevations ranging from 16 to 18 feet above sea level. There are no wetlands, and the area is not a Local Area of Particular Concern or adjacent to a designated area. The property is not located within a Broward County Wellfield designated area and will comply with all County Wellfield Protection Ordinances.

B. Existing Conditions

The approved PCD is currently developed with a commercial building on the east side of the site and a Pet Lodge and self-storage facility No.1 on the west side.

See **Exhibit E** for existing uses map. There is a wall on the north side of the approved PCD buffering the project from neighborhood to the north along NW 71 Street. There is an existing wall on Phase III that will be relocated to align with the existing wall. There is also a 6-foot concrete wall on the property line adjacent to the residential on Phase III. There is parking surrounding the commercial building and along the Hillsboro frontage with a cross access easement running parallel to Hillsboro Blvd. and connecting to Phase III. The approved PCD has two driveways on Hillsboro Blvd and is served by a median opening on Hillsboro Blvd. See as-built survey **Exhibit B** for details on existing site.

C. Future Land Use and Zoning

Future Land Use- Phase III is designated L 3 (Residential 3 DU/AC) on the City of Coconut Creek and Broward County Future Land Use Maps. **Exhibit F** depicts the land use plan designations on the property and surrounding area. The approved PCD was granted 5.596 acres of Flex in 1996 and it is the intent to request the allocation of 2.96 acres of commercial flex acreage to Phase III. A similar request was granted for the approved PCD.

Zoning- The approved PCD is zoned PCD, and Phase III is zoned CF (Community Facility). **Exhibit G** depicts the zoning of the property and surrounding properties. **It is the intent for Phase III zoning to permit self-storage and recreational vehicle storage as a special exception use.** The approved PCD allowed self-storage uses in the B-3 zoning. The code has been subsequently modified to permit self-storage in the light industrial classification.

III. PROJECT DEVELOPMENT

A. Proposed Uses

The approved PCD uses are provided for in the B-3 Community Shopping District Master Business List. The approved Leder PCD contains commercial, a pet lodge and self-storage facility No.1, both of which require Special Land Use approval. The self-storage use is consistent with the City of Coconut Creek Comprehensive Plan Commercial Land Use category and is permitted if deemed appropriate by the City. Phase III proposes a new self-storage facility No.2, permitting recreational vehicle storage, which is also subject to Special Land Use approval and requires allocation of commercial acreage. Table II provides the development standards for the approved PCD and provides the standards for Phase III.

B. Development Standards

TABLE II: LEDER PCD DEVELOPMENT STANDARDS					
Standard	Phase II Required	Phase II Approved	Phase III Required	Phase III Approved	Phase III Alternative
MIN. PCD Size Sec. 13-355(d)(2)	10 AC	5.96 AC	1 AC	2.91 total 8.87 AC	
MAX. Building Coverage Sec. 13-355 (d)(2)(a)(1)	40%	30.10%	40%	34.2%	
MIN. Distance Between Buildings Sec. 13-355 (d)(2)(a)(c)	10 ft per story	10 ft per story with exception of kennels	10 Feet/Story	10 Feet/Story	
MAX. Floor Area Ratio Sec. 13-355 (d)(2)(a)(d)	Per PCD	0.64	Per PCD	1.35 overall .88	
MIN. Setback Abutting Public Road Sec. 13-355 (d)(4)(a)	25 ft	50 ft rear 101 ft front	25 ft	Rear 52'-9" Front 101-9 Feet	
MIN. Setback next to PCD Boundary No Portion of Setback Used for Parking Sec. 13-355 (d)(4)(b)	25 ft	39 Ft adjacent self-storage on West side Existing building to remain	25 ft	25 Ft minimum on South and East 18'-3" on north	Alignment of the drive aisle to the west reduced the dimension. Offset by increased buffer on other areas and incorporating aquatic plant for a more sustainable project in another buffer. Building is 52'-9' setback.
Perimeter Landscape Setbacks Sec. 13-355 (d)(4)(e)	25 ft	25 ft	25 ft	25 Ft minimum on south and east 18'-3" on north	Alignment of the drive aisle to the west reduced the dimension. Offset by increased buffer on other areas and incorporating aquatic plant for a more sustainable project in another buffer.

MIN. Open Space Sec. 13-355 (d)(4)(8)	20%	25.4%		29.7%	
MIN Distance Between Buildings and Parking Sec. 13-344 (c)(12) Sec. 13-443(7)(e)	10 ft (B-3)	- West parking adjacent to self-storage 10 ft landscape overhang - Existing building North side 10 ft including overhang - South side 9 ft including overhang - East side to remain	10 Ft	North end of building has 2'-11" landscape strip that will accommodate a green screen and small buffer. North end of building is under cover and not possible. Southeast end of the building is the entrance to the office and only has a sidewalk.	Offset By Green Screens and increased buffer on East and front with materials above code requirements. Front of the building has 10 Ft except by office area. Southeast end of building has sidewalk against building and landscape buffer adjacent to roadway.
MAX. Building Height Sec. 13-344 ©(1)	36 ft	53 ft	53 ft	65'-7" Ft Top of Parapet	Increased at Commission hearing to raise building on south end to reduce impacts.
Sec. 13-443(6) ROW landscape adjacent to residential	3-tiered layer		3 tiered layers	Small hedge on north ROW in front of wall.	Due to alignment of wall and drive aisle additional landscape is not possible. Enhanced buffer on south side of wall with trees and landscaping.
Sec-13-443(15)(5) ROW PCD buffer	3-tiered layer		3 tiered layers	Small hedge on north ROW in front of wall	Due to alignment of wall and drive aisle additional landscape is not possible. Enhanced buffer on south side of wall with trees and landscaping.

C. Open Space Requirement and Computation

In accordance with Section 13-355 (d)(8) of the PCD Ordinance a minimum of twenty (20) percent of the gross PCD area must be maintained as open space consisting of landscape areas, water bodies and preservation areas. The open space provided is calculated in Table IV and illustrated on **Exhibit H**. Exact computations will be provided on the site plan indicating compliance with the criteria.

Table III: Leder PCD Open Space Computation								
Description	Approved PCD			Phase III			Combined	
	Acres	SQ FT.	%Coverage	Acres	SQ FT.	%Coverage	Combined	% SF
Project Area (Gross square feet Per Sec 13- 355(b)(2)	5.96	259,602	100%	2.91	126,976	100%	386,578	100%
Required Open Space Area (20% gross project)	1.19	51,920	20%	.582	25,395	20%	77,275	20%
Provided Open Space Area	1.49	65,160	25.4%	.85	37,688	29.7%	102,848	27%



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 48-03 Warehouse - Mini Storage (enclosed)	Deputy Appraiser: Alec Rosales
Property ID: 484205090010	Millage Code: 3212	Appraisers Number: 954-357-6835
Property Owner(s): 4161 HILLSBORO LLC	Adj. Bldg. S.F.: 170754	Email: commercialtrim@bcpa.net
Mailing Address: 1199 S FEDERAL HWY #395 BOCA RATON, FL 33432	Bldg Under Air S.F.:	Zoning : CF - COMMUNITY FACILITY
Property Address: 4161 W HILLSBORO BOULEVARD COCONUT CREEK, 33073-3299	Effective Year: 2026	Abbr. Legal Des.: WORKINGMAN'S NURSERY 126-22 B PARCEL "A" LESS POR CONVEYED TO FDOT PER WD 33601/1736
	Year Built: 2025	
	Units/Beds/Baths: 0 //	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$3,174,400	\$24,431,740	0	\$27,606,140	\$27,606,140	
2025	\$3,174,400	0	0	\$3,174,400	\$1,161,350	\$37,594.82
2024	\$1,015,810	\$439,590	0	\$1,455,400	\$1,455,400	\$31,999.81

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$27,606,140	\$27,606,140	\$27,606,140	\$27,606,140
Portability	0	0	0	0
Assessed / SOH	\$27,606,140	\$27,606,140	\$27,606,140	\$27,606,140
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	\$27,606,140	\$27,606,140	\$27,606,140	\$27,606,140

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/26/2019	Warranty Deed Disqualified Sale	\$1,468,000	115900222
09/09/2013	Warranty Deed Disqualified Sale	\$1,500,000	111802874
04/27/2012	Warranty Deed Disqualified Sale	\$500,000	48708 / 1448
11/01/1992	Warranty Deed	\$147,400	20143 / 84
04/01/1991	Warranty Deed	\$428,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$25.00	126,976	Square Foot



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
4161 HILLSBORO, LLC

Filing Information

Document Number L19000097936
FEI/EIN Number 83-4460967
Date Filed 04/16/2019
State FL
Status ACTIVE

Principal Address

1199 South Federal Highway
Ste 395
BOCA RATON, FL 33432

Changed: 09/12/2024

Mailing Address

1199 South Federal Highway
Ste 395
BOCA RATON, FL 33432

Changed: 09/12/2024

Registered Agent Name & Address

LEDER, SEAN
1199 South Federal Highway
Ste 395
BOCA RATON, FL 33432

Name Changed: 03/16/2022

Address Changed: 03/13/2025

Authorized Person(s) Detail

Name & Address

Title MGR

LEDER, SEAN
1199 South Federal Highway
Ste 395



Senior Code Compliance Officer Montano-Garcia
4800 West Copans Road
Coconut Creek, FL 33063

FEB 05 2026

4161 HILLSBORO LLC
1199 S FEDERAL HWY #395
BOCA RATON, FL 33432



1

Written Warning

CASE #: C26020011
VIOLATION LOCATION: 4161 W HILLSBORO BLVD
PARCEL ID: 484205090010
DATE ISSUED: 02/05/26

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:

Application Review Procedures- Violation of Conditions (13-26(q)): Any failure to adhere to the terms and conditions of an approval shall be considered violations of this code and may result in the revocation of the approval.

VIOLATION DESCRIPTION:

Any failure to adhere to the terms and conditions of an approval shall be considered violations of this code and may result in the revocation of the approval.

CORRECTIVE ACTION REQUIRED:

****Remove all non-recreational vehicles from the parking lot.**

****Park only Recreational Vehicles in the six (6) designated covered outdoor spaces.**

The zoning regulations in the Leder Hillsboro PCD district adopted by Ordinance 2022-016, the Site Plan approved by Resolution 2022-165, and the Special Land Use approval adopted by Ordinance 2022-017 for the self-storage facility specifically designated up to six (6) outdoor storage spaces for recreational vehicles along the north side of the self-storage building under the metal canopy and screened from view by the building wall. The approval also limited the outdoor vehicle storage to recreational vehicles only.

COMPLIANCE DATE: 02/09/2026

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.

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OFFICER NAME: MONTANO-GARCIA, LUIS
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Leder Hillsboro PCD

Planned Commerce District

City of Coconut Creek, FL

Commission Approved Ordinance - 12/14/17 - ORD. 2017-049

P&Z PHASE III APPROVED

07/13/2022

CITY COMMISSION PHASE III

Ord. 2022-016 - 10/27/2022

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Table of Contents

	PAGE:
I. Introduction	5
A. Purpose and Intent	5
B. Definitions	5
C. Project location and data	5-6
D. Proposed Development	6
II. Existing Conditions	7
A. Natural features	7
B. Existing Conditions	7
C. Future Land Use and Zoning	7
III. Project Development	8
A. Proposed Uses	8
B. Development Standards	8-9
C. Open Space Requirements	10
D. Landscape Standards	10
E. Parking, Loading, Paving and Access Standards	11
F. Signage and Lighting Standards	12
G. Easements	12
H. Green Building	13-16
I. Analysis of Public Facilities	17
a. Roads	17- 18
b. Water and Wastewater Service	18
c. Drainage	19-20
d. Solid Waste	20
e. Utilities	20
J. Fiscal Analysis	20-21
IV. Site Plan Procedures and Requirements	21
V. Dedications / Maintenance	22
VI. Conclusion	22

List of Exhibits

	PAGE:
A. Location Map	23
B. Original PCD Surveys Phase III	24-26
C. Plats	27-29
D. PCD Master Plan	30
E. Existing Land Use	31
F. Future Land Use Map	32
G. Zoning Map	33
H. Open Space Plan	34
I. Typical Landscape Buffer	35
J. Circulation Plan	36
K. FDOT Pre-Application Letter	37
L. Water / Sanitary Sewer Engineering Plan	38
M. Storm Water Schematic Engineering Plan	39
N. Project Illustrations / Elevations	40-42
O. Ordinance 2017-049	43-46

List of Tables

	PAGE:
Table I Approved PCD and Phase III	6
Table II Development Standards	8-9
Table III Open Space Computation	10
Table IV Parking Calculations	12
Table V Trip Generation	17
Table VI Water and Wastewater calculations	18
Table VII Pervious/ Impervious Table	19
Table VIII Solid Waste Calculation	20
Table IX Estimated Fiscal Impact	21

I. INTRODUCTION

A. Purpose and Intent

The City of Coconut Creek Land Development Code Section 13-355 provides regulation for establishing a Planned Commerce District (PCD). The intent of the district is to provide flexibility in the use and design of structures and property to provide comprehensively planned nonresidential development that is compatible with surroundings.

The purpose and intent of this document is to establish specific standards and procedures for the development of the subject property as a PCD. This PCD document was developed in accordance with the standards and procedures set forth in Section 13-355 of the City of Coconut Creek Land Development Code.

The Leder PCD was approved by Ordinance 2017-049 (**Exhibit O**) and it is the intent to add additional acres to the approved PCD as Phase III.

B. Definitions

The definitions that pertain to the subject PCD are those contained in this document and in Section 13-255(b) of the City of Coconut Creek Land Development Code. If any conflict exists in the definitions contained herein and those contained in Section 13-355(b), the definitions contained herein shall prevail.

C. Project Location and Data

The approved PCD was the location of the long-time veterinary clinic and boarding facility and now consists of a commercial building, Pet Lodge and Self-Storage facility No. 1. The approved PCD is

5.96 acres and is adjacent to the Marketplace at Hillsboro shopping center to the west which is a PCD. See **Exhibit A** for a Location Map, and **Exhibit B** for Surveys of the approved PCD and Phase III. The Approved PCD property was platted as two different plats (Leder Hillsboro Company Limited – Part 1 and Leder Hillsboro Company Limited – Part II) which are included in **Exhibit C**. The plats through the years have had note amendments and Non-Vehicular Line Amendments to accommodate the existing uses. In 1996 by Ordinance NO. 179-96 flex was allocated for the approved PCD. Phase III to the PCD is 2.91 acres and was platted as Workingman's Nursery Plat, see **Exhibit C**. Phase III will need a plat note amendment from 16,598 square feet of church use to 172,000 square feet of self-storage. This amendment will require allocation of 2.91 acres of flex acreage to permit the self-storage No. 2 and recreational vehicle storage.

The Approved PCD legal description is as follows:

All of Tract "A", Leder Hillsboro Company Limited – Part 1, according to the plat thereof, as recorded in Plat Book 125, Page 31, of the Public records of Broward County, Florida

Together with:

All of parcel "A", Leder Hillsboro Company Limited – Part 2, according to the plat thereof, as recorded in Plat Book 166, Page 43, of the Public records of Broward County, Florida.

The Phase III legal description is as follows:

All of "Parcel A", Workingman's Nursery, according to the Plat thereof, as recorded in Plat Book 126, Page 22, of the Public Records of Broward County, Florida. Said Lands lying in the City of Coconut Creek, Broward County, Florida.

D. Proposed Development

The approved PCD currently contains a commercial building on the east side of the property, and a Pet Lodge and Self-Storage facility on the western side. The site has two access points on Hillsboro Blvd. with the eastern access having an east bound left turn lane. The property has cross access parking between the two plats and property to the east (Workingman's Nursery) with recorded access easements in the public records; (53516/122, 32117/1578 and 33516/147).

Phase III would be developed to coordinate with the approved existing commercial buildings on the west into a unified development. Table 1 indicates the approved and proposed uses, and **Exhibit D** illustrates the proposed Master Plan for the site.

Table I: Approved PCD and Phase III		
Use	Approved PCD	Phase III
Self-Storage	113,640 SF	168,123 GSF building 3,550 GSF canopy 171,673 storage total
Commercial	37,929 SF	N/A
Pet Lodge	30,460.93* SF	N/A

* Includes 7,223.47 SF of kennel space

The development regulations in the PCD district require a parcel size of 10 contiguous acres. The applicant recognizes this requirement and should qualify as a PCD for the following reasons:

- ✓ Property is adjacent to the approved Hillsboro Marketplace PCD, and this site would be a continuation of the same zoning district fulfilling the acreage requirement (25.12 acre total).
- ✓ The purpose of the PCD district is to promote non-residential development in comprehensive planning modules of uniform and coordinated development.
- ✓ Property will promote and enhance the goals, objectives, and policies of the City's Comprehensive Plan and the property will be under unified plan and control.
- ✓ The property will promote the City's Comprehensive Plan and PCD Ordinance which envisions enhancing and supporting quality non-residential development for the community.
- ✓ Project will support the visions of the Hillsboro Corridor by providing a meandering 10-foot sidewalk with lush landscaping the length of the frontage.

The use restriction note on the Workingman's Nursey Plat will need to be amended to reflect the proposed master development program. A pre-application approval from the Florida Department of Transportation (FDOT) for Phase III is provided see attached as **Exhibit K**.

The project has been designed to accommodate the vision of connectivity of neighborhoods and the Hillsboro corridor. The additional Hillsboro Blvd. frontage will help continue the vision of the corridor. The PCD has incorporated several design elements to accomplish the connectivity and has incorporated a pedestrian walkway that connects the Hillsboro Pines neighborhood to Hillsboro Blvd.

II. EXISTING CONDITIONS

A. Natural Features

The topography of the site is relatively flat due to development with elevations ranging from 16 to 18 feet above sea level. There are no wetlands, and the area is not a Local Area of Particular Concern or adjacent to a designated area. The property is not located within a Broward County Wellfield designated area and will comply with all County Wellfield Protection Ordinances.

B. Existing Conditions

The approved PCD is currently developed with a commercial building on the east side of the site and a Pet Lodge and self-storage facility No.1 on the west side.

See **Exhibit E** for existing uses map. There is a wall on the north side of the approved PCD buffering the project from neighborhood to the north along NW 71 Street. There is an existing wall on Phase III that will be relocated to align with the existing wall. There is also a 6-foot concrete wall on the property line adjacent to the residential on Phase III. There is parking surrounding the commercial building and along the Hillsboro frontage with a cross access easement running parallel to Hillsboro Blvd. and connecting to Phase III. The approved PCD has two driveways on Hillsboro Blvd and is served by a median opening on Hillsboro Blvd. See as-built survey **Exhibit B** for details on existing site.

C. Future Land Use and Zoning

Future Land Use- Phase III is designated L 3 (Residential 3 DU/AC) on the City of Coconut Creek and Broward County Future Land Use Maps. **Exhibit F** depicts the land use plan designations on the property and surrounding area. The approved PCD was granted 5.596 acres of Flex in 1996 and it is the intent to request the allocation of 2.96 acres of commercial flex acreage to Phase III. A similar request was granted for the approved PCD.

Zoning- The approved PCD is zoned PCD, and Phase III is zoned CF (Community Facility). **Exhibit G** depicts the zoning of the property and surrounding properties. It is the intent for Phase III zoning to permit self-storage and recreational vehicle storage as a special exception use. The approved PCD allowed self-storage uses in the B-3 zoning. The code has been subsequently modified to permit self-storage in the light industrial classification.

III. PROJECT DEVELOPMENT

A. Proposed Uses

The approved PCD uses are provided for in the B-3 Community Shopping District Master Business List. The approved Leder PCD contains commercial, a pet lodge and self-storage facility No.1, both of which require Special Land Use approval. The self-storage use is consistent with the City of Coconut Creek Comprehensive Plan Commercial Land Use category and is permitted if deemed appropriate by the City. Phase III proposes a new self-storage facility No.2, permitting recreational vehicle storage, which is also subject to Special Land Use approval and requires allocation of commercial acreage. Table II provides the development standards for the approved PCD and provides the standards for Phase III.

B. Development Standards

Standard	Phase II Required	Phase II Approved	Phase III Required	Phase III Approved	Phase III Alternative
MIN. PCD Size Sec. 13-355(d)(2)	10 AC	5.96 AC	1 AC	2.91 total 8.87 AC	
MAX. Building Coverage Sec. 13-355 (d)(2)(a)(1)	40%	30.10%	40%	34.2%	
MIN. Distance Between Buildings Sec. 13-355 (d)(2)(a)(c)	10 ft per story	10 ft per story with exception of kennels	10 Feet/Story	10 Feet/Story	
MAX. Floor Area Ratio Sec. 13-355 (d)(2)(a)(d)	Per PCD	0.64	Per PCD	1.35 overall .88	
MIN. Setback Abutting Public Road Sec. 13-355 (d)(4)(a)	25 ft	50 ft rear 101 ft front	25 ft	Rear 52'-9" Front 101-9 Feet	
MIN. Setback next to PCD Boundary No Portion of Setback Used for Parking Sec. 13-355 (d)(4)(b)	25 ft	39 Ft adjacent self-storage on West side Existing building to remain	25 ft	25 Ft minimum on South and East 18'-3" on north	Alignment of the drive aisle to the west reduced the dimension. Offset by increased buffer on other areas and incorporating aquatic plant for a more sustainable project in another buffer. Building is 52'-9' setback.
Perimeter Landscape Setbacks Sec. 13-355 (d)(4)(e)	25 ft	25 ft	25 ft	25 Ft minimum on south and east 18'-3" on north	Alignment of the drive aisle to the west reduced the dimension. Offset by increased buffer on other areas and incorporating aquatic plant for a more sustainable project in another buffer.

MIN. Open Space Sec. 13-355 (d)(4)(8)	20%	25.4%		29.7%	
MIN Distance Between Buildings and Parking Sec. 13-344 (c)(12) Sec. 13-443(7)(e)	10 ft (B-3)	- West parking adjacent to self- storage 10 ft landscape overhang -Existing building North side 10 ft including overhang - South side 9 ft including overhang - East side to remain	10 Ft	North end of building has 2'-11" landscape strip that will accommodate a green screen and small buffer. North end of building is under cover and not possible. Southeast end of the building is the entrance to the office and only has a sidewalk.	- Offset By Green Screens and increased buffer on East and front with materials above code requirements. Front of the building has 10 Ft except by office area. Southeast end of building has sidewalk against building and landscape buffer adjacent to roadway.
MAX. Building Height Sec. 13-344 ©(1)	36 ft	53 ft	53 ft	65'-7" Ft Top of Parapet	Increased at Commission hearing to raise building on south end to reduce impacts.
Sec. 13-443(6) ROW landscape adjacent to residential	3-tiered layer		3 tiered layers	Small hedge on north ROW in front of wall.	Due to alignment of wall and drive aisle additional landscape is not possible. Enhanced buffer on south side of wall with trees and landscaping.
Sec-13-443(15)(5) ROW PCD buffer	3-tiered layer		3 tiered layers	Small hedge on north ROW in front of wall	Due to alignment of wall and drive aisle additional landscape is not possible. Enhanced buffer on south side of wall with trees and landscaping.

C. Open Space Requirement and Computation

In accordance with Section 13-355 (d)(8) of the PCD Ordinance a minimum of twenty (20) percent of the gross PCD area must be maintained as open space consisting of landscape areas, water bodies and preservation areas. The open space provided is calculated in Table IV and illustrated on **Exhibit H**. Exact computations will be provided on the site plan indicating compliance with the criteria.

Description	Approved PCD			Phase III				Combined
	Acres	SQ FT.	%Coverage	Acres	SQ FT.	%Coverage	Combined	% SF
Project Area (Gross square feet Per Sec 13- 355(b)(2)	5.96	259,602	100%	2.91	126,976	100%	386,578	100%
Required Open Space Area (20% gross project)	1.19	51,920	20%	.582	25,395	20%	77,275	20%
Provided Open Space Area	1.49	65,160	25.4%	.85	37,688	29.7%	102,848	27%

D. Landscape Standards

The applicant recognizes the importance of adequate landscaping and has created specific landscape standards and requirements to modify certain standards to allow for flexibility in design. Specifically, the applicant proposes the following modifications to the City's landscape standards:

- Fifteen feet wide landscape strip along the west property line abuts the shopping center property line. The wall separating the two properties is set off 4.5 feet from the property line which increases the total amount of functional landscape on the west side providing a total of 19.5 feet. The City has requested a pedestrian path connecting the Hillsboro Pines neighborhood to Hillsboro Blvd. To accomplish the creation of a path at an opening in the rear wall has been created with a pedestrian path connecting to Hillsboro Blvd.
- The existing commercial building in Phase II has a 10 feet landscape strip with abutting parking. The PCD code requires a 25 feet setback on the perimeter which cannot include parking. These criteria cannot be accommodated due to the existing conditions, however with the addition of phase III a 25-foot buffer is no longer necessary, and the required buffer is on the eastern edge of phase III. To enhance the Hillsboro Corridor vision the 10-foot sidewalk is meandering with landscaping to create an enhanced pedestrian experience. As a result, a sidewalk easement will be granted to the city for portions outside of the right-of-way.
- The 10 Ft. landscape strip adjacent to the building and parking in phase III is modified to provide alternative areas and include a green screen on portions of the building.
- 3 layers of landscape along the ROW buffer on the north not possible due to the alignment of the wall and drive aisle to the east in Phase 1. Additional landscape including aquatic plants in the east buffer to enhance overall sustainability were added to offset requirement.

The Leder PCD will maintain the same landscape standards as the city code except where noted in PCD standards. **Exhibit I** provides an illustration of the major landscape buffer on Hillsboro Blvd. The buffer also incorporates a portion of the 10-foot sidewalk. Installation of landscape improvements and compliance with landscape standards shall be approved by the City at the time of site plan review.

Trees shall not be located in utility easements and landscape shall not obstruct drivers' sight at intersections.

E. Parking, Loading, Paving and Access Standards

Pursuant to City Land Development Code Section 13-355(d)(5), except where otherwise noted herein, all off-street parking and loading areas within the project shall comply with Section 13- 399 including, but not limited to Section 13-398 and the American with Disabilities Act (ADA) for all disabled parking spaces.

Parking around the existing commercial build does not meet current code requirements due to space size and vehicle overhang encroachment into landscape strip/buffers. The PCD proposes existing parking spaces and new parking surrounding the existing building to reflect the reduced standards.

The access drives are 24 ft wide with the two exceptions; 1) West driveway is 20 ft from the portion

adjacent to the Pet Lodge and 2) One way drive between Pet Lodge and existing buildings which are 16 ft width a mountable curb adding an additional 4 ft.

The approved PCD Pet Lodge has a 12' x 55' combination loading zone and pet drop off in front, and the self-storage facility No.1 has four loading spaces. All loading zones have 15 ft clearance. All access drives are a minimum of 24 feet in width. The Phase III self-storage facility No.2 is designed with two security gates; one at the NW corner, which is exit only. To accomplish the full circulation of Phase III, several parking spaces were removed in the approved PCD shown in **Exhibit J**.

In the approved PCD due to the unique uses and design of the project, the West access drive exceeds the maximum length. The PCD includes a textured paver approximately midway to compensate for the length. The uses in the approved PCD, with the exception of the commercial building, are not identified in the parking requirements of Section 13-401(b). The Pet Lodge has unique characteristics and the rate utilized in the PCD is derived from experiences in similar local facilities. The self-storage facility No.2 also utilized previously utilized rates. Table V indicates the PCD parking rates for the uses. Exact calculations will be permitted as part of the site plan approval process.

Table IV: Leder PCD Parking Requirements	
Use	Rate
Self-storage	1 space per 5,000 SF
Office	1 per 300 SF
Pet Lodging	1 per 2000 SF
Pet Lodging Admin.	1 per 300 SF
Pet Drop-off	3 spaces
Existing Commercial	1 per 300 10'x18' (with 2' overhang)
Parking Size	10'x20'
Handicapped	12'x20'
Loading	4 spaces- self storage (12'x55' with 15' clearance)

Access to the site is currently by two driveways connected internally by a cross access easement that also provides a connection to the adjacent property on the east. The east access has a turn lane and is lined up with a median opening on Hillsboro Blvd. In October 2016 the applicant met with FDOT to modify the driveway connection on the west end. FDOT approved the concept with the requirement for a turn lane/bus combination and provisions for a bike lane. As a result of the pre-approval the applicant is submitting a NVAL plat request to accommodate the proposed access identified on the site plan. The design to accommodate the NVAL required dedication of Right-of-Way on Hillsboro Blvd.

All pavement, including but not limited to drive lanes, parking stalls, turn lanes, entrances, and roadways, etc. shall be designed and constructed in accordance with City details, Engineering Division Standards and Policies, Code of Ordinances, and specifications; FDOT Roadways and Traffic Design Standards, Broward County Traffic Engineering Division; Manual of Uniform Traffic Control Devices and all other applicable regulatory agencies and standards.

All access ways connecting to the public Right-of-Way shall comply with FDOT Roadway and Traffic Design Standards Index 546.

F. Signage and Lighting Standards

All signage and lighting on the property shall comply with the City’s Code and be addressed as part of building permitting. The PCD will utilize Section 13-477 Designer Signs and prepare a Uniform Sign Plan. Plan will contain two monument signs, one for the existing commercial phase 1 and one sign for the Pet Lodge and Self-Storage. Phase III will also have signage that will coordinate with existing approved signage and will be submitted separately.

G. Easements

Utility easements shall not contain permanent improvements. All utilities on site will be underground.

H. Green Building

In accordance with Section 13-320 of the City’s code, which recognizes that green building construction improves the efficiency with which buildings and their properties utilize energy, water, and materials reducing development impacts on the environment and the city, all new development or redevelopment applications shall address the green building components detailed in Section 13-320(b) at time of development application submittal.

Exact details on each building will be included in the site plan submittal. The following are the basic components which will be included.

Green Building (Section 13-320)	
APPROVED PCD	PHASE III
a. Sustainable Site Development	
1. Construction Pollution Prevention	
i. An erosion and sedimentation control plan will be developed and implemented to control erosion and air born dust	i. An erosion and sedimentation control plan will be developed and implemented to control erosion and air born dust
2. Construction Site Materials Recycling	
ii. Utilizing construction waste management practices 75% of the project’s construction waste will recover, reused, and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste	ii. Utilizing construction waste management practices 75% of the project’s construction waste will recover, reused, and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste

3. Stormwater Management	
iii. Drainage system will incorporate a combination of swale and underground storage enhancing drainage sustainability.	iii. Drainage system will incorporate a combination of swale and underground storage enhancing drainage sustainability.
4. Alternative Transportation	
iv. County bus stops and local shuttle service are located adjacent to the site. Short term bicycle storage is provided on site. Additionally, signs will be provided on the site to provide premium parking spaces for carpooling and fuel-efficient vehicles as well as one electrical charging station.	iv. County bus stops and local shuttle service are located adjacent to the site. Short term bicycle storage is provided on site. There will be 6 public electrical charging stations conveniently located in Phase III
5. Minimizing Heat Island Effect	
v. A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.	v. A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.
b. Water Efficiency	
1. Innovation Water Technologies	
i. Toilets, urinals, private lavatory faucets and shower heads shall be water sense labeled and/or meet/exceed the USGBC baseline consumption values (water closet 1.6 GPF, lavatory faucets (restroom) 0.5 GPM, kitchen faucet 2.2 GPM, shower head 2.5 GPM)	i. Toilets, urinals, private lavatory faucets and shower heads shall be water sense labeled and/or meet/exceed the USGBC baseline consumption values (water closet 1.6 GPF, lavatory faucets (restroom) 0.5 GPM, kitchen faucet 2.2 GPM, shower head 2.5 GPM)
2. Water Efficient Landscape	
ii. Reduction in outdoor water consumption through the selection of native plant species and xeriscaping design concept	ii. Reduction in outdoor water consumption through the selection of native plant species and xeriscaping design concept
c. Energy Efficiency	
1. Minimum Energy Performance	
i. Building will be designed to meet the 2014 Florida Building Code and Florida energy code which is 20% above the national baseline	i. Building will be designed to meet the current Florida Building Code.
2. On-site Renewable Energy	
ii. EV charging station	ii. 6 EV Charging Stations. The first station installed at time of final certificate of occupancy for the building. The second station, 3 years thereafter, and third station, 2 years after the second station.

d. Indoor Environmental Quality	
1. Indoor Air Quality	
i. Mechanically ventilated space will be designed to meet ASHREA interior paints and coatings, adhesives and sealants will be low or no voc. Standards 62.1-2004 - ventilation for acceptable indoor air quality	i. Mechanically ventilated space will be designed to meet ASHREA interior paints and coatings, adhesives and sealants will be low or no voc. Standards 62.1-2004 - ventilation for acceptable indoor air quality
e. Materials and Recycling	
1. Recycling of Demolished Waste	
i. Utilizing construction waste management practices 75% of the project's construction waste will recover, reused, and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste.	i. Utilizing construction waste management practices 75% of the project's construction waste will recover, reused, and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste.
2. Storage and Collection of Recyclables Post-Occupancy	
i. On-site collection and storage of recyclables will be provided	i. On-site collection Based Storage Building #1 tenants are not allowed to leave anything behind which eliminates recycling at this facility also.
3. Building Reuse	
i. No Building Reuse	i. No Building Reuse possible.
4. Regional Materials	
i. The building will incorporate a high level of regional and recycled content material. Due to the nature of tilt up construction, large amounts of concrete, steel rebar and metal decking waste will not be produced. Utilizing construction waste management practices, the project will divert 75-80% of construction waste based on weight most of which will be concrete. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.	i. The building will incorporate a high level of regional and recycled content material. Due to the nature of tilt up construction, large amounts of concrete, steel rebar and metal decking waste will not be produced. Utilizing construction waste management practices, the project will divert 75-80% of construction waste based on weight most of which will be concrete. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.

13-320(b)(3)	Approved PCD	Phase III
Acknowledgements to maintain the green building components for the life of the building	Owner agrees to maintain the building components for the life of the building	Owner agrees to maintain the building components for the life of the building
Action 1.6 - Ensure 100% if new development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic, and environmental value.	Vertical green walls are incorporated into the Pet Lodge Site Wall design. They make a dramatic statement and create a welcoming environment for employees, clients, and visitors. Creates habitats for birds and beneficial insects, increasing biodiversity. Additionally, Eco-friendly cleaning products will be used in the Pet Lodge and Storage Facility. Solar benches are also part of the site amenities.	The applicant has created natural habitat for plants, birds and beneficial insects adjacent to the walkway on Hillsboro and by FDOT natural area on the southeast front of the site. Phase III also provides 6 public EV charging stations visible from Hillsboro Blvd. The charging stations will be phased in if and when demand warrants.
Action 2.1 – Achieve 40% tree canopy coverage throughout the city with maximum tree coverage on public and private land by 2020	Project meets or exceed tree canopy criteria for site adding to project target	Project calculation with conservative assumptions is 36%
Action 2.2 - Achieve 40% green roof coverage for new construction in MainStreet Project Area and 10% green roof coverage for new construction for areas outside of Mainstreet (high albedo paint on roof).	A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.	A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.
Action 5.1 - increase recycling throughout the City by 25% by 2014 and 50% by 2020	Although the site will have recycling as part of the business function, additional educational information will be displayed.	Although the site will have recycling as part of the business function, additional educational information will be displayed.
Action 5.3 - Require all construction and demolition debris to divert 75% of waste from landfills	Utilizing construction waste management practices, the project will divert 75-80% of construction wasted based on weight, most of which will be concrete and metal. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.	Utilizing construction waste management practices, the project will divert 75-80% of construction wasted based on weight, most of which will be concrete and metal. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.
Action 6.2 – Bicycle parking on site	Parking bicycles will be provided.	5 bicycle spaces will be provided.

Action 6.4 - Alternative vehicle parking	Site selection was related to public transportation, as bus stop located in front of the site, to promote alternative modes of transportation and increase mobility in the city. Additionally, signs will be provided on the site to provide premium parking spaces for carpooling and fuel-efficient vehicles as well as one electrical vehicle charging station.	The PCD has a bus stop located in front of the site, to promote alternative modes of transportation and increase mobility in the city. There will be 6 public electrical vehicle charging stations in the front of the additional site visible for the public use. The first station installed at time of final certificate of occupancy for the building. The second station, 3 years thereafter, and third station, 2 years after the second station.
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I. Analysis of Public Facilities

a. Roads - The property is located on the north side of Hillsboro Blvd. east of Lyons Road. The site has access from both east and west directions on Hillsboro Blvd. There is no vehicular access to the residential area (Hillsboro Pines) to the north. Phase III connects with the approved PCD on the NW corner of the site with an exit gate. The approved PCD will require amending the approved plan to eliminate three parking spaces to accomplish the total site circulation. **Exhibit J** depicts the Circulation Plan for the property. Access will be consistent with plat and FDOT requirements. **Exhibit K** contains the December 29th, 2022 FDOT Pre-Application approval.

Traffic generated by the proposed self-storage and pet lodge are minimal and generally not during peak hours. The proposed uses will generate less traffic than permitted by the B-3 commercial zoning. Any additional impacts will be assessed thru the plat note amendment based on the use restrictions. The proposed note modification on the plat will be a decrease in trips. A trip generation analysis was prepared addressing total daily trips expected from the additions and levels of service on Hillsboro Blvd. The traffic analysis of trip generation is illustrated on **Table V**.

Table V
Approved Trip Generation

Leder Hillsboro
Based on Site Plan prepared by Kenneth R. Carlson - Architect, P.A. (11/23/2016)

Trip Generation - Proposed Development

Daily	TC LUC	Units	Size	Daily Trip Generation Equation	Site Traffic	Site Traffic Enter	Site Traffic Exit
Mini Warehouse (Self Storage)*	151	Storage Unit	950	T = 0.25 (X)	235	119	119
Pet Lodge	N/A	Kennel	134	T = 0.207 (X)	415	206	206
Total Trips					650	325	325

A.M. Peak Hour	TC LUC	Units	Size	A.M. Peak Hour Trip Generation Equation	Site Traffic	Site Traffic Enter	Site Traffic Exit
Mini Warehouse (Self Storage)*	151	Storage Unit	950	T = 0.02 (X)	19	10	10
Pet Lodge	N/A	Kennel	134	T = 0.536 (X)	72	37	35
Total Trips					91	46	44

P.M. Peak Hour	TC LUC	Units	Size	P.M. Peak Hour Trip Generation Equation	Site Traffic	Site Traffic Enter	Site Traffic Exit
Mini Warehouse (Self Storage)*	151	Storage Unit	950	T = 0.02 (X)	19	9	10
Pet Lodge	N/A	Kennel	134	T = 0.489 (X)	66	25	31
Total Trips					85	44	41

* From Institute of Transportation Engineers "Trip Generation" Report, 9th Edition
** Based on traffic counts at similar facility (Table 1)

TABLE 1 Trip Generation Summary (Proposed Use) 4161 West Hillsboro Storage									
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	
Mini Warehouse (LUC 151)	171,673 sf	249	15	9	6	26	12	14	
External Trips		249	15	9	6	26	12	14	

Source: ITE Trip Generation Manual (11th Edition)

ITE Land Use Code 151 - Mini Warehouse / Self Storage

Daily Trips T = 1.45 (X), X = 1,000 square feet

AM Peak: T = 0.09 (X) (59% inbound and 41% outbound), X = 1,000 square feet

PM Peak: T = 0.15 (X) (47% inbound and 53% outbound), X = 1,000 square feet

Based on the analysis the Level of Service (LOS) on Hillsboro Blvd. is operating at "C" on a daily basis and peak hour. Even if all the additional traffic were added to Hillsboro Blvd. east or west of the site, the LOS would not be impacted.

b. Water and Wastewater Service

The schematic Water and Sanitary Sewer Engineering Plan, **Exhibit L** indicates the preliminary points of connection for water and gravity sewer. Exact configuration, line sizes and service points will be determined during the site plan submittal stage. Anticipated water and wastewater generated by the project is shown of **Table VI**.

Table VI: Water and Wastewater Generation Calculations						
Use	Approved PCD			Phase III		
	Level	Water	Wastewater	Level	Water	Wastewater
Pet Lodge Admin	2,340 SF	0.2 gpd/SF= 468 GPD	0.14 gpd/SF= 328 GPD			
Self-Storage	113,640 SF	0.1gpd/SF= 11,364 GPD	0.1 gpd/SF= 11,364 GPD	163,123 SF**	0.1 gpd/SF= 16,813GDP	0.1 gpd/SF= 16,813GDP
Existing Commercial	37,928 SF	0.2gpd/SF= 7,586 GPD	0.2gpd/SF= 7,586 GPD			

*Based on rates in the 2007 Comprehensive Plan

**Based on building square footage, not RV covered parking

The determined water & wastewater impact fees shall be paid in full before the issuance of a building permit. In addition, all permits required from State/ County/ and other agencies regarding water, sewer and/ or stormwater shall be obtained before issuance of an Engineering Permit.

c. Drainage

The project lies within the Cocomar Water Control District and is therefore subject to all of the requirements of the master Cocomar drainage permit criteria. All development must provide pretreatment for the first ½” of runoff. The pretreatment of the first ½” of storm water runoff will be met by utilization of exfiltration trench systems and swales. The PCD pervious and impervious data is shown on Table VII.

**Table VII
Pervious / Impervious Data**

APPROVED PCD

Land Use Description		Sub-Area	Area
Impervious Area			3.59 ac
	Building	1.12 ac	
	Pavement	2.16 ac	
	Sidewalk	0.31 ac	
Pervious Area			2.37 ac
	Open Space	2.37 ac	
Total Site Area			5.96 ac

PHASE III

Land Use Description		Sub-Area	Area
Impervious Area			2.06 ac
	Building	1.00 ac	
	Pavement	.91 ac	
	Sidewalk	.14 ac	
Pervious Area			.86 ac
	Open Space	.86 ac	
Total Site Area			2.91 ac

COMBINED PCD

Land Use Description		Sub-Area	Area
Impervious Area			5.64 ac
	Building	2.12 ac	
	Pavement	3.07 ac	
	Sidewalk	0.45 ac	
Pervious Area			3.23 ac
	Open Space	3.23 ac	
Total Site Area			8.87 ac

A detailed drainage plan will be provided as part of the site plan review in accordance with appropriate Municipal, County and State criteria. The proposed development will comply with all requirements of Broward County, Florida Department of Environmental Protection, South Florida Water Management District, City of Coconut Creek Code of Ordinances and Engineering Standards for all surface water management, drainage, and storm water pollution prevention plans. See **Exhibit M** for preliminary schematic storm water plan.

The City's requirements for water, wastewater, paving and drainage shall be met at time of Site Plan and Final Engineering reviews.

d. Solid Waste

The solid waste service provider for this project will be one recognized by the city to provide services. PCD management will require all tenants to recycle and support city efforts to become a green city. The anticipated waste generated by this project are shown in **Table VIII**.

Table VIII: Solid Waste Generation Calculations						
Use	Approved PCD			Phase III		
	Level	Generation Rate	Lbs./day	Level	Generation Rate	Lbs./day
Pet Lodge Administration	2,340	2lbs/100 SF/day	46.8			3,261
Self-Storage	113,640	2lbs/100 SF/day*	2,273	168,123 SF**	2lbs/100 SF/day*	3,362
Existing Commercial	37,929	4lbs/100 SF/day	1,517.1			

*Rates based on adopted rates which do not accurately reflect use (Self-Storage only has 300 +/- office and self-storage generally does not generate the same rate as warehouse the closest category)

**Based on building square footage, not RV covered parking

e. Utilities

All utilities within the PCD including electric, cable, and telephone will be provided by underground means pursuant to Section 13-355(d)(7) of the City Code of Ordinances.

J. Fiscal Impact Analysis

Calculations on fiscal impact were based on 2020 information obtained from the Broward County Property Appraiser's Office for the approved PCD and estimated fiscal impact for Phase III which was calculated and illustrated in Table IX.

<p>Table IX: Estimated PCD Fiscal Impact</p>

USE	Approved PCD	Phase III	Total PCD
Pet Lodge	\$2,679,150		\$2,679,150
Self-Storage	\$12,483,520	\$11,278,200	23,761,720
Commercial	\$4,973,620		\$4,973,620
TOTAL	\$20,136,290	\$11,278,200	\$31,414,490

*Additional tax based on millage rate of 6.5378 for 2022 is \$ 72,298

**Based on Broward County Property Appraiser 2022 total land and building values.

***Based on estimated construction cost of \$65/SF and self-storage land value of \$8.00/SF

There is no municipal cost for recreation facilities as this is a nonresidential development. Costs for providing associated water and sewer service to the development will be offset through developer fees and charges associated with the standard agreement and utility connection charges. All other municipal costs will be offset by projected revenues.

IV. Site Plan and Master Plan Procedures and Requirements

Development standards and specific uses shall be reviewed by the City Sustainable Development and reviewed by the City Planning and Zoning Board as part of the site plan review process and approved by the City Commission.

The procedures and requirements for the Site Plan approval are as follows:

1. Uses within the site plan shall conform to approved PCD uses.
2. All information required by Article III, Division 5, Site Plan Review requirements of the City Zoning regulations shall be provided.
3. A common architectural theme shall be incorporated and be consistent with elevations in the PCD as **Exhibit N**.

V. Dedications / Maintenance

Road Rights-of-Way and utility easements required by the City, County and other governmental agencies

will be dedicated to the public if applicable during the platting or engineering approval process.

The perimeter buffer shown on Hillsboro Blvd. as well as other buffers will be the responsibility of the PCD under a unified control document for the property.

VI. Conclusion

The Leder PCD will facilitate development of a quality project on a major corridor that is consistent with the goals, objectives, and policies of the City land use plans. The PCD document specifies the procedure and standards which will be adhered to of development within the PCD.

ORDINANCE NO. 2022-016

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE REZONING REQUEST SUBMITTED BY 4161 HILLSBORO, LLC AND LEDER HILLSBORO, LLC TO REZONE 4161 WEST HILLSBORO BOULEVARD FROM CF (COMMUNITY FACILITY) TO PCD (PLANNED COMMERCE DISTRICT), ALLOCATING 2.915 ACRES OF COMMERCIAL FLEXIBILITY ACREAGE TO BE REDESIGNATED FROM RESIDENTIAL TO COMMERCIAL FOR THE PROPERTY LOCATED AT 4161 HILLSBORO BOULEVARD AND LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF; AND BY AMENDING THE EXISTING LEDER HILLSBORO PCD GENERALLY LOCATED AT 4161-4191 WEST HILLSBORO BOULEVARD AND LEGALLY DESCRIBED IN EXHIBIT "B," ATTACHED HERETO AND MADE A PART HEREOF, TO INCLUDE THE REZONED CF ZONED PARCEL AND REVISE THE LEDER HILLSBORO PCD DEVELOPMENT REGULATIONS, AS PROVIDED IN EXHIBIT "C," ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 4161 Hillsboro, LLC is requesting rezoning approval to rezone the eastern parcel, 4161 West Hillsboro Boulevard, from CF (Community Facility) to PCD (Planned Commerce District) by amending the existing Leder Hillsboro PCD to include the CF zoned parcel, for the property legally described in Exhibit "A;" and

WHEREAS, the City of Coconut Creek Future Land Use Map designates this real property for Low-3, Residential 3 DU/AC, thus necessitating the allocation of 2.915 Residential-to-Commercial Flexibility Acres from Residential to Commercial land use; and

WHEREAS, in addition to adding the 4161 West Hillsboro property, the proposed rezoning will amend the entire Leder Hillsboro PCD area, generally located at 4161-4191 West Hillsboro Boulevard as legally described in Exhibit "B," to provide updated development regulations, for the entire Leder Hillsboro PCD area all as provided in Exhibit "C," the Leder Hillsboro PCD, attached hereto and incorporated herein; and

WHEREAS, the proposed rezoning to PCD is compatible with the surrounding existing zoning designations and uses for the properties in this vicinity; and

WHEREAS, the proposed rezoning will be consistent with the City of Coconut Creek Comprehensive Plan and Future Land Use Map; and

WHEREAS, at its public hearing held on July 13, 2022, the Planning and Zoning Board heard, reviewed, and duly considered the reports, findings, and recommendations of the City Staff, together with the opinions and testimony stated at the public hearing and has recommended approval of this item to the City Commission subject to conditions; and

WHEREAS, the City Commission has determined that the above described rezoning is in the best interest of the City and serves a public purpose based upon all the Development Review Committee comments and minutes, Planning and Zoning Board minutes, City staff reports, and findings of fact pertaining to this project located within the official City Development/Project file kept within the Department of Sustainable Development.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF COCONUT CREEK HEREBY ORDAINS:

Section 1: Ratification. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this ordinance. All Exhibits attached hereto are incorporated herein and made a specific part of this ordinance.

Section 2: Finding. That the City Commission finds and determines that the above described amendment meets the requirements of the City's Land Development Code and particularly, Section 13-36, "Zoning Map Amendments," subsection (e), "Standards for Decisions" and Section 13-356, "Same [PCD, Planned Commerce District Generally] – Rezoning of land to PCD," and is consistent with the City of Coconut Creek Comprehensive Plan and Future Land Use Map.

Section 3: Approval. That the City Commission accepts the recommendation of the Planning and Zoning Board of July 13, 2022, and hereby approves the rezoning from CF (Community Facility) to PCD (Planned Commerce District) for the property generally located at 4161 West Hillsboro Boulevard and legally described in Exhibit "A"

and amendments to the Leder Hillsboro PCD generally located at 4161-4191 West Hillsboro Boulevard as legally described in Exhibit "B," by incorporating new development standards and an updated list of permitted and special land uses as provided in the Leder Hillsboro PCD, attached hereto as Exhibit "C," all as attached hereto and made a part hereof subject to the following conditions of approval:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit unless otherwise stated therein.
2. Additional landscaping, in addition to the approved plans, shall be provided as shown on the additional exhibit Landscape Plan Sheet LP-101, dated 08-03-2022, provided by the applicant, as follows:
 - a. Sabal Palms have been added to provide additional screening from the houses to the new building. The heads of the palms will grow thick quickly to provide a visual barrier while the oaks and green buttonwood fill in.
 - b. The proposed clusia hedge will be allowed to grow to a maximum of 8' for additional screening and to allow the oaks and green buttonwood fill in.
 - c. Root barrier product will be provided along the fence line to limit the root system of the oaks and green buttonwoods from growing into the backyards of the adjacent homes.
 - d. All of the landscape material on the eastern property line, adjacent to the 4 homes, will be planted immediately after the drainage area has been excavated and the slopes stabilized to allow the material to get a "head start" in filling in prior to the remainder of the construction on site.
3. The hours of operation for the self-storage facility on the 4161 Hillsboro parcel are limited to 6:00 a.m. to 10:00 p.m. daily.
4. The sidewalk pedestrian access easement identified in the PCD regulations and proposed within the landscape buffer along Hillsboro Boulevard shall be recorded in the public records of Broward County, Florida prior to the issuance of a Certificate of Occupancy for Phase III of the PCD.
5. The first Electric Vehicle Charging Station identified in the PCD shall be installed prior to the issuance of a Certificate of Occupancy, the second charging station will be installed within three (3) years of the City Commission approval of the project, and the third charging station will be installed within five (5) years of the City Commission approval of the project.
6. The applicant shall record the Unified Control Agreement and the Access Easement Agreement as approved by the City Attorney's Office within 30 days of approval.

Section 4: Violation of Conditions. That failure to adhere to the terms and conditions of the approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this ordinance. The applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and this ordinance may be revoked by the City Commission at any time upon a determination that the applicant is not in compliance with the City Code or this ordinance.

Section 5: Other Approvals. That this approval does not in any way create a right on the part of the applicant to obtain a permit from a state or federal agency, and does not create liability on the part of the City for issuance of the approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that result in a violation of state or federal law.

Section 6: Agreement for Services. That the applicant, property owner, and or assigns agree to use City franchisees for all services related to the development and use of the subject property.

Section 7: Amendment of Ordinance No. 2017-049. That the Leder Hillsboro PCD adopted by Ordinance No. 2017-049, adopted December 14, 2017, is hereby replaced in its entirety by the Leder Hillsboro PCD adopted herein. Conditions of the PCD rezoning imposed in Ordinance No. 2017-049 shall continue to apply to the amended PCD as applicable.

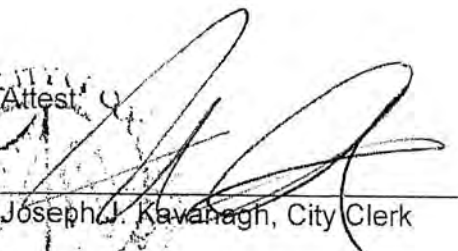

Section 8: Conflicts. That all ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this ordinance are hereby repealed to the extent of such conflict.

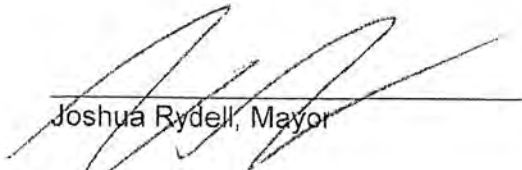
Section 9: Severability. That should any section or provision of this ordinance or any portion thereof, any paragraph, sentence, clause or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part hereof other than the part declared invalid.

Section 10: Effective Date. That this ordinance shall become effective upon its passage on second and final reading.

PASSED FIRST READING THIS 25TH DAY OF AUGUST, 2022.

PASSED SECOND READING THIS 27TH DAY OF OCTOBER, 2022.


Attest

Joseph J. Kavanagh, City Clerk


Joshua Rydell, Mayor

	<u>1st</u>	<u>2nd</u>
Rydell	<u>Aye</u>	<u>Aye</u>
Welch	<u>Aye</u>	<u>Aye</u>
Tooley	<u>Aye</u>	<u>Aye</u>
Railey	<u>Aye</u>	<u>Aye</u>
Brodie	<u>Aye</u>	<u>Aye</u>

ORDINANCE NO. 2022-017

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SPECIAL LAND USE APPLICATION SUBMITTED BY 4161 HILLSBORO, LLC TO ALLOW A SELF-STORAGE FACILITY, LOCATED AT 4161 WEST HILLSBORO BOULEVARD, AS LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR VIOLATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 4161 Hillsboro, LLC has made an application for Special Land Use approval to allow a self-storage facility at 4161 West Hillsboro Boulevard, for the property legally described in Exhibit "A;" and

WHEREAS, Section 13-35, "Special Land Use," of the City's Land Development Code provides criteria for review and consideration of a Special Land Use application by the City Commission; and

WHEREAS, at its public hearing held on July 13, 2022, the Planning and Zoning Board heard, reviewed, and duly considered the reports, findings, and recommendations of the City Staff, together with the opinions and testimony stated at the public hearing and has recommended approval of this item to the City Commission subject to conditions; and

WHEREAS, the City Commission has determined that the above described Special Land Use meets the standards and requirements of Section 13-35, "Special Land Use," based upon the evidence presented at the public hearing, all the Development Review Committee comments and minutes, Planning and Zoning Board minutes, City staff reports, and findings of fact pertaining to this project located within the official City Development/Project file kept within the Department of Sustainable Development.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF COCONUT CREEK HEREBY ORDAINS:

Section 1: Ratification. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this ordinance. All Exhibits attached hereto are incorporated herein and made a specific part of this ordinance.

Section 2: Finding. That the City Commission finds and determines that the above described Special Land Use meets the requirements of Section 13-35, "Special Land Use," of the City of Coconut Creek Code of Ordinances.

Section 3: Approval. That the Special Land Use for the property described in Exhibit "A," having been recommended for approval by the Planning and Zoning Board on July 13, 2022, and having been reviewed by the City Commission, is hereby approved subject to the following conditions:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit unless otherwise stated therein.
2. Landscaping, in addition to the approved plans, shall be provided as shown on the additional exhibit Landscape Plan Sheet LP-101, dated 08-03-2022, provided by the applicant, as follows:
 - a. Sabal Palms have been added to provide additional screening from the houses to the new building. The heads of the palms will grow thick quickly to provide a visual barrier while the oaks and green buttonwood fill in.
 - b. The proposed clusia hedge will be allowed to grow to a maximum of 8' for additional screening and to allow the oaks and green buttonwood fill in.
 - c. Root barrier product will be provided along the fence line to limit the root system of the oaks and green buttonwoods from growing into the backyards of the adjacent homes.
 - d. All of the landscape material on the eastern property line, adjacent to the 4 homes, will be planted immediately after the drainage area has been excavated and the slopes stabilized to allow the material to get a "head start" in filling in prior to the remainder of the construction on site.
3. Hours of operation for the self-storage facility proposed at the 4161 Hillsboro parcel shall be limited to 6:00 a.m. to 10:00 p.m. daily.
4. The sidewalk pedestrian access easement identified in the PCD regulations and proposed within the landscape buffer along Hillsboro Boulevard shall be recorded in the public records of Broward County, Florida prior to the issuance of a Certificate of Occupancy for Phase III of the PCD.
5. The first Electric Vehicle Charging Station identified in the PCD shall be installed prior to the issuance of a Certificate of Occupancy, the second charging station will be installed within three (3) years of the City Commission approval of the project, and the third charging station will be installed within five (5) years of the City Commission approval of the project.

6. The applicant shall record the Unified Control Agreement and the Access Easement Agreement as approved by the City Attorney's Office within 30 days of approval.

Section 4: Violation of Conditions. That failure to adhere to the terms and conditions of the approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this ordinance. The applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and this ordinance may be revoked by the City Commission at any time upon a determination that the applicant is not in compliance with the City Code or this ordinance.

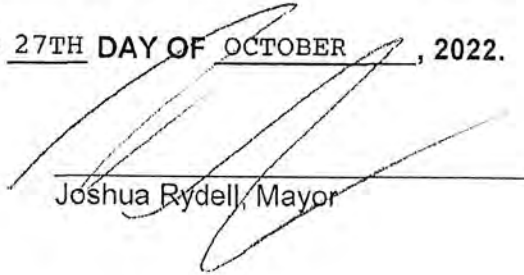
Section 5: Conflicts. That all ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this ordinance are hereby repealed to the extent of such conflict.

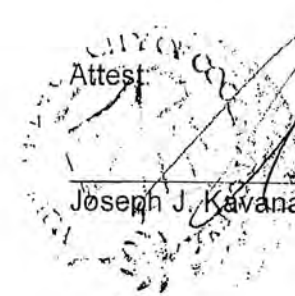

Section 6: Severability. That should any section or provision of this ordinance or any portion thereof, any paragraph, sentence, clause or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part hereof other than the part declared invalid.

Section 7: Effective Date. That this ordinance shall become effective upon its passage on second and final reading.

PASSED FIRST READING THIS 25TH DAY OF AUGUST, 2022.

PASSED SECOND READING THIS 27TH DAY OF OCTOBER, 2022.


Joshua Rydell, Mayor


Attest:

Joseph J. Kavanagh, City Clerk

	<u>1st</u>	<u>2nd</u>
Rydell	<u>Aye</u>	<u>Aye</u>
Welch	<u>Aye</u>	<u>Aye</u>
Tooley	<u>Aye</u>	<u>Aye</u>
Railey	<u>Aye</u>	<u>Aye</u>
Brodie	<u>Aye</u>	<u>Aye</u>

RESOLUTION NO. 2022-165

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SITE PLAN REQUEST OF 4161 HILLSBORO, LLC FOR THE PROPERTY LOCATED AT 4161 HILLSBORO BOULEVARD LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR VIOLATION OF CONDITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant, James Kahn, Keith and Associates ("Applicant"), on behalf of the property owner, 4161 Hillsboro, LLC ("Property Owner"), is requesting site plan approval for a self-storage facility on the property at the address of 4161 Hillsboro Boulevard, legally described in Exhibit "A," and

WHEREAS, the Applicant is seeking site plan approval to construct an one hundred sixty-eight thousand, one hundred twenty-three (168,123) square foot self-storage facility with an outdoor, covered recreational vehicle parking for five (5) to six (6) vehicles; and

WHEREAS, the proposed site plan is in compliance with the Leder Hillsboro Planned Commerce District (PCD) zoning district and Article III, "Zoning Regulations," of Chapter 13, "Land Development Code," of the City of Coconut Creek; and

WHEREAS, at its public hearing held on July 13, 2022, the Planning and Zoning Board heard, reviewed, and duly considered the reports, findings, and recommendations of the City staff, together with the opinions and testimony stated at the public hearing, and has recommended approval of this item to the City Commission subject to the conditions of approval; and

WHEREAS, the City Commission finds and determines that this site plan is in the best interest of the City and based upon the evidence presented at the public hearing, all

the Development Review Committee comments and minutes, Planning and Zoning Board minutes, City staff reports, and findings of fact pertaining to this project located within the official City Development/Project file kept within the Department of Sustainable Development, is consistent with the requirements of Article III, "Zoning Regulations," of Chapter 13, "Land Development Code," of the City of Coconut Creek and with the PCD, (Leder Hillsboro PCD), zoning regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:

Section 1: Ratification. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this resolution.

Section 2: Finding. That the City Commission finds and determines that the above described site plan complies with the requirements of Article III, "Zoning Regulations," of Chapter 13, "Land Development Code," of the City of Coconut Creek and with the PCD, (Leder Hillsboro PCD), zoning regulations.

Section 3: Approval. That this site plan application for the development of a self-storage facility for the property legally described in Exhibit "A," having been recommended for approval by the Planning and Zoning Board on July 13, 2022, and having been reviewed by the City Commission, is hereby approved subject to the following conditions:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit unless otherwise stated therein.
2. Landscaping, in addition to the approved plans, shall be provided as shown on the additional exhibit Landscape Plan Sheet LP-101, dated 08-03-2022, provided by the Applicant as follows:
 - a. Sabal Palms have been added to provide additional screening from the houses to the new building. The heads of the palms will grow thick quickly to provide a visual barrier while the oaks and green buttonwood fill in.
 - b. The proposed clusia hedge will be allowed to grow to a maximum of 8' for additional screening and to allow the oaks and green buttonwood fill in.
 - c. Root barrier product will be provided along the fence line to limit the root system of the oaks and green buttonwoods from growing into the backyards of the adjacent homes.
 - d. All of the landscape material on the eastern property line, adjacent to the 4 homes, will be planted immediately after the drainage area has been excavated and the slopes stabilized to allow the material to get a "head start" in filling in prior to the remainder of the construction on site.

3. Hours of operation for the self-storage facility proposed at the 4161 Hillsboro parcel shall be limited to 6:00 a.m. to 10:00 p.m. daily.
4. The sidewalk pedestrian access easement identified in the PCD regulations and proposed within the landscape buffer along Hillsboro Boulevard shall be recorded in the public records of Broward County, Florida prior to the issuance of a Certificate of Occupancy for Phase III of the PCD.
5. The first Electric Vehicle Charging Station identified in the PCD shall be installed prior to the issuance of a Certificate of Occupancy, the second charging station will be installed within three (3) years of the City Commission approval of the project, and the third charging station will be installed within five (5) years of the City Commission approval of the project.
6. The applicant shall record the Unified Control Agreement and the Access Easement Agreement as approved by the City Attorney's Office within 30 days of approval.

Section 4: Violation of Conditions. That failure to adhere to the terms and conditions of the approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this resolution. The applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and this resolution may be revoked by the City Commission at any time upon a determination that the applicant is not in compliance with the City Code or this resolution.

Section 5: Compliance with Applicable Codes. That the final site plan and building plans shall comply with all applicable zoning regulations and building codes.

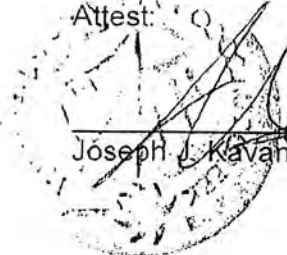
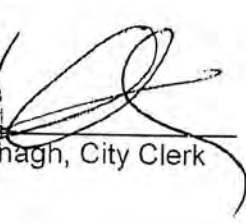
Section 6: Other Approvals. That this approval does not in any way create a right on the part of the applicant to obtain a permit from a state or federal agency, and does not create liability on the part of the City for issuance of the approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that result in a violation of state or federal law.

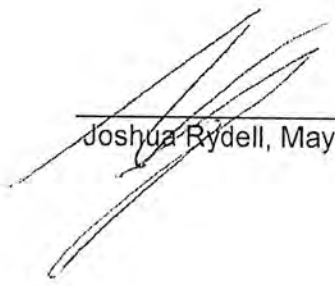
Section 7: Severability. That should any section or provision of this resolution, or any portion thereof, any paragraph, sentence, clause or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part hereof other than the part declared invalid.

Section 8: Conflicts. That all ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 9: Effective Date. That this resolution shall be in full force and effective upon approval of Rezoning Ordinance No. 2022-016 and Special Land Use Ordinance No. 2022-017 by the City Commission.

Adopted this 27th day of October, 2022.

Attest:  
Joseph J. Kavanagh, City Clerk


Joshua Rydell, Mayor

Rydell	<u>Aye</u>
Welch	<u>Aye</u>
Tooley	<u>Aye</u>
Railey	<u>Aye</u>
Brodie	<u>Aye</u>

JP:ae

\\pdc\data\Development Services\Com\mon\Documents\PLANNING & ZONING\Project Coordinator\Resolutions\2021\RES 2022-165 Leder Site Plan 08 25 22.docx

EXHIBIT "A"

Legal Description:

All of Parcel "A," Workingman's Nursery, according to the Plat thereof, as recorded in Plat Book 126, Page 22, of the Public Records of Broward County, Florida

CODE OFFICER JAN MOPPERT
SPECIAL MAGISTRATE CASES

Summons/Case # C26010011

Santana, Samuel Henrique

3676 Coco Lake Dr

Vio: 13-38-a (failure to obtain & complete the permit process:
screen enclosure behind the house)

IMPORTANT INSTRUCTIONS

SUMMONS TO APPEAR

State of Florida NO. 22601001
 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 10:41 AM / PM

Owner Name Santana, Samuel Henrique
 Last First MI

Owner Address 3676 Cocolake Dr
Coconut Creek FL 33073
 City State Zip

Legal/Folio 4842 08 09 1030

Violation Location 3676 Cocolake Dr
 Located in the City of Coconut Creek, Broward County, FL
 committed the following violation, contrary to law:

Failure to obtain & complete the permit process; screen enclosure behind the house

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 24th DAY OF June, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center
 Commission Chambers
 4800 West Copans Road
 Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$ _____. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

Jan Moppert 6/8/26 310
 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.

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
C26010011	3676 COCO LAKE DR	484208091030	SANTANA,SAMUEL HENRIQUE

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: 01/06/2026

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 6/9/26 - Receipt/Article #: 9589 0710 5270 3748 5751 41
Return Receipt Requested

Hand Delivery – Date: _____ - Time: _____ - Name: _____

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 6/8/26 - Time: 2:16 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

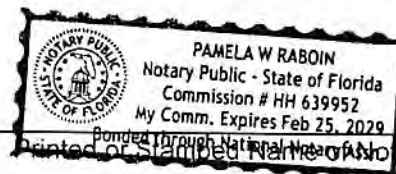
Jan Moppert

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 June, 2026 by MOPPERT, JAN who is personally known to me.

Pamela W Raboin
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. Cypans Road
 Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 3748 5751 41

SAMUEL HENRIQUE SANTANA
 3676 COCO LAKE DR
 COCONUT CREEK, FL 33073

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

14 1525 942E 0225 0120 6956

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

C26010011
 Summons
 Postmark
 Here
 JM 6/9/26

Postage \$ _____
 Total \$ _____

Sent SAMUEL HENRIQUE SANTANA
 Street 3676 COCO LAKE DR
 City COCONUT CREEK, FL 33073

SUMMONS TO APPEAR

State of Florida NO. 026010011
 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 20 26
 At 10:41 AM/PM

Owner Name Santana Samuel Hebricour
 Last First MI
 Last First MI
 Owner Address 3676 Coccolake Dr
Coconut Creek FL 32009
 City State Zip
4042 06/07/09
 Legal/Folio 3676 Coccolake Dr

Violation Location
 Located in the City of Coconut Creek, Broward County, FL
 committed the following violation, contrary to law:
Failure to obtain & complete the
permit process; screen enclosure
behind the house

In violation of Chapter(s) 10 Section(s) 9B-11
 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 06/08/2026 10:41 AM 10:41 AM 10:41 AM
 OF 06/08/2026 AT 10:41 AM 10:41 AM 10:41 AM
 City of Coconut Creek Government Center
 Commission Chambers
 4100 West Coburn 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.
Juan Hebricour 06/07/26 10:41
 Officer Signature Date ID#
Juan Hebricour
 Printed Name 15338

Signature Acknowledging Receipt of this Notice Date

Printed Name
 If you have any questions, call 1-813-976-1496 or 15338
 between 7AM-5PM Mon-Thurs.

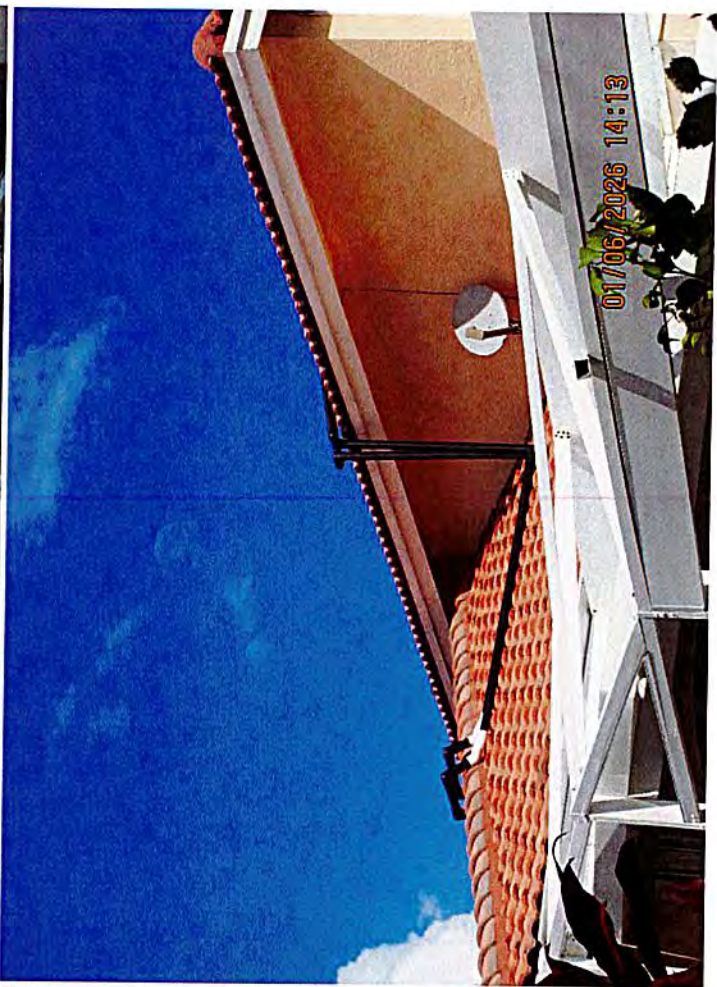
06/08/2026 14:16



06/08/2026 14:16



3676 Coco Lake Dr (Coco Lake) Posted Summons 6/8/26, 2:16 PM. JM



3676 Coco Lake Dr (Coco Lakes)

Observed Tuesday, 1/6/26

- (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 KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	3676 COCO LAKE DRIVE, COCONUT CREEK FL 33073	ID #	4842 08 09 1030
Property Owner	SANTANA, SAMUEL HENRIQUE	Millage	3212
Mailing Address	3676 COCO LAKE DR COCONUT CREEK FL 33073	Use	01-05
Abbr Legal Description	COCO LAKES 155-25 B POR PAR A DESC AS COMM NW COR PAR A,S 117.88,E 958.88 TO POB,E 50.20,S 114.53,SW 50.59,N 120.79 TO POB AKA: LOT 103 COCO LAKES		

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*	\$59,070	\$631,540	\$690,610	\$601,410	
2025	\$59,070	\$526,530	\$585,600	\$585,600	\$12,129.43
2024	\$59,070	\$553,650	\$612,720	\$612,720	\$12,709.33

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$690,610	\$690,610	\$690,610	\$690,610
Portability	0	0	0	0
Assessed/SOH 23	\$601,410	\$601,410	\$601,410	\$601,410
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	\$549,999	\$576,410	\$549,999	\$549,999

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/22/2020	WD-Q	\$456,000	116472798	\$10.00	5.907	SF
9/10/2014	QCD-T	\$100	112542984			
5/2/2008	WD-Q	\$370,000	45350 / 1520			
5/5/2004	WD	\$295,000	37455 / 420			
5/29/1997	WD	\$173,400	26560 / 750			
Adj. Bldg. S.F. (Card, Sketch)						2318
Units/Beds/Baths						1/4/3
Eff./Act. Year Built: 1998/1997						

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1								



RE: 3676 Coco Lake Dr. Coco Lakes

From Almas, Marcelo <MAlmas@coconutcreek.net>

Date Wed 1/7/2026 10:28 AM

To Moppert, Janet <JMoppert@coconutcreek.net>; Flanagan, Sean <SFlanagan@coconutcreek.net>; Vaughn, Thomas <TVaughn@coconutcreek.net>; Thomas, John <JThomas3@coconutcreek.net>; Vanek, Dwayne <DVanek@coconutcreek.net>

Cc Vollmer, Sharon <SVollmer@coconutcreek.net>; Torok, Mark <MTorok@coconutcreek.net>; Canfield, Brian <BCanfield@coconutcreek.net>

Good morning Janet,

Please proceed with a Code Compliance violation for work done without a permit.

Regards,

Marcelo Almas

Chief Structural Inspector
City of Coconut Creek
Resilient Design and Development Department
Building Division
Ph: (954) 973-6750 Ext. 1564



From: Moppert, Janet <JMoppert@coconutcreek.net>

Sent: Wednesday, January 7, 2026 9:09 AM

To: Flanagan, Sean <SFlanagan@coconutcreek.net>; Almas, Marcelo <MAlmas@coconutcreek.net>; Vaughn, Thomas <TVaughn@coconutcreek.net>; Thomas, John <JThomas3@coconutcreek.net>; Vanek, Dwayne <DVanek@coconutcreek.net>

Cc: Vollmer, Sharon <SVollmer@coconutcreek.net>; Torok, Mark <MTorok@coconutcreek.net>; Canfield, Brian <BCanfield@coconutcreek.net>

Subject: 3676 Coco Lake Dr. Coco Lakes

Re: Site Visit Findings - Ongoing Construction at Residential Property

Good Morning,

I received a complaint regarding construction activity taking place in the rear of the homeowner's property. There is no permit on file.

I conducted an onsite visit yesterday and took photographs, which are attached for your review. In addition to the replacement of the screen enclosure, there appears to be a significant amount of additional work underway.

Please advise on the how you would like me to proceed.

EMMIL(I)

(1-) 1/2

Thank you.

Jan Moppert
Code Compliance Officer
x1538

Fw: [EXTERNAL] 3676 coco lake dr - Santana

From Moppert, Janet <JMoppert@coconutcreek.net>
Date Thu 1/8/2026 10:09 AM
To Vanek, Dwayne <DVanek@coconutcreek.net>

Forwarding fyi

From: Almas, Marcelo <MAlmas@coconutcreek.net>
Sent: Wednesday, January 7, 2026 1:58 PM
To: Moppert, Janet <JMoppert@coconutcreek.net>; Theresa Nadassy <tnadassy@gmail.com>
Cc: Flanagan, Sean <SFlanagan@coconutcreek.net>
Subject: RE: [EXTERNAL] 3676 coco lake dr - Santana

Good afternoon,

Per Florida Statute 489.103(7), he is allowed to apply for an owner-builder permit and perform the work himself, if that is his primary place of residence and that he is not on selling or leasing the property within 12 months. However, for the type of work being proposed, we will require plans that are signed and sealed by a Florida Registered Design Professional (architect or engineer).

Regards,

Marcelo Almas

Chief Structural Inspector
City of Coconut Creek
Resilient Design and Development Department
Building Division
Ph: (954) 973-6750 Ext. 1564



From: Moppert, Janet <JMoppert@coconutcreek.net>
Sent: Wednesday, January 7, 2026 1:45 PM
To: Theresa Nadassy <tnadassy@gmail.com>; Almas, Marcelo <MAlmas@coconutcreek.net>
Cc: Flanagan, Sean <SFlanagan@coconutcreek.net>
Subject: Re: [EXTERNAL] 3676 coco lake dr - Santana

Subject: Owner/Builder Permit Clarification

Hi Theresa,

I'm not entirely sure, but I have copied Marcelo Almas, Chief Structural Inspector, on this reply so he can provide clarification. He will let you know whether the homeowner may apply for his permit(s) as an

emmil (2)

(2) 1/2

owner/builder.

Best Regards,
and Happy New Year

Jan Moppert

Code Compliance Officer



4800 W Copans Road

Coconut Creek, FL 33063

954-956-1538

www.coconutcreek.net

From: Theresa Nadassy <tnadassy@gmail.com>
Sent: Wednesday, January 7, 2026 12:17 PM
To: Moppert, Janet <JMoppert@coconutcreek.net>
Subject: [EXTERNAL] 3676 coco lake dr - Santana

External Email: Use caution with links and attachments.

Hi Jan.

I saw the violation you sent to Mr. Santana. He had applied for HOA approval twice and was denied twice, primarily based on the fact he was doing the work himself. He has a pool cleaning business and is not a licensed contractor.

Will he be able to secure permits if he's not using a licensed contractor? It's a safety concern for the community. Please let me know

Regards and best to you in the new year,

Theresa Nadassy
Coco Lakes HOA


(2) 2/2

Fw: 3676 Coco Lake Dr questions

From Moppert, Janet <JMoppert@coconutcreek.net>

Date Wed 2/4/2026 2:27 PM

To Almas, Marcelo <MAlmas@coconutcreek.net>

 1 attachment (7 MB)

IMG_5122.jpeg;

Hi Marcelo,

Sam is trying to get HOA approval in order to get a permit for the backyard screen enclosure. You and I both responded to complaints received about work being done without a permit. You went to his place in Coco Lakes, just like I did.

Any suggestions for him?

Jan Moppert
Code Compliance

From: Progressive Pools <progressivepools@usa.com>

Sent: Wednesday, February 4, 2026 8:57 AM

To: Moppert, Janet <JMoppert@coconutcreek.net>

Subject: [EXTERNAL] Case #C26010011

External Email: Use caution with links and attachments.

Hi Officer Moppert!
Good morning

I am still waiting for HOA approval. They have requested additional documents, so I need an extension to fully comply with their requirements

Attached is the photo of their most recent email

Let me know please

Samuel Santana
561-929-0474
3676 Coco Lake Dr
Coconut Creek

Emilia (3)

(3) 1/1

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)

**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C26- 03-0188**

PASQUALE & MARIA POERIO REV TR

PASQUALE POERIO TRSTEE ETAL

6712 PERUZZI WAY

LAKE WORTH FL 33467

Property Address: 3219 Carambola Circle S #23110

Respondent

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on May 27, 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 JUNE 24, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 24, 2026 SPECIAL MAGISTRATE HEARING.

This Order dated 3rd Day of June, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman

SPECIAL MAGISTRATE CLERK

F. W. Poo Y

SPECIAL MAGISTRATE

6/4/26

Date Received



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1607 5731 47

PASQUALE & MARIA POERIO REV TR
POERIO, PASQUALE TRSTEE ETAL
6712 PERUZZI WAY
LAKE WORTH FL 33467

PASQUALE & MARIA POERIO REV TR
POERIO, PASQUALE TRSTEE ETAL
6712 PERUZZI WAY
LAKE WORTH FL 33467

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24 1E25 209T 0225 0T20 6956

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 \$ _____

026030188
cont
Postmark Here
Jm 6/8/20

Postage \$ _____

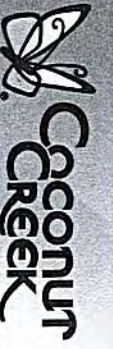
Total Postage a \$ _____

Sent To _____

Street and Apt. # _____

City, State, ZIP+ _____

PASQUALE & MARIA POERIO REV TR
POERIO, PASQUALE TRSTEE ETAL
6712 PERUZZI WAY
LAKE WORTH FL 33467



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Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
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CERTIFIED MAIL



9589 0710 5270 1607 5731 54

PASQUALE & MARIA POERIO REV TR
PASQUALE POERIO TRSTEE ETAL
3219 CARAMBOLA CIR S #23110
COCONUT CREEK, FL 33066

PASQUALE & MARIA POERIO REV TR
PASQUALE POERIO TRSTEE ETAL
3219 CARAMBOLA CIR S #23110
COCONUT CREEK, FL 33066

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45 TEL5 209T 0225 0TLD 6956

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	
Street and Apt	
City, State, Zip	

C26030188
CON+
Postmark Here
Jm 10/8/26

PASQUALE & MARIA POERIO REV TR
PASQUALE POERIO TRSTEE ETAL
3219 CARAMBOLA CIR S #23110
COCONUT CREEK, FL 33066

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



[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.

SUMMONS TO APPEAR

State of Florida NO. C26030188
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 2140

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) 306-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.



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
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 mopper t
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 April, 2026 by MOPPERT, JAN who is personally known to me.

Reshma Heraman
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Resilient Design & Development– Code Compliance
4800 W Copans Road, Coconut Creek, FL 33063
954-956-1476 – www.coconutcreek.gov



CITY OF COCONUT CREEK
 Resilient Design & Dev. Dept.
 Code Compliance Division
 4800 W. Copans Road
 Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 3748 5745 57

PASQUALE & MARIA POERIO REV TR
 POERIO, PASQUALE TRSTEE ETAL
 6712 PERUZZI WAY
 LAKE WORTH FL 33467

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25 5425 842E 0225 0120 6956

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

C 26030188
 Summons
 Postmark Here
 JM 5/11/26

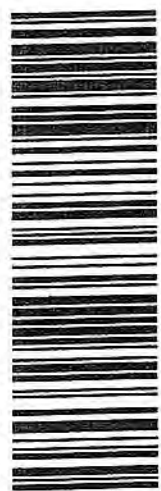
Postage \$
 Total Postage \$
 Sent To
 Street and Apt.
 City, State, ZIP+

PASQUALE & MARIA POERIO REV TR
 POERIO, PASQUALE TRSTEE ETAL
 6712 PERUZZI WAY
 LAKE WORTH FL 33467



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

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

C26030188

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JM 5/11/06

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Total Postage
\$ _____
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Street and Ap
City, State, Zi

3219 CARAMBOLA CIRCLE S #23110
COCONUT CREEK FL 33066

49 5425 842E 0225 0120 6956

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. C2603A9D
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 12:33 AM PM

Owner Name PASQUALE & MARIA POERIO REV TR
Last First MI
POERIO PASQUALE TRUSTEE ETAL
Last First MI

Owner Address 8712 PEEVZ21 WAY
City State Zip
LAKE WORTH FL 33467

Legal/Folio 4B42 20 AIT 2140

Violation Location 3219 Carambola Circle S F23110
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) 36-0
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 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 Meppert 5/6/26 310
Officer Signature Date ID#
Jan Meppert

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

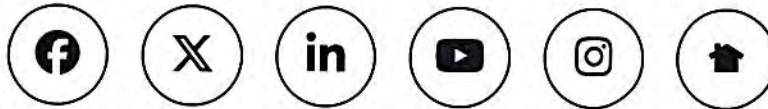
PASQUALE & MARIA POERIO REV TR
3219 CARAMBOLA CIRCLE S #23110
COCONUT CREEK FL 33066

WV



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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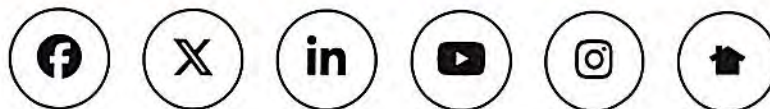
PERMIT STATUS

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.





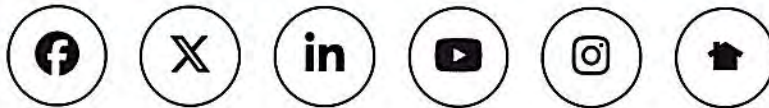
PERMIT STATUS

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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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

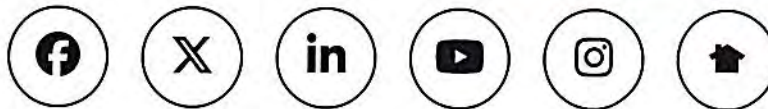
1-20-26 PERMIT EXPIRED PER BUILDING OFFICIAL

SFLANAGAN- CODE NOTIFIED- TJ

CONTACT: MICHEL MENARD 19043451774

EMAIL: AYKONMANAGEMENT@GMAIL.COM

TEMPORARY PERMIT#: 11024



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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 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	ID #	4842 20 AH 0140
Property Owner	PASQUALE & MARIA POERIO REV TR POERIO, PASQUALE TRSTEE ETAL	Millage	3212
Mailing Address	6712 PERUZZI WAY LAKE WORTH FL 33467	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				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
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			
				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					

OFFICER STEPHANIE O'NEIL
SPECIAL MAGISTRATE CASE

Summons/ Case # C26 05 0160
(Violator) Perez, Jonathan
FKH SFR RLP %First Key Homes LLC
540 NW 43 Ave
Violation: 5-6-b Prohibition on running at large (dog)

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.

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NO. C26050160

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Sunday Date May 24 2026

At 7:50 AM PM

Owner Name Perez Jonathan (violator)

FKH SFR RLP % First Key Home LLC
Last First MI

Owner Address 600 Galleria Pkwy Ste 300
Atlanta GA 30339
City State Zip

Legal/Folio 4842 3205 0070

Violation Location 540 NW 43rd AVE

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Prohibition on running at large (dog)

In violation of Chapter(s) 5 Section(s) 6-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 24 DAY OF June, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$ 50. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

Stephanie O'Neil 5/26/26 369
Officer Signature Date ID#

Stephanie O'Neil
Printed Name

Posted on property 5/26/26
Signature Acknowledging Receipt of this Notice Date

11:59 AM
Printed Name

If you have any questions, call 954-956-1476 or 973-6758 between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26050160	540 NW 43 AVE	484232050070	FKH SFR R LP

I, O'NEIL, STEPHANIE, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida State Statute, Chapter 162:

Initial Warning of Violation – Date: 05/22/2026

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 – FSS 162.12(1):

Certified Mail – Date Sent: 05/28/2026 - Receipt/Article : 9589071052703748574892-9589071052703748574885
Return Receipt Requested

Hand Delivery – Date: _____ - Time: _____ - Name: _____

Commercial Property – Title / relationship to business: _____

Additional Service – FSS 162.12(2):

Posting at Property – Date: 05/25/2026 - Time: 12:00PM (See photo of posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

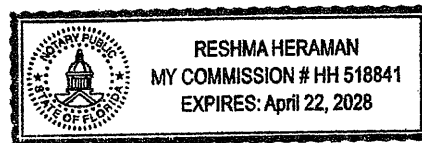
[Signature]
Signature of Animal Service Officer

Stephanie O'Neil
Printed Name of Animal Services Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 28 day of MAY, 2026 by O'NEIL, STEPHANIE who is personally known to me or has produced _____ as identification.

Reshma Heraman
Signature of Notary

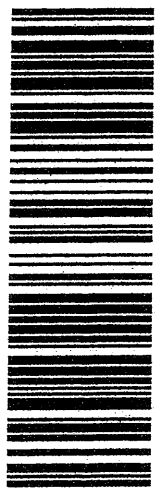


Printed or Stamped Name of Notary



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 3748 5748 92

FKH SFR R LP
% FIRST KEY HOMES LLC
600 GALLERIA PKWY STE 300
ATLANTA GA 30339

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:

FKH SFR R LP
% FIRST KEY HOMES LLC
600 GALLERIA PKWY STE 300
ATLANTA GA 30339



9590 9402 9875 5335 0912 94

2. Article Number (Transfer from service label)

9589 0710 5270 3748 5748 92

PS Form 3811, July 2020 PSN 7530-02-000-9033

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent

B. Received by (Printed Name) *[Signature]* Addressee

C. Date of Delivery *6/13/20*

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$
Sent To	
Street and Apt. N	
City, State, ZIP+4	

C26050160
Summons
Postmark
Here
3.0 5/28/20

FKH SFR R LP
% FIRST KEY HOMES LLC
600 GALLERIA PKWY STE 300
ATLANTA GA 30339

26 9425 942E 0225 0120 6956



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 5748 85

CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324



9590 9402 9875 5335 0913 00

2. Article Number (Transfer from service label)
9589 0710 5270 3748 5748 85

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- X** **RECEIVED** Addressee
- B. Received By (Printed Name) C. Date of Delivery
JUN 01 2026
CT CORPORATION
- D. Is delivery address different from item 1? Yes
If YES, enter full address below.

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

C26050160
Summers
Postmark Here
S.O 5/28/26

Sent To
Street and Ap
City, State, Zi

CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

59 9425 942E 0225 0720 6956



May 26, 2026 at 12:01:19
540 NW 43rd Ave
Coconut Creek, FL 33066
United States



540

Coconut Cr
6, 2026 At 12:00:4

INCIDENT/INVESTIGATION REPORT

I N C I D E N T D A T A	Agency Name Coconut Creek Police Department				Case# 2026-07867							
	ORI FL 0061100								Date / Time Reported 05/24/2026 20:38 Sun			
	Location of Incident 540 NW 43RD AV, Coconut Creek FL 33066				Gang Relat NO	Premise Type	geo2/geol 1		Last Known Secure 05/24/2026 18:50 Sun			
							At Found 05/24/2026 19:07 Sun					
D E T A I L	#1	Crime Incident(s) Animal Complaint - Other ANO			(Com)	Weapon / Tools			Activity			
						Entry	Exit	Security				
	#2	Crime Incident			()	Weapon / Tools			Activity			
						Entry	Exit	Security				
	#3	Crime Incident			()	Weapon / Tools			Activity			
						Entry	Exit	Security				
MO												
V I C T I M	# of Victims 0		Type:		Injury:				Domestic: 00			
	V1		Victim/Business Name (Last, First, Middle)			Victim of Crime #	DOB	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
							Age					
	Home Address					Email			Home Phone			
	Employer Name/Address					Business Phone			Mobile Phone			
	VYR	Make	Model	Style	Color	Lic/Lis	VIN					
CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim) Type: INDIVIDUAL (NOT A LE OFFICER) Injury:												
O T H E R S	Code	Name (Last, First, Middle)			Victim of Crime #	DOB	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status	
	OW	PEREZ, JONATHAN ANDREWJOSEPH				05/27/1994	W	M		Resident		
	Home Address 540 NW 43RD AV POMPANO BEACH, FL 33066					Email			Home Phone 954-856-6953			
	Employer Name/Address Self Employed (MOBILE DETAILIN)					Business Phone 954-856-6953			Mobile Phone 954-856-6953			
	Type: Injury:											
	Code	Name (Last, First, Middle)			Victim of Crime #	DOB	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status	
					Age							
Home Address					Email			Home Phone				
Employer Name/Address					Business Phone			Mobile Phone				
1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)												
P R O P E R T Y	VI #	Code	Status Frm/Tc	Value	OJ	QTY	Property Description			Make/Model	Serial Number	
Officer/ID# ONEIL, S. (CIU, R6) (PD19525)												
Invest ID# ONEIL, S. (CIU, R6) (PD19525)					Supervisor HENDRICKX, B. M. (CIU, U272)							
Status	Complainant Signature				Case Status Inactive		Case Disposition: 05/24/2026		Page 1			

INCIDENT/INVESTIGATION REPORT

Coconut Creek Police Department

Case # 2026-07867

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found							
D R U G S	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity	

Assisting Officers
ODIO, R. (PD19275), PATTON, T. (PD18992), RAMOS, E. (PD18660), CARMICHAEL, C.L. (PD19461)

Suspect Hate / Bias Motivated:

INCIDENT/INVESTIGATION REPORT

Coconut Creek Police Department

Narr. (cont.) OCA: 2026-07867

NARRATIVE
 SOUTH CREEK-
 ANIMAL COMPLIANT
 CODE VIOLATION SEC. 5-6-b

REPORTING OFFICER NARRATIVE

Cocomut Creek Police Department

OCA 2026-07867
Date / Time Reported Sun 05/24/2026 20:38

Victim	Offense <i>ANIMAL COMPLAINT - OTHER</i>	Date / Time Reported Sun 05/24/2026 20:38
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On Friday May 22nd 2026, at approximately 1945 hours, FTO Patton and I, responded to 540 NW 43rd Ave. In reference to a neighbor complaining about a dog roaming off the dog owners property and onto the neighbor's property, pooping in his yard twice

Upon arrival, FTO Patton and I witnessed the dog walking on the public sidewalk, and the resident standing outside by the front door. FTO Patton and I addressed the resident about his dog walking off property, and we talked to the resident about the city ordinance 5-6(b) prohibition of nuisances, (at large) and gave him a copy of the ordinance and a verbal warning. Subject identified himself as "John" would not give any further identification.

On Sunday, May 24, 2026, at approximately 1850 hours, FTO Patton and I were dispatched to 540 NW 43rd Ave. regarding a recurrent complaint involving the same dog, now identified as "Cash," roaming onto the public sidewalk and neighboring property.

Upon arrival at approximately 1707 hours, Cash's owner, now identified as "Jonathan Perez," was standing outside his garage. Cash was observed sitting near the border of the driveway and sidewalk. Upon our arrival, Cash stood up, approached us, and began wandering. Jonathan kept snapping his fingers to attempt to get Cash to come back onto his property.

Jonathan Perez appeared upset that we had responded to the residence again, He attempted to explain his understanding of the state statute and stated he did not believe he had done anything wrong. He seemed to be trying to control the conversation. He advised that Cash was always under his "verbal control" and he had strong recall ability.

While speaking with Jonathan Perez, Cash stood up and wandered away. Jonathan again snapped his fingers to try to get Cash to come back on property. We explained that during our previous contact we had educated him regarding Ordinance Sec. 5-6, "Prohibition on nuisances; Running at Large." FTO Patton reread the ordinance to him and explained the definition of "At-Large." We further explained that if Cash were involved in an incident with another dog or person while not physically restrained, Jonathan could potentially be held responsible.

Jonathan stated he was attempting to train Cash to remain within the property boundaries and advised that he regularly takes Cash places without a leash. We explained that due to the repeated nature of this issue, a citation would be issued.

Jonathan stated he did not care about receiving a citation. We further advised him that the property owner would also receive a copy of the citation. We were able to de-escalate the situation, and Jonathan understood.

We then spoke with the neighbor, Antoine Thurston, regarding prior incidents leading up to this event and whether he had attempted to resolve the issue directly with Jonathan. Antoine advised he had spoken with Jonathan at least four times regarding Cash entering his property and defecating on the premises. Antoine stated Jonathan had been extremely uncooperative. I provided Antoine with my contact information and instructed him to contact me if additional incidents occurred. Antoine was advised that Jonathan would be cited, and Antoine expressed hope that the issue would cease.

After speaking with Antoine, Jonathan approached me as I was returning to my vehicle and asked an additional question. Jonathan asked whether his dog was permitted to remain off leash while on his own property. I explained that if the dog entered public property, including sidewalks, the dog would need to be restrained as required by ordinance. Jonathan then asked about leash length requirements. I advised him that a six-foot leash could be used, or a leash up to 10 feet while on his property, on a swivel and provided the dog remained under appropriate supervision.

REPORTING OFFICER NARRATIVE

Coconut Creek Police Department

OCA 2026-07867
Date / Time Reported Sun 05/24/2026 20:38

Victim	Offense <i>ANIMAL COMPLAINT - OTHER</i>	Date / Time Reported Sun 05/24/2026 20:38
--------	--	--

Jonathan acknowledged and stated he understood.

Jonathan Perez was issued Citation "C26050160" for violation of Sec. 5-6(b), Ordinance - Prohibition on Nuisances; At Large.

My Axon BWC was activated during the incident, and uploaded to Evidence.com

Sec. 5-6. - Prohibition on nuisances; running at large, vicious dogs, dogs having bitten or attacked.

(a)

It shall be unlawful for any person owning any animal to allow the animal, either willfully or through failure to exercise due care, to create a nuisance within the city through loud or annoying noise, vicious or mean behavior, obnoxious or annoying smell, or by allowing the animal to deposit excrement on public property, streets or sidewalks of the city (without cleaning it up); or upon private property or on the common areas of private property maintained by an association without the consent of the owner of the private property.

(b)

It shall be unlawful for any person owning any animal to allow, either willfully or through failure to exercise due care, the animal to stray, run, or roam at large on any public property, or on the common areas of private property maintained by an association, street, sidewalk, or on any private property without the consent of the owner of that property. All animals shall be restrained by the owner by utilizing a leash or other method while the owner and the animal are on the public property, or on the common areas of private property maintained by an association, streets and sidewalks. An officer may issue a citation, or summons, to the owner of such animal that is found by the officer to be at large, as provided herein. Additionally, the officer may seize and impound the at-large animal at the owner's sole expense.

(Code 1980, § 3-3; Ord. No. 130-83, § 2, 7-14-83; Ord. No. 204-85, § 1, 12-12-85; Ord. No. 2001-024, § 1, 6-28-01; Ord. No. 2023-026, § 2, 5-23-24)



MARTY KIAR
BRWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	540 NW 43 AVENUE, COCONUT CREEK FL 33066	ID #	4842 32 05 0070
Property Owner	FKH SFR R LP	Millage	3212
Mailing Address	% FIRST KEY HOMES LLC 600 GALLERIA PKWY STE 300 ATLANTA GA 30339	Use	01-01
Abbr Legal Description	COCONUT CREEK 5TH SEC 57-19 B LOT 3 BLK 18		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2026 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$68,060	\$343,740	\$411,800	\$411,800	
2025	\$68,060	\$370,150	\$438,210	\$379,890	\$9,065.67
2024	\$68,060	\$346,140	\$414,200	\$345,360	\$8,383.73

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$411,800	\$411,800	\$411,800	\$411,800
Portability	0	0	0	0
Assessed/SOH	\$411,800	\$411,800	\$411,800	\$411,800
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	\$411,800	\$411,800	\$411,800	\$411,800

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/10/2025	SW*-T	\$100	120601327	\$8.25	8,250	SF
10/20/2020	SW*-T		116852711			
2/9/2018	WD-Q	\$317,000	114889075			
5/14/2015	WD-Q	\$247,000	112991357			
4/29/2009	WD-Q	\$188,000	46227 / 754			
				Adj. Bldg. S.F. (Card, Sketch)		1769
				Units/Beds/Baths		1/3/2
				Eff./Act. Year Built: 1966/1965		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	1		CM					
1			.19					

CODE OFFICER DANIELLA ORDONEZ
SPECIAL MAGISTRATE CASES

Summons/Case #C26 05 0110
Quinones, Reinaldo & Melissa
4725 NW 76 Street
Violation: 13-444-b-4-b
Improper Pruning

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
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Chapter 7 Child Care Centers	\$50	\$75	\$100	\$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 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. C26050110
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date May 19 2026

At 1:25 AM PM

Owner Name Quinones, Reinaldo & Melissa
Last First MI

Owner Address 4725 NW 76 Street
Coconut Creek FL 33073
City State Zip

Legal/Folio 4742 31 17 0410

Violation Location 4725 NW 76 Street
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

2 Shaped tree's

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 24 DAY OF June, 2026 AT 2:30 PM IN THE City of Coconut Creek Government Center

Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$~~_____~~. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

Daniella Ordonez 6/4/26 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name

Posted 12:57 p.m. 6/4/26
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 1576 between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26050110	4725 NW 76 ST	474231170410	QUINONES, REINALDO & MELISSA

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: 05/19/2026

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 06/08/26 - Receipt/Article #: 9589071052703748574991
Return Receipt Requested

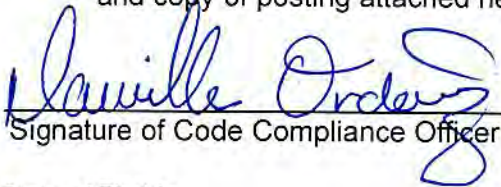
Hand Delivery – Date: _____ - Time: _____ - Name: _____

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 06/04/26 - Time: 12:57 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.)

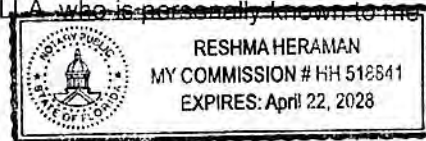

Signature of Code Compliance Officer

Daniella Ordonez
Printed Name of Code Compliance Officer

State of Florida
County of Broward

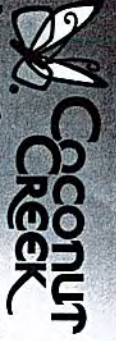
Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 8 day of June, 2026 by ORDONEZ, DANIELLA who is personally known to me


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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 5749 91

QUINONES, REINALDO & MELISSA
4725 NW 76 ST
COCONUT CREEK FL 33073-2706

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

76 6425 942E 0225 0T20 6956

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

C26050110
Summons
Postmark
Here
D.O 6/18/06

Postage
\$
Total Postage \$

Sent To
Street and Apt.
City, State, ZIP+

QUINONES, REINALDO & MELISSA
4725 NW 76 ST
COCONUT CREEK FL 33073-2706



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. 026050110

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:
Day Thursday Date May 17 2020

At 1:25 AM/PM
Owner Name Guillermo Hernandez Melisa
Last First MI

Owner Address 4725 NW 76 Street
City Coconut Creek FL State 33733 Zip

Legal Folio 4742 31 17 0410
Violation Location 477 NW 76 Street
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:
2 Shaped trees

In violation of Chapter(s) 12 Section(s) 444.2-4.5
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 Thursday THE 24 DAY
OF May 2020 AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063**

**EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$500. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.**

YOU OR A REPRESENTATIVE MUST APPEAR.

Officer Signature [Signature] Date 5/17/20 ID# 336

Printed Name [Name]

Signature Acknowledging Receipt of this Notice [Signature] Date 5/17/20

Printed Name [Name]

If you have any questions, call 954-956-1476 or
between 7AM-5PM Mon-Thurs. 1536

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 ($\frac{1}{2}$) the diameter inches of the abused tree.
 4. Replacement trees shall be installed on site or on public lands if such installation is approved by the city. If no suitable public lands are located or if all replacement trees cannot be accommodated on site, the violator shall pay a fee into the Coconut Creek Tree Preservation trust account. Each replacement tree shall be a species found on the list of approved trees adopted and found herein. Replacement trees shall be Florida No. 1 quality or better. More than one (1) tree may be utilized for replacement if the aggregate sum of

the diameter inches of the replacement trees is equal to or greater than the required replacement tree diameter inches. For each abused tree, the fee shall be determined by multiplying the aggregate diameters of the replacement trees that cannot be replaced on site, by one hundred fifty dollars (\$150.00) per diameter inch. Replacement trees shall have a diameter of not less than three (3) inches as measured four and one-half (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)

Summons/Case #C26 05 0112
Cioffi, Robert & Christina
7621 NW 47 Ave
Violation: 13-444-b-4-b
Improper Pruning

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. C26050112
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date May 19 2026
At 1:27 AM/PM

Owner Name Cioffi, Robert & Christina Marie
Last First MI

Owner Address 7621 NW 47 Ave
Coconut Creek FL 33073
City State Zip

Legal/Folio 4742 31 17 0440

Violation Location 7621 NW 47 Ave
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

2 improperly pruned
Grumbo Limbos

In violation of Chapter(s) 13 Section(s) 444-b-4-h
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 24 DAY OF June, 2026 AT 2:30 PM IN THE City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.
Daniella Ordonez 6/4/26 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name

Posted 12:52 p.m. 6/4/26
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 1576
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26050112	7621 NW 47 AVE	474231170440	CIOFFI, ROBERT & CHRISTINA MARIE

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: 05/19/2026

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 06/08/26 - Receipt/Article #: 9589071052703748574984
Return Receipt Requested

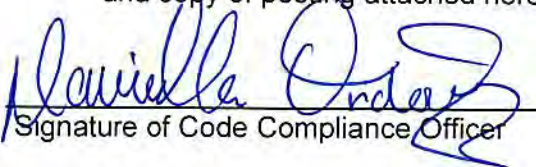
Hand Delivery – Date: _____ - Time: _____ - Name: _____

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 06/04/26 - Time: 12:52P.M. (See Photo of Posting)

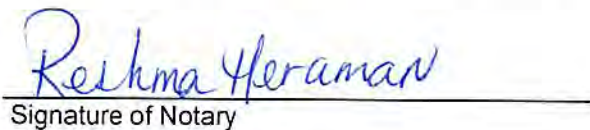
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

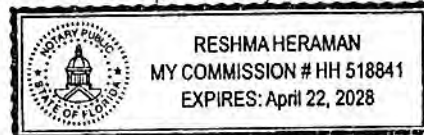

Signature of Code Compliance Officer


Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 8 day of June, 2026 by ORDONEZ, DANIELLA who is personally known to me.


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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 5749 84

CIOFFI, ROBERT & CHRISTINA MARIE
7621 NW 47 AVE
COCONUT CREEK FL 33073

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OFFICIAL USE

49 6425 942E 0225 0T20 6956

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Q26050112
Summons
Postmark
Here
D.O 6/8/06

Postage \$
Total Postage and

Sent To
Street and Apt. No.
City, State, ZIP+4

CIOFFI, ROBERT & CHRISTINA MARIE
7621 NW 47 AVE
COCONUT CREEK FL 33073

Before the Special Magistrate in and for the
City of Cassara Creek, Broward County, Florida

SHOWING TO APPEAR

Name of Party: City of Cassara Creek
City of Cassara Creek
Responsible Department: Code Compliance

The undersigned hereby certifies that the herein set out and successive
grounds in support of the foregoing are true
and correct. Donna J. [redacted]

As of 1/23 and that
Power of Attorney: [redacted]
Last First Middle Initial

Street Address: 1000 N. [redacted]
City State Zip

Legal Rate: [redacted]

Vehicle Location: [redacted]
Located in the City of Cassara Creek, Broward County, FL
as provided for following section, chapter or law:
[redacted]

Location of Deposition: [redacted]
City of Cassara Creek of the City of Cassara Creek, Broward
County, Florida

YOU AND OTHERS UNDERSIGNED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE OF THE CITY OF CASSARA CREEK,
FLORIDA ON 1/23 AT 10:00 AM IN Y
OF [redacted] AND IN THE
City of Cassara Creek, Broward County
Conservation Commission
1000 N. Cassara Road
Cassara Creek, Florida 33422

ANYONE AS CHECKED HEREIN WHO HAS THE RIGHT
TO ENFORCE EITHER OPTION AS SET FORTH ON THE
RETURN OF THIS NOTICE, THIS SEND ADVANCE IN
A FINE AMOUNT OF UP TO \$1000 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND FOR EACH
DAY THE VIOLA REMAINS UNCORRECTED.

NO OR A REPRESENTATIVE MUST APPEAR.
[redacted]

Office Signature: [redacted]
Name: [redacted]

Signature: [redacted]
Signature Acknowledging Receipt of this Notice: [redacted] Date: [redacted]

Printed Name:
If you have any questions, call the Magistrate at
between 9:00 AM and 5:00 PM.



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).
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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)

Summons/Case #C26 05 0113

Wexler, Lucas Ian

7610 NW 47 Ave

Violation: 13-444-b-4-b

Improper Pruning

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. C26050113
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date May 19 2026
At 1:29 AM/PM

Owner Name Nexler Lucas Ian
Last First MI

Owner Address 7610 NW 47 Ave
Coconut Creek FL 33073
City State Zip

Legal/Folio 4742 31 17 0560

Violation Location 7610 NW 47 Ave
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Improper pruned Gumbo Limbo

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 24 DAY OF June, 2026 AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.
Daniella Ordonez 6/4/26 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name
Posted 12:48 p.m. 6/4/26
Signature Acknowledging Receipt of this Notice Date

Printed Name
If you have any questions, call 954-956-1476 or 1576
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26050113	7610 NW 47 AVE	474231170560	WEXLER,LUCAS IAN

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: 05/19/2026

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 06/08/26 - Receipt/Article #:9589071052703748574960
Return Receipt Requested

Hand Delivery – Date: _____ - Time: _____ - Name: _____

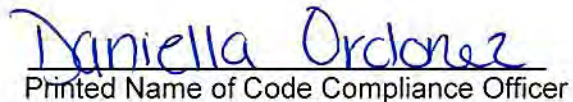
Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 06/04/26 - Time: 12:48P.M.(See Photo of Posting)

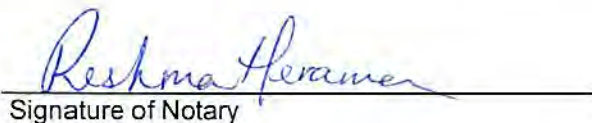
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

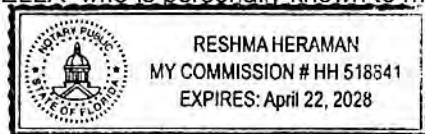

Signature of Code Compliance Officer


Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 8 day of June, 2026 by ORDONEZ, DANIELLA who is personally known to me.


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



CERTIFIED MAIL

9589 0710 5270 3748 5749 60



WEXLER, LUCAS IAN
7610 NW 47 AVE
COCONUT CREEK FL 33073-2721

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage a	\$
Sent To	
Street and Apt. #	
City, State, ZIP+4	

C26050113
Summers
Postmark
Here
D.O 61866

WEXLER, LUCAS IAN
7610 NW 47 AVE
COCONUT CREEK FL 33073-2721

11/10/2026

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. 026050113
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date May 19 2026
At 1:29 AM/PM

Owner Name NEXIA LUCAS KAN
Last First MI

Owner Address 7610 NW 47 AVE
Last First MI

City Coconut Creek FL State FL Zip 33073

Legal/Folio 4707 31 17 C300

Violation Location 7610 NW 47 AVE

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:
Impoverished (Lumber)

In violation of Chapter(s) 13 Section(s) 444-154-1
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 June 22 THE 24 DAY
OF June, 2026 AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$200. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

Officer Signature Demetria Cook Date 5/19/26 ID# 73

Printed Name Demetria Cook

Signature Acknowledging Receipt of this Notice [Signature] Date 5/19/26

Printed Name _____
If you have any questions, call 954-956-1476 or 1576
between 7AM-5PM Mon-Thurs.



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

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)

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

**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C26- 03-0147**

MIRIANA RAMOS DA SILVA
GUSTAVO C. MASCARENHAS
6303 NW 42nd TERRACE
COCONUT CREEK FL 33073

Property Address: 6303 NW 42nd Terrace

Respondent

ORDER GRANTING CONTINUANCE

An administrative hearing was held before the undersigned Special Magistrate on May 27, 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 JUNE 24, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 24, 2026 SPECIAL MAGISTRATE HEARING.

This Order dated 3rd Day of June, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received



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CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

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9589 0710 5270 1607 5731 85

RAMOS DA SILVA, MIRIANA
MASCARENHAS, GUSTAVO C
6303 NW 42 TER
COCONUT CREEK FL 33073

RAMOS DA SILVA, MIRIANA
MASCARENHAS, GUSTAVO C
6303 NW 42 TER
COCONUT CREEK FL 33073

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

C26030147
cont
DO
Postmark Here
6/9/26

Postage \$
Total Postage a \$
Sent To
Street and Apt.
City, State, ZIP+4

RAMOS DA SILVA, MIRIANA
MASCARENHAS, GUSTAVO C
6303 NW 42 TER
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:

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.

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 20 26

At 10:20 AM / PM

Owner Name Ramos Da Silva, Mirianca
Last First MI
Mascarehas, 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-C
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.
Daniella Ordaz 5/11/26 356
Officer Signature Date ID#

Daniella Ordaz
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.



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 #: 958907105270574847
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.)


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.


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 47

RAMOS DA SILVA, MIRIANA
MASCARENHAS, GUSTAVO C
6303 NW 42 TER
COCONUT CREEK FL 33073

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

C26030147
Summons
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D.O 5/13/26

44 9425 942E 0225 0T20 6956

Sent To
Street and Apt.
City, State, ZIP+

RAMOS DA SILVA, MIRIANA
MASCARENHAS, GUSTAVO C
6303 NW 42 TER
COCONUT CREEK FL 33073

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. 27603/117

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 Princess M. Silva Mirechka
Last First MI
Mirechka Princess M

Owner Address 6223 NW 42 Ter
Last First MI
Coconut Creek FL 33072
City State Zip

Legal/Folio 4842 NS F 2020

Violation Location 6223 NW 42 Ter
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) 12 Section(s) 38-1
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 March, 2026 AT 2:00 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$ 500. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

Officer Signature Daniella Ordinoz Date 3/11/26 ID# 356

Printed Name Daniella Ordinoz

Signature Acknowledging Receipt of this Notice Daniella Ordinoz Date 3/11/26

Printed Name

If you have any questions, call 954-956-1476 or 456-1576
between 7AM-5PM Mon-Thurs.

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 FOR 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.



Property Address	6303 NW 42 TERRACE, COCONUT CREEK FL 33073-3266	ID #	4842 05 15 2030
Property Owner	RAMOS DA SILVA, MIRIANA MASCARENHAS, GUSTAVO C	Millage	3212
Mailing Address	6303 NW 42 TER COCONUT CREEK FL 33073	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

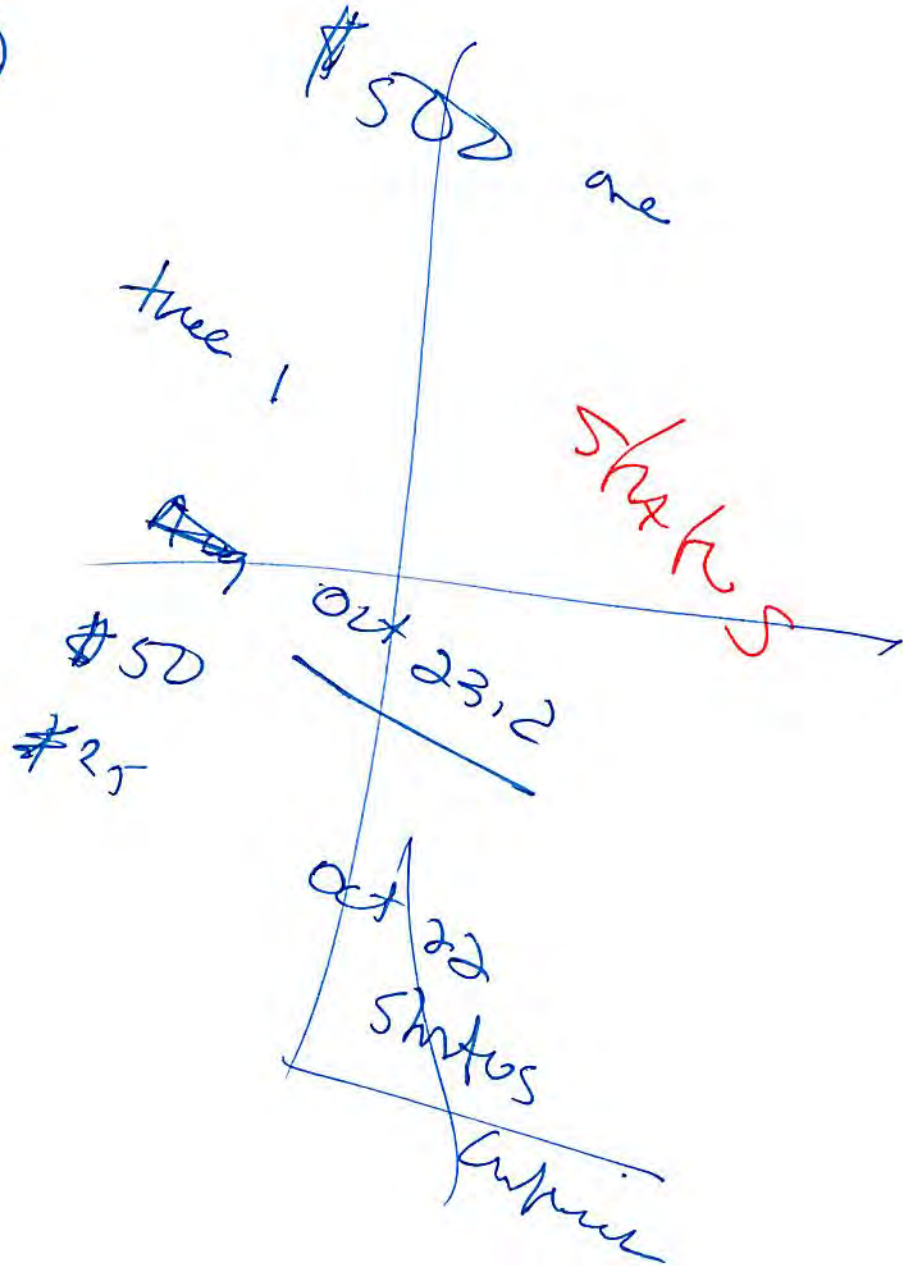
Sales History			
Date	Type	Price	Book/Page or CIN
4/21/2017	SWD-Q	\$355,000	114342431
4/21/2017	PRD-T	\$100	114342430
10/29/1996	WD	\$160,000	25593 / 545
5/23/1996	TD*	\$90,000	24979 / 943

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		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
32	Z		CM					
R	1		CM					
1			.17					

(NP)



**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 -0045**

HYSON MCKENZIE
ELETTE FRANKLIN
7138 CRESCENT CREEK LN
COCONUT CREEK FL 33073-3129 Property Address: 7138 Cresent Creek Lane

Respondent

ORDER EXTENDING TIME FOR COMPLIANCE

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.

DONE AND ORDERED MARCH 4, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

R. M. Pooey
SPECIAL MAGISTRATE

3/4/2026
Date Received



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



7016 2140 0000 8545 8247

MCKENZIE, HYSON H/E
FRANKLIN, ELETTE
7138 CRESCENT CREEK LN
COCONUT CREEK FL 33073-3129

MCKENZIE, HYSON H
FRANKLIN, ELETTE
7138 CRESCENT CREE
COCONUT CREEK FL 330

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage a	\$
Sent To	
Street and Apt. #	
City, State, ZIP+4	

C25070045
EX 7 FO
Postmark Here
D.L 3/18/06

MCKENZIE, HYSON H/E
FRANKLIN, ELETTE
7138 CRESCENT CREEK LN
COCONUT CREEK FL 33073-3129

PS Form 3800

4228 5459 0000 04T2 9T02

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:

MCKENZIE, HYSON H/E
FRANKLIN, ELETTE
7138 CRESCENT CREEK LN
COCONUT CREEK FL 33073-3129



9590 9402 8966 4064 7139 76

2. Article Number (Transfer from service label)
7016 2140 0000 8545 8247

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) H. MCKENZIE
- C. Date of Delivery 3/13/06
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

PS Form 3811, July 2020 PSN 7530-02-000-9053

**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C25-07 -0045**

HYSON MCKENZIE

ELETTE FRANKLIN

7138 CRESCENT CREEK LN

COCONUT CREEK FL 33073-3129

Property Address: 7138 Crescent Creek Lane

Respondent

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

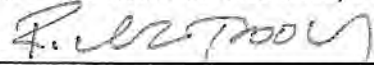
An administrative hearing was held in this matter before the undersigned Special Magistrate on October 22, 2025. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

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 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 24th DAY OF OCTOBER, 2025

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE



SPECIAL MAGISTRATE CLERK

10/28/2025

Date Received



CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



9589 0710 5270 0954 9582 5b

MCKENZIE, HYSON H/E
FRANKLIN, ELETTE
7138 CRESCENT CREEK LANE
COCONUT CREEK FL 33073-3129

MCKENZIE, HYSO
FRANKLIN, ELE
7138 CRESCENT CRE
COCONUT CREEK FL 3:

MCKENZIE, HYSON H/E
FRANKLIN, ELETTE
7138 CRESCENT CREEK LANE
COCONUT CREEK FL 33073-3129



2. Article Number (Transfer from service label)

9589 0710 5270 0954 9582 5b

PS Form 3811, July 2020 PSN 7530-02-000-9053

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95 2856 4560 0225 0120 6856

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

C25070045
DU Postmark Here
10/29/25

Postage
\$ Total
\$ Sent
\$ Street
City

MCKENZIE, HYSON H/E
FRANKLIN, ELETTE
7138 CRESCENT CREEK LANE
COCONUT CREEK FL 33073-3129

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 B. Received by (Printed Name) Addressee
 C. Date of Delivery
 D. Is delivery address different from item 1? No Yes
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**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 -0045**

HYSON MCKENZIE
ELETTE FRANKLIN
7138 CRESCENT CREEK LN
COCONUT CREEK FL 33073-3129

Respondent

FINAL ORDER

*VIOLATION: FRONT YARD TREE REMOVED WITHOUT REQUIRED TREE
REMOVAL PERMIT / CITY CODE SEC. 13-448 (C)(1)*

An administrative hearing was held before the undersigned Special Magistrate on July 23, 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 7138 Crescent Creek Lane and more particularly described as follows:

Property Id: 4742 32 08 1070

COCONUT POINT 164-27 B PART OF PARCEL A DESC'D AS, COMM AT NW COR OF PARCEL A, SE 369.88 TO POB, SLY 45.00, WLY 113.00, NLY 45.00, ELY 113.00 TO POB
AKA: LOT 107 CRESCENT CREEK

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is front yard tree removed without required tree removal permit, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was not present at the hearing and the sworn testimony of the City was not contested.

CONCLUSIONS OF LAW:

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-448 (C)(1) AND THE RESPONDENT IS FINED **FIVE HUNDRED DOLLARS (\$500.00)** FOR THIS VIOLATION. THE RESPONDENT SHALL HAVE UNTIL OCTOBER 23, 2025 TO PAY THIS FINE AMOUNT TO THE CITY.

THE RESPONDENT IS GIVEN UNTIL OCTOBER 23, 2025 TO OBTAIN AND COMPLETE THE REQUIRED TREE REMOVAL PERMIT PROCESS OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

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 26th DAY OF JULY, 2025

CITY OF COCONUT CREEK, FLORIDA

Reshna Heraman
SPECIAL MAGISTRATE CLERK

R. M. 2700 21
SPECIAL MAGISTRATE

7/29/2025
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 0304 10

MCKENZIE, HYSON H/E
FRANKLIN, ELETTE
7138 CRESCENT CREEK LN COCONUT
CREEK FL 33073-3129

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:

MCKENZIE, HYSON H/E
FRANKLIN, ELETTE
7138 CRESCENT CREEK LN COCONUT
CREEK FL 33073-3129



9590 9402 7617 2122 8169 66

2. Article Number (Transfer from service label)

9589 0710 5270 1776 0304 10

PS Form 3811, July 2020 PSN 7530-02-000-9053

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage	\$	
Sent To		
Street and Apt.		
City, State, ZIP		
PS Form 3806		

C250780045
F.O
Postmark Here
DO 7/30/25

MCKENZIE, HYSON H/E
FRANKLIN, ELETTE
7138 CRESCENT CREEK LN COCONUT
CREEK FL 33073-3129

01 40ED 92LT 0225 0120 695B

COMPLETE THIS SECTION ON DELIVERY

A. Signature	<input type="checkbox"/> Agent
<input checked="" type="checkbox"/> <i>CK</i>	<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery
<i>Mckenzie</i>	<i>8/1/25</i>
D. Is delivery address different from item 1?	<input type="checkbox"/> Yes
If YES, enter delivery address below:	<input checked="" type="checkbox"/> No

3. Service Type

- 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

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.

SUMMONS TO APPEAR

State of Florida NO. C25070045
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 June 21 2025

At 4:09 AM/PM

Owner Name McKenzie, Hyson H/E
Last First MI
Franklin, Elette
Last First MI

Owner Address 7138 Crescent Creek LN
Coconut Creek FL 33073
City State Zip

Legal/Folio 4742 32 08 1070

Violation Location 7138 Crescent Creek LN
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Tree Removal Permit Required:
front yard tree removed w/o
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 23 DAY
OF July, 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 7/18/25 356
Officer Signature Date ID#

Daniella Ordonez
Printed Name

Posted 9:50 a.m. 7/18/25
Signature Acknowledging Receipt of this Notice Date

Printed Name
If you have any questions, call 954-956-1476 or 956-1576
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25070045	7138 CRESCENT CREEK LN	474232081070	MCKENZIE, HYSON 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: 07/07/2025

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: July 8, 2025 - Receipt/Article #: 9589071052700954957624
Return Receipt Requested

Hand Delivery – Date: _____ - Time: _____ - Name: _____

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 07/08/2025 - Time: 9:50 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 8 day of July, 2025 by ORDONEZ, DANIELLA who is personally known to me.

Reshma Heraman
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLDED AT DOTTED LINE

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Certified Mail Fee \$ 2.50

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 \$ _____

Total Postage \$ _____

Sent To _____

Street and Apt. _____

City, State, ZIP _____

PS Form 3800

C25070045
Summons
 Postmark Here
DL
7/19/25

MCKENZIE, HYSOON H/E
 FRANKLIN, ELETTE
 7138 CRESCENT CREEK LN COCONUT
 CREEK FL 33073-3129

42 9256 4560 0225 0720 6956

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:

MCKENZIE, HYSOON H/E
 FRANKLIN, ELETTE
 7138 CRESCENT CREEK LN COCONUT
 CREEK FL 33073-3129

2. Article Number (Transfer from service label)
 9590 9402 8966 4064 7204 79



COMPLETE THIS SECTION

A. Signature
H. MCKENZIE

B. Received By (Print)
H. MCKENZIE

C. Date
7/19/25

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

9589 0720 5270 0954 9576 24
 PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



Jun 21, 2025 4:09:48 PM
Coconut Creek



Jun 21, 2025 4:09:40 PM
Coconut Creek





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 runoff 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)



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	7138 CRESCENT CREEK LANE, COCONUT CREEK FL 33073-3129	ID #	4742 32 08 1070
Property Owner	MCKENZIE, HYSON H/E FRANKLIN, ELETTE	Millage	3212
Mailing Address	7138 CRESCENT CREEK LN COCONUT CREEK FL 33073-3129	Use	01-01
Abbr Legal Description	COCONUT POINT 164-27 B PART OF PARCEL A DESC'D AS, COMM AT NW COR OF PARCEL A, SE 369.88 TO POB, SLY 45.00, WLY 113.00, NLY 45.00, ELY 113.00 TO POB AKA: LOT 107 CRESCENT CREEK		

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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$31,800	\$507,490	\$539,290	\$359,010	
2024	\$31,800	\$528,860	\$560,660	\$348,900	\$7,115.15
2023	\$31,800	\$503,480	\$535,280	\$338,740	\$6,856.93

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$539,290	\$539,290	\$539,290	\$539,290
Portability	0	0	0	0
Assessed/SOH 18	\$359,010	\$359,010	\$359,010	\$359,010
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$308,288	\$334,010	\$308,288	\$308,288

Sales History			
Date	Type	Price	Book/Page or CIN
6/7/2016	WD-Q	\$330,000	113743424
7/28/2004	WD	\$295,000	38027 / 1352
4/23/2004	QCD	\$100	37793 / 1124
12/12/2002	DRR		34240 / 1761
7/26/2002	WD	\$230,000	33737 / 1023

Land Calculations		
Price	Factor	Type
\$7.00	4,500	SF
\$0.51	585	SF
Adj. Bldg. S.F. (Card, Sketch)		2226
Units/Beds/Baths		1/4/2.5
Eff./Act. Year Built: 2000/1999		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1			.12					

Summons/Case #C26 01 0178

Beaudoin, Norman

3315 NW 67 Street

Violation: 13-38-a

Failure to complete permit process – Expired Permit

**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C26-01 -0178**

NORMAN BEAUDOIN
3315 NW 67th Street
COCONUT CREEK, FL 33073

Respondent

FINAL ORDER

*VIOLATION: FAILURE TO COMPLETE BUILDING PERMIT PROCESS,
EXPIRED PERMIT FOR PATIO DECK / CITY CODE SEC. 13-38 (A)*

An administrative hearing was held before the undersigned Special Magistrate on April 22, 2026. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 3315 NW 67th Street and more particularly described as follows:

Property Id: 4842 05 02 0013

K.S. PARK 88-21 B TR A POR DESC AS BEG AT SE COR OF SAID TR,N 1691.13,W 276.17, N 141.30,W 717.97,S 241.10, E 3.06,S 105,E 300,S 80,W 191.23 SW ARC DIST OF 268.80,S 528.95, SE ARC DIST OF 234.86,SE 61.07, E ARC DIST OF 70.54,E 199.64, S 80.01,E 140,S 105,E 22.99, S 190,E 6.04,S 105,E 478.25 TO POB

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to complete building permit process for patio deck, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was not contested.

CONCLUSIONS OF LAW:

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL JUNE 25, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JUNE 24, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 24, 2026 SPECIAL MAGISTRATE HEARING

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 24th DAY OF APRIL, 2026

CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE


SPECIAL MAGISTRATE CLERK



Date Received



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

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9589 071D 527D 177b 0347 4b

BEAUDOIN, NORMAN
3315 NW 67TH STREET
COCONUT CREEK FL 33073

BEAUDOIN, NORMAN
3315 NW 67TH STREET
COCONUT CREEK FL 33073

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C26010178
FO
Postmark Here
D.O 5/14/26

BEAUDOIN, NORMAN
3315 NW 67TH STREET
COCONUT CREEK FL 33073

94 4HE0 92LT 0225 0TLD 6856

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL-CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NO. C26010178

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Monday Date January 26 2026

At 2:35 AM/PM

Owner Name Beaudoin Norman
Last First MI

Owner Address 3315 NW 67th Street
Coconut Creek FL 33073
City State Zip

Legal/Folio 484205020013

Violation Location 3315 NW 67 Street
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to complete permit process - Expired permit : Decks

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 \$ ~~500~~. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.
Daniella Ordaz 4/2/26 356
Officer Signature Date ID#

Daniella Ordaz
Printed Name

Posted 4/2/26 @ 1:07 p.m.
Signature Acknowledging Receipt of this Notice Date

Printed Name
If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26010178	3315 NW 67 ST	484205020013	NORMAN BEAUDOIN

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 01/26/2026

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: April 6, 2026 - Receipt/Article #:9589071052701607574274
Return Receipt Requested

Hand Delivery – Date: _____ - Time: _____ - Name: _____

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 04/02/2026 - Time: 1:07 P.M. (See Photo of Posting)

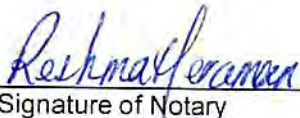
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)


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 ORDONEZ, DANIELLA who is personally known to me.


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

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BEAUDOIN NORMAN
3315 NW 67TH STREET
COCONUT CREEK, FL 33073

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	
Street and A	
City, State, z	

C26010178
Summers
Postmark
Here
D.O 4/6/26

BEAUDOIN NORMAN
3315 NW 67TH STREET
COCONUT CREEK, FL 33073

42 2425 209T 0225 0T20 695B

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
NHC-FL204 LLC
27777 FRANKLIN RD #200
SOUTHFIELD MI 48034

COMPLETE THIS SECTION ON DELIVERY

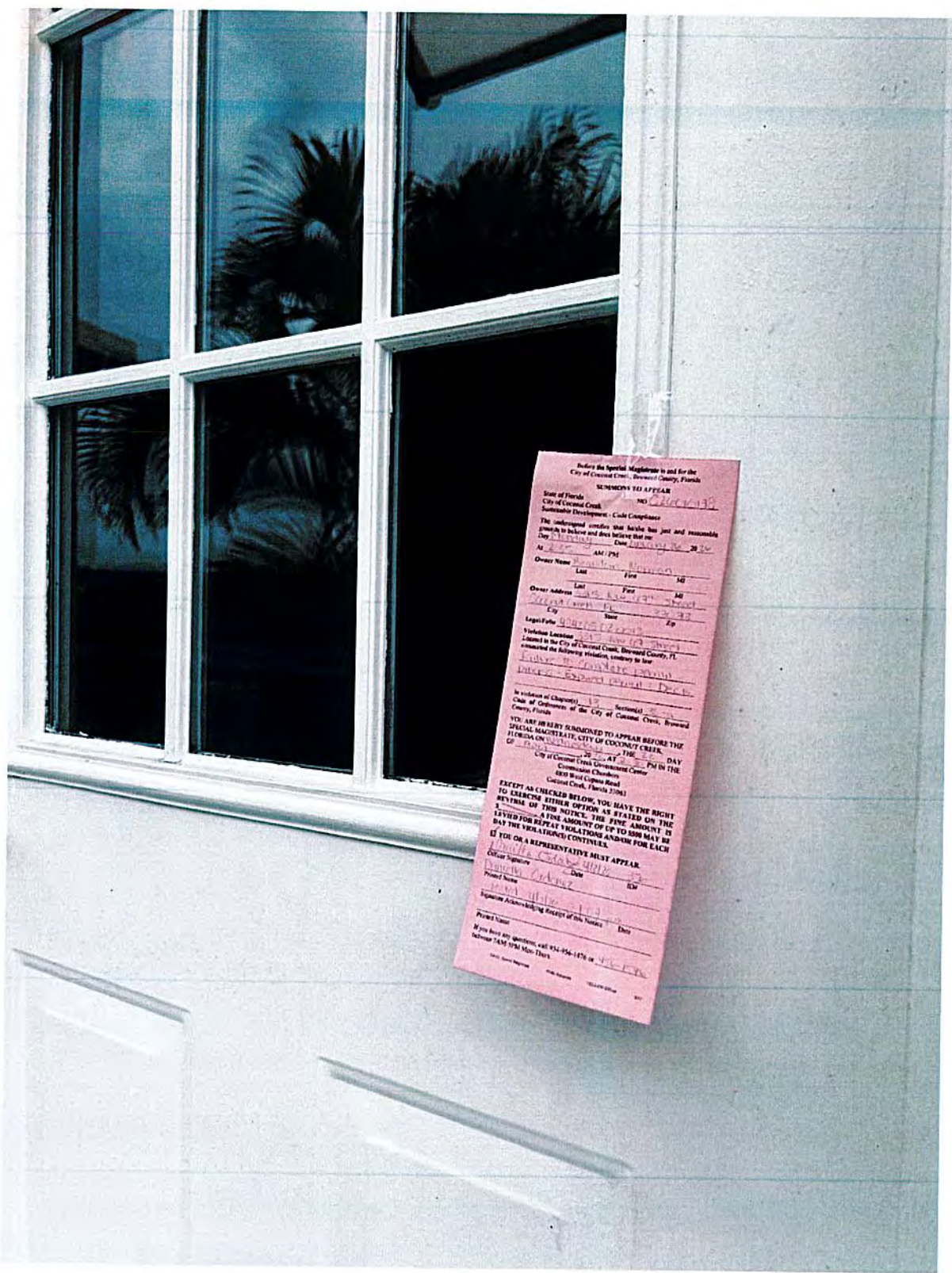
- A. Signature Agent
Babe Butler
- B. Received by (Printed Name) Addressee
Babe Butler
- C. Date of Delivery Yes No
3/7/26
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:



9590 9402 8966 4064 7140 58

Article Number (Transfer from service label)
9589 0710 5270 1607 5773 50

- 3. Service Type
 - Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail™ Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation™ Restricted Delivery



Before the Special Magistrate is and for the
City of Coconut Creek, Broward County, Florida

SEMNONSUS DEI APPEAR

State of Florida
City of Coconut Creek
Sustainable Development Code Compliance

The undersigned certifies that heretofore has just and reasonable
grounds to believe and does believe that on
the 28 day of January, 2020
At 205 SW 10th St AM/ PM

Owner Name Paula M. Johnson
Last First MI

Owner Address 205 SW 10th St MI
City Ft. Lauderdale State FL Zip 33304

Legal Filer 90827872 State FL County Broward
Telephone Number 954-340-1234
Located in the City of Coconut Creek, Broward County, FL
announced the following violation, contrary to law:
Failure to maintain pool fence

In violation of Chapter(s) 12 Section(s) 2
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

**YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON 1/28/20 AT 10:00 AM IN THE
City of Coconut Creek Enforcement Center
Commission Chambers
1800 West Cypress Road
Coconut Creek, Florida 33404**

**EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT ON THE
LEAFLET FOR REPEAT VIOLATIONS AND/OR MAY BE
LIED FOR REPEAT VIOLATIONS AND/OR MAY BE
IF YOU OR A REPRESENTATIVE MUST APPEAR.**

Owner Signature Paula M. Johnson Date 1/28/20
Printed Name Paula M. Johnson EM
Signature Acknowledging Receipt of this Notice _____
Printed Name _____ Date _____

If you have any questions, call 954-954-1476 or 407-674-
1476 ext 3444 9AM - 5PM Mon - Thurs

1000 South Broward Blvd. 1000 Broward Blvd. 10000000000000000000

BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

JUL 0 2020

Select One Trade: Building Electrical Plumbing Mechanical Other Deck

Application Number: 20001714 Application Date: FOR OFFICE USE ONLY

1	Job Address: 3315 NW 67th St	Unit:	City: Coconut Creek FL 33073
	Tax Folio No.:	Flood Zn:	BFE:
	Building Use:	Construction Type: Deck	Occupancy Group:
	Present Use:	Proposed Used:	
	Description of Work: Build Deck over existing Patio Cement		
	<input type="checkbox"/> New <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> Revision <input type="checkbox"/> Other:		
	Legal Description: Build Deck over Existing cement Patio <input type="checkbox"/> Attachment		
2	Property Owner: Norman Beaudoin	Phone:	Email:
	Owner's Address: 3315 NW 67th St	City: Coconut Creek State: FL	Zip: 33073
3	Contracting Co.: Norman Beaudoin	Phone: 662-3195237	Email: normbeaudoin123@yahoo.com
	Company Address: 3315 NW 67th St	City: Coconut Creek State: FL	Zip: 33073
	Qualifier's Name:	Owner-Builder: <input checked="" type="checkbox"/>	License Number:
4	Architect/Engineer's Name:	Phone:	Email:
	Architect/Engineer's Address:	City:	State: Zip:
	Bonding Company:		
	Bonding Company Address:	City:	State: Zip:
	Fee Simple Titleholder's name (if other than owner):		
	Fee Simple Titleholder's Address (if other than owner):	City:	State: Zip:
	Mortgage Lender's Name:		
	Mortgage Lender's Address:	City:	State: Zip:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

X Norman Beaudoin
Signature of Property Owner or Agent

X Norman Beaudoin
Signature of Qualifier

STATE OF FLORIDA
COUNTY OF BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me this 21 day of May, 2020 by

Sworn to (or affirmed) and subscribed before me this 21 day of May, 2020 by

Norman Beaudoin
(Type / Print Property Owner or Agent Name)

Norman Beaudoin
(Type / Print Qualifier's Name)

CHAD L. PANKRATZ
MY COMMISSION # GG2951
EXPIRES: June 15, 2020

CHAD L. PANKRATZ
MY COMMISSION # GG2951
EXPIRES: June 15, 2020

NOTARY'S SIGNATURE as to Owner or Agent's Signature
Notary Name Chad Pankratz
(Print, Type or Stamp Notary's Name)

NOTARY'S SIGNATURE as to Qualifier's Signature
Notary Name Chad Pankratz
(Print, Type or Stamp Notary's Name)

Personally Known or Produced Identification

Personally Known or Produced Identification

Type of Identification Produced FLDL B350127533030

Type of Identification Produced FLDL B350127533030

APPROVED BY: FOR OFFICE USE ONLY Permit Officer Issue Date: FOR OFFICE USE ONLY Code in Effect: FOR OFFICE USE ONLY

A jurisdiction may use a supplemental page requesting additional information and citing other conditions, please inquire. Note: If any development work as described in FS 380.04 Sec. 2 a-g is to be performed, a development permit must be obtained prior to the issuance of a building permit.



PERMIT STATUS

Permit #: 20001716

Property ID: 484205020013

Permit Desc: DECK

Property Address: 3315 NW 67 ST COCONUT CREEK, FL 33073

Amount Due: 30.00

Pending Payment: .00

Permit

Permit Information

Permit Number: 20001716

C.O. Number:

Status: Expired

C.O. Operator:

Type: B-DECK

C.O. Issued:

Applied Date: 7/7/2020

C-404 Type: 437

Operator: scoveney

Usage Class: 02

Issued
Date:

Applied 2000
Value:

Operator:

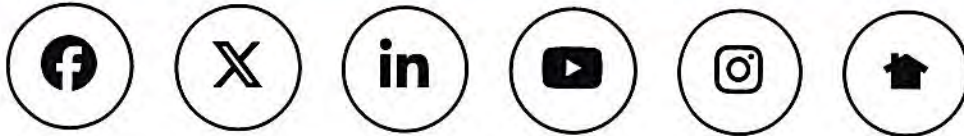
Units: 0

Master
Number:

Calc Value: 0

Project
Number:

Contractor: 55794



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© 2026 City of Coconut Creek. All rights reserved. Butterfly and Coconut Creek emblem are registered trademark of the City of Coconut Creek. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Sec. 13-38. - 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)

Summons/Case #C26 03 0148
Etienne, Hens F & Claudette
4407 NW 63 Dr
Violation: 13-38-a
Failure to complete permit process

**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C26-03 -0148**

HENS F & CLAUDETTE ETIENNE
4407 NW 63rd DRIVE
COCONUT CREEK FL 33073-1970

Respondent

FINAL ORDER

*VIOLATION: FAILURE TO COMPLETE BUILDING PERMIT PROCESS FOR
CCTV CAMERA SYSTEM INSTALLED / CITY CODE SEC. 13-38 (A)*

An administrative hearing was held before the undersigned Special Magistrate on May 27, 2026. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 4407 NW 63rd Drive and more particularly described as follows:

Property Id: 4842 05 15 1230

WINSTON PARK SECTION THREE 147-42 B LOT 14 BLK 6

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is expired permit for CCTV camera system installed, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was not present at the hearing and the sworn testimony of the City was not contested.

CONCLUSIONS OF LAW:

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL JUNE 25, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THE RESPONDENT IS HEREBY PUT ON NOTICE THAT IF THE RESPONDENT REPEATS THIS SAME VIOLATION WITHIN FIVE (5) YEARS OF THE DATE OF THIS ORDER, THE RESPONDENT SHALL BE TREATED AS A REPEAT VIOLATOR AND BE SUBJECT TO THE GREATER FINE AMOUNTS AUTHORIZED BY LAW IN INSTANCE OF A REPEAT VIOLATION.

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 2nd DAY OF JUNE, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received



TY OF COCONUT CREEK
 slient Design & Dev. Dept.
 de Compliance Division
 00 W. Copans Road
 conut Creek, FL 33063



TY OF COCONUT CREEK
 slient Design & Dev. Dept.
 de Compliance Division
 00 W. Copans Road
 conut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1607 5731 92

ETIENNE, HENS F & CLAUDETTE
 4407 NW 63 DR
 COCONUT CREEK FL 33073-1970

ETIENNE, HENS F & CLAUDETTE
 4407 NW 63 DR
 COCONUT CREEK FL 33073-1970

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Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and _____

City, State _____

C26030148
 FO Postmark Here
 DO 6/9/26

ETIENNE, HENS F & CLAUDETTE
 4407 NW 63 DR
 COCONUT CREEK FL 33073-1970

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.

SUMMONS TO APPEAR

State of Florida No. C26030148
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Friday Date March 20 2026

At 10:45 AM / PM

Owner Name Etienne, Hens F B Claudette
Last First MI

Owner Address 4407 NW 603 Dr
Last First MI

Coconut Creek FL 33093
City State Zip

Legal/Folio 4842 05 15 1230

Violation Location 4407 NW 603 Dr.
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to Complete permit process - Low Voltage CCTV / Camera System

In violation of Chapter(s) 13 Section(s) 38-a
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 27 DAY OF May, 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 Ordóñez 5/11/26 330
Officer Signature Date ID#

Daniella Ordóñez
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 956-1576 between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030148	4407 NW 63 DR	484205151230	ETIENNE, HENS F & CLAUDETTE

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 03/20/2026

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 05/13/2026 - Receipt/Article #: 9589071052703748574854
Return Receipt Requested

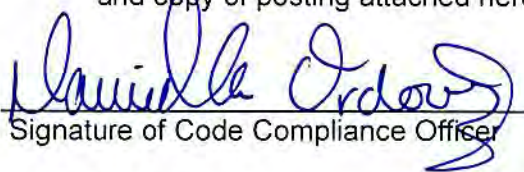
Hand Delivery – Date: _____ - Time: _____ - Name: _____

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 05/11/2026 - Time: 11:11 A.M. (See Photo of Posting)

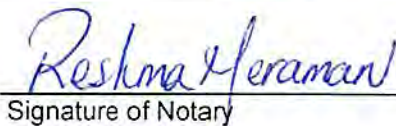
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

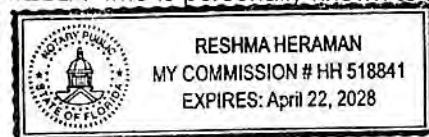

Signature of Code Compliance Officer

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.


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 54

ETIENNE, HENS F & CLAUDETTE
4407 NW 63 DR
COCONUT CREEK FL 33073-1970

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

C26030148
Summons
Postmark
Here
D.O 5/13/26

Postage \$ _____
Total Postage \$ _____
Sent To _____
Street and Apt. _____
City, State, ZIP+4 _____

ETIENNE, HENS F & CLAUDETTE
4407 NW 63 DR
COCONUT CREEK FL 33073-1970

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. 026030146

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Friday Date March 20 2020
At 11:45 AM / PM

Owner Name Etienne Van E. Charette
Last First MI

Owner Address 4427 NW 163 Dr
Last First MI

City Coconut Creek FL State FL Zip 33092

Legal/Folio 44042 05 15 1230

Violation Location 4427 NW 163 Dr
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to complete permit process - low voltage CCTV camera system

In violation of Chapter(s) 13 Section(s) 39-01
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 27 DAY OF May, 2020 AT 2:00 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$500. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

Officer Signature Daniella Ortko Date 3/11/20 ID# 376

Printed Name Daniella Ortko
Signature Acknowledging Receipt of this Notice Daniella Ortko Date 3/11/20

Printed Name
If you have any questions, call 954-956-1476 or 954-1576 between 7AM-5PM Mon-Thurs.

PERMIT STATUS

Permit #:	21001060
Property ID:	484205151230
Permit Desc:	LOW VOLTAGE/COMMUNICATION SYSTEMS
Property Address:	4407 NW 63 DR COCONUT CREEK, FL 33073
Amount Due:	.00
Pending Payment:	.00

Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
PERMIT EXTENSION	1		5/27/2022	5/27/2022	P		EXTENSION ONLY

Required Inspections to be Completed

FINAL ELECTRIC	1
LOW VOLTAGE FINAL	1
LOW VOLTAGE ROUGH	1

Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will-only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
 - (2) Permit applications are reviewed by the community development department.
 - (3) Applications are returned to the applicant for correction or approved as submitted.
 - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
 - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
 - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
 - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
 - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
 - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.



Property Address	4407 NW 63 DRIVE, COCONUT CREEK FL 33073-1970	ID #	4842 05 15 1230
Property Owner	ETIENNE, HENS F & CLAUDETTE	Millage	3212
Mailing Address	4407 NW 63 DR COCONUT CREEK FL 33073-1970	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

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		

* Denotes Multi-Parcel Sale (See Deed)

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 PI
Violation: 13-38-a
Failure to complete permit process

**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C26-03 -0150**

MARC FENSON JACQUES LOUIS
5012 MALLARDS PLACE
COCONUT CREEK FL 33073-4511

Respondent

FINAL ORDER

*VIOLATION: FAILURE TO COMPLETE BUILDING PERMIT PROCESS FOR
SCREEN ENCLOSURE INSTALLED / CITY CODE SEC. 13-38 (A)*

An administrative hearing was held before the undersigned Special Magistrate on May 27, 2026. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5012 Mallards Place and more particularly described as follows:

Property Id: 4842 06 22 0580

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

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is expired permit for residential screen enclosure installed, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was not present at the hearing and the sworn testimony of the City was not contested.

CONCLUSIONS OF LAW:

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL JUNE 25, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THE RESPONDENT IS HEREBY PUT ON NOTICE THAT IF THE RESPONDENT REPEATS THIS SAME VIOLATION WITHIN FIVE (5) YEARS OF THE DATE OF THIS ORDER, THE RESPONDENT SHALL BE TREATED AS A REPEAT VIOLATOR AND BE SUBJECT TO THE GREATER FINE AMOUNTS AUTHORIZED BY LAW IN INSTANCE OF A REPEAT VIOLATION.

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 2nd DAY OF JUNE, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman
SPECIAL MAGISTRATE CLERK

R. [Signature]
SPECIAL MAGISTRATE

6/4/26
Date Received



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
800 W. Copans Road
Coconut Creek, FL 33063



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



9589 0710 5270 1607 5732 08

LOUIS, MARC FENSON JACQUES
5012 MALLARDS PL
COCONUT CREEK FL 33073-4511

LOUIS, MARC FENSON JACQUES
5012 MALLARDS PL
COCONUT CREEK FL 33073-4511

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90 2E25 209T 0225 0T20 695B

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Total Postage at \$
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Street and Apt. #
City, State, ZIP+4

LOUIS, MARC FENSON JACQUES
5012 MALLARDS PL
COCONUT CREEK FL 33073-4511

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 Jacgu
 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-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 5/11/26 356
 Officer Signature Date ID#

Daniella Ordonez
 Printed Name

Stephania Servius 5-11-26
 Signature Acknowledging Receipt of this Notice Date

Stephania Servius
 Printed Name

If you have any questions, call 954-956-1476 or 956-1576
 between 7AM-5PM Mon-Thurs.

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
 4800 West Copans Road
 Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
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



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 AND EFFICIENT DRAINAGE AT ALL TIMES, OR ALTERNATIVE SOLUTIONS MUST BE APPROVED BY THE ENGINEERING DIVISION.

6. NEW DECKS MUST NOT IMPACT EXISTING DRAINAGE FLOW THROUGHOUT THE PROPERTY.

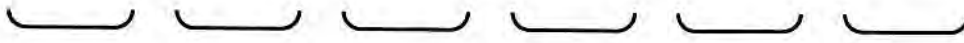
7. ALL AREAS IMPACTED DUE TO CONSTRUCTION ACTIVITY MUST BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.

8. ALL SAFETY MEASURES MUST BE ADHERED TO DURING CONSTRUCTION.

9. BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AS NEEDED DURING CONSTRUCTION.

10. A FINAL ENGINEERING INSPECTION IS REQUIRED UPON COMPLETION OF THE WORK. THE INSPECTION MUST BE SCHEDULED WITH THE ENGINEERING DIVISION 48 HOURS IN ADVANCE, (954) 973-6786.

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	SEGOBIN,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.

CODE OFFICER COULTON YANULEVICH
SPECIAL MAGISTRATE CASES

Summons/Case #C26030131
Ortiz, Melissa
5532 NW 53 CIR
Violation: 13-38-a
Failure to complete permit process

**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C26-03-0131**

MELISSA ORTIZ
5532 NW 53rd CIRCLE
COCONUT CREEK, FL 33073

Respondent

Property Address: 5532 NW 53rd Circle

ORDER GRANTING CONTINUANCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on May 27, 2026. At the subject hearing there was testimony to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THIS MATTER IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JUNE 24, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 24, 2026 SPECIAL MAGISTRATE HEARING.

DONE THIS 3rd DAY OF JUNE, 2026.

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received



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CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



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CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

GENUINELY MADE



9589 0710 5270 1607 5732 91

ORTIZ, MELISSA
5532 NW 53 CIR
COCONUT CREEK FL 33073

ORTIZ, MELISSA
5532 NW 53 CIR
COCONUT CREEK FL 33073

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

026030131
cont
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Postage \$

Total Postage \$

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Street and Apt.

City, State, ZIP

ORTIZ, MELISSA
5532 NW 53 CIR
COCONUT CREEK FL 33073

TL6 2E25 209T 0225 0T20 6956

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

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 2026
At 2:00 AM/PM

Owner Name Ortiz Melissa
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) 38-2
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 5/14/26 366
Officer Signature Date ID#

Coulton Yanulevich
Printed Name

Posted at Property
Signature Acknowledging Receipt of this Notice Date

5/15/26
Printed Name

If you have any questions, call 954-956-1476 or 956-1478 between 7AM-5PM Mon-Thurs.

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
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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
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.)

Signature of Code Compliance Officer

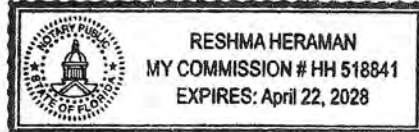
Coulton Yanulevich

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.

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

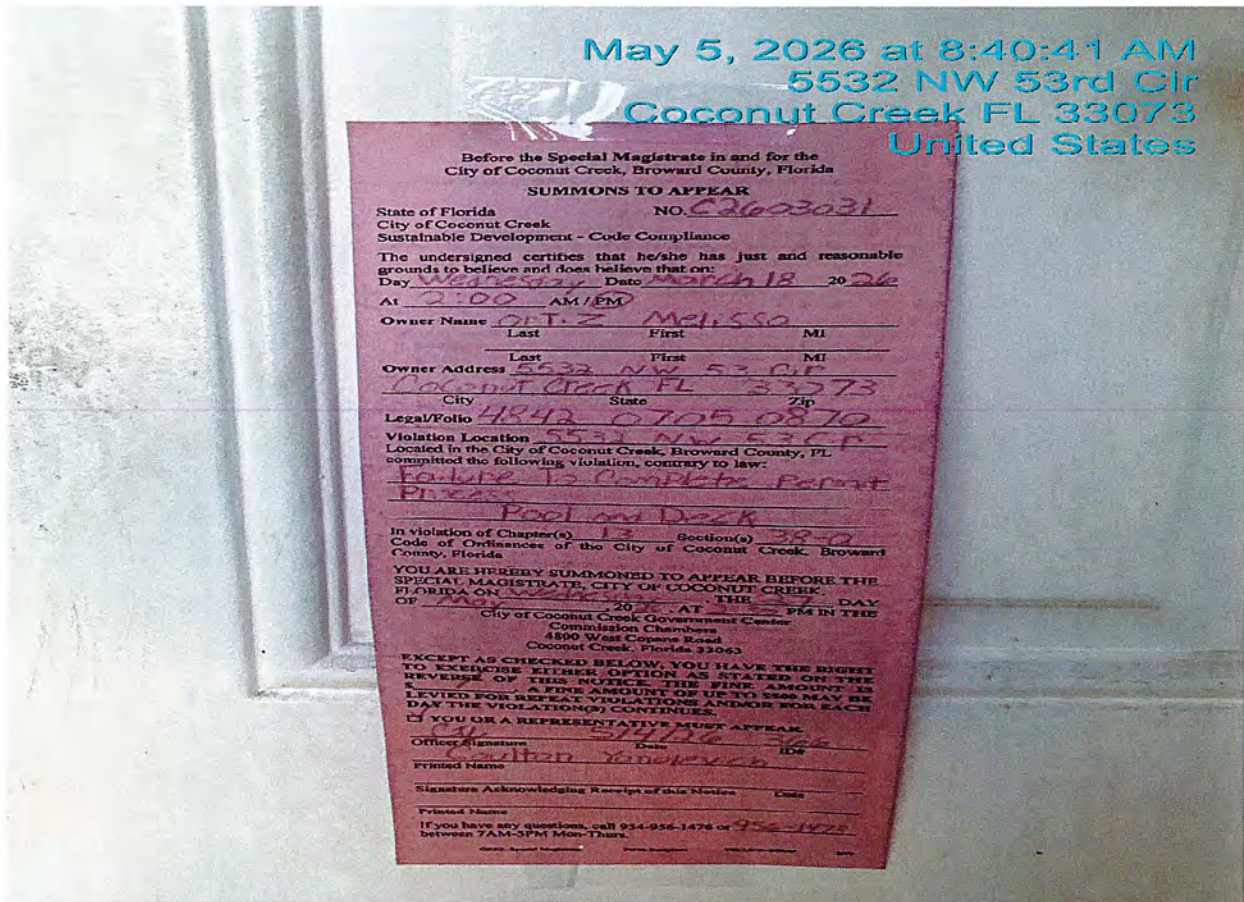
OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/>	Return Receipt (hardcopy) \$ _____
<input type="checkbox"/>	Return Receipt (electronic) \$ _____
<input type="checkbox"/>	Certified Mail Restricted Delivery \$ _____
<input type="checkbox"/>	Adult Signature Required \$ _____
<input type="checkbox"/>	Adult Signature Restricted Delivery \$ _____
Postage	
\$	
Total Postage	
\$	

C26030131
Summons
Postmark
Here
C.Y 5/7/26

ORTIZ, MELISSA
5532 NW 53 CIR
COCONUT CREEK FL 33073

4E 4425 84LE 0225 0T20 6956



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

Operator: tnoguera

Master Number:

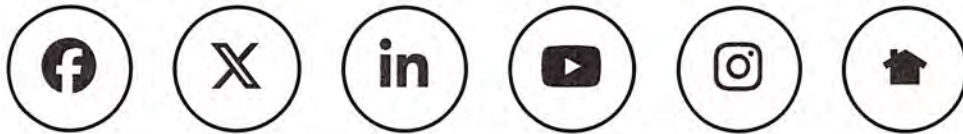
Project Number:

Applied Value: 48915

Units: 0

Calc Value:

Contractor: 62830



[Site Map](#) | [Privacy Policy](#) | [Accessibility Statement](#)

© 2026 City of Coconut Creek. All rights reserved. Butterfly and Coconut Creek emblem are registered trademark of the City of Coconut Creek. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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

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 HAZARDS 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.
 - (2) Permit applications are reviewed by the community development department.
 - (3) Applications are returned to the applicant for correction or approved as submitted.
 - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
 - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
 - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
 - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.

If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.

- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
- (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
- (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

(Ord. No. 115-86, § 108.09, 7-10-86; Ord. No. 159-87, § 108.09, 6-11-87; Ord. No. 2001-042, § 3, 2-28-02)



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 01-05 Single Family Zero Lot Line	Deputy Appraiser: Residential Department
Property ID: 484207050870	Millage Code: 3212	Appraisers Number: 954-357-6831
Property Owner(s): ORTIZ, MELISSA	Adj. Bldg. S.F.: 1955	Email: realprop@bcpa.net
Mailing Address: 5532 NW 53 CIR COCONUT CREEK, FL 33073	Bldg Under Air S.F.: 1609	Zoning : PUD - PLANNED UNIT DEVELOPMENT
Property Address: 5532 NW 53 CIRCLE COCONUT CREEK, 33073-3737	Effective Year: 1991	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
	Year Built: 1990	
	Units/Beds/Baths: 1 / 3 / 2	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$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	\$178,070	\$178,070	\$178,070	\$178,070
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	\$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	Square Foot
	SqFt	Foot

Summons/Case #C26030144
Dernier, Rachel & Etienne, Lindsley
3718 Pebblebrook Manor
Violation: 13-38-a
Failure to obtain/complete Permit Process

IMPORTANT INSTRUCTIONS

SUMMONS TO APPEAR

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.

State of Florida NO. C26030144
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 March 23 2026
At 4:00 AM/PM
Owner Name Dernier Rachel
Last First MI
ETienne Lindsay
Last First MI
Owner Address 3718 Pebblebrook Manor
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0811 0110
Violation Location 3718 Pebblebrook Manor
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure to obtain Permit
and complete building process
(Construction on back patio)

In violation of Chapter(s) 13 Section(s) 38-a
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON wednesday, THE 24 DAY OF JUNE, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$ 1. 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.
CA 6/1/26 366
Officer Signature Date ID#
Coulton Yanulevich
Printed Name
Posted at Property 6/1/26
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.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030144	3718 PEBBLEBROOK MNR	484208110110	DERNIER, RACHEL

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: 03/19/2026

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 06/01/2026 - Receipt/Article #: 9589071052703748574946
Return Receipt Requested

Hand Delivery – Date: _____ - Time: _____ - Name: _____

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 06/01/2026 - Time: 09:15 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

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 1 day of June, 2026 by YANULEVICH, COULTON who is personally known to me.

Signature of Notary



Printed or Stamped Name of Notary

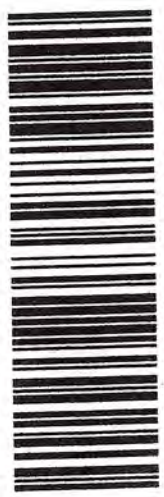
Personally Known OR Produced Identification
Type of Identification Produced

Resilient Design & Development– Code Compliance
4800 W Copans Road, Coconut Creek, FL 33063
954-956-1476 – www.coconutcreek.gov



TY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
100 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 3748 5749 46

DERNIER, RACHEL
ETIENNE, LINDSLEY
3718 PEBBLEBROOK MNR
COCONUT CREEK FL 33073

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

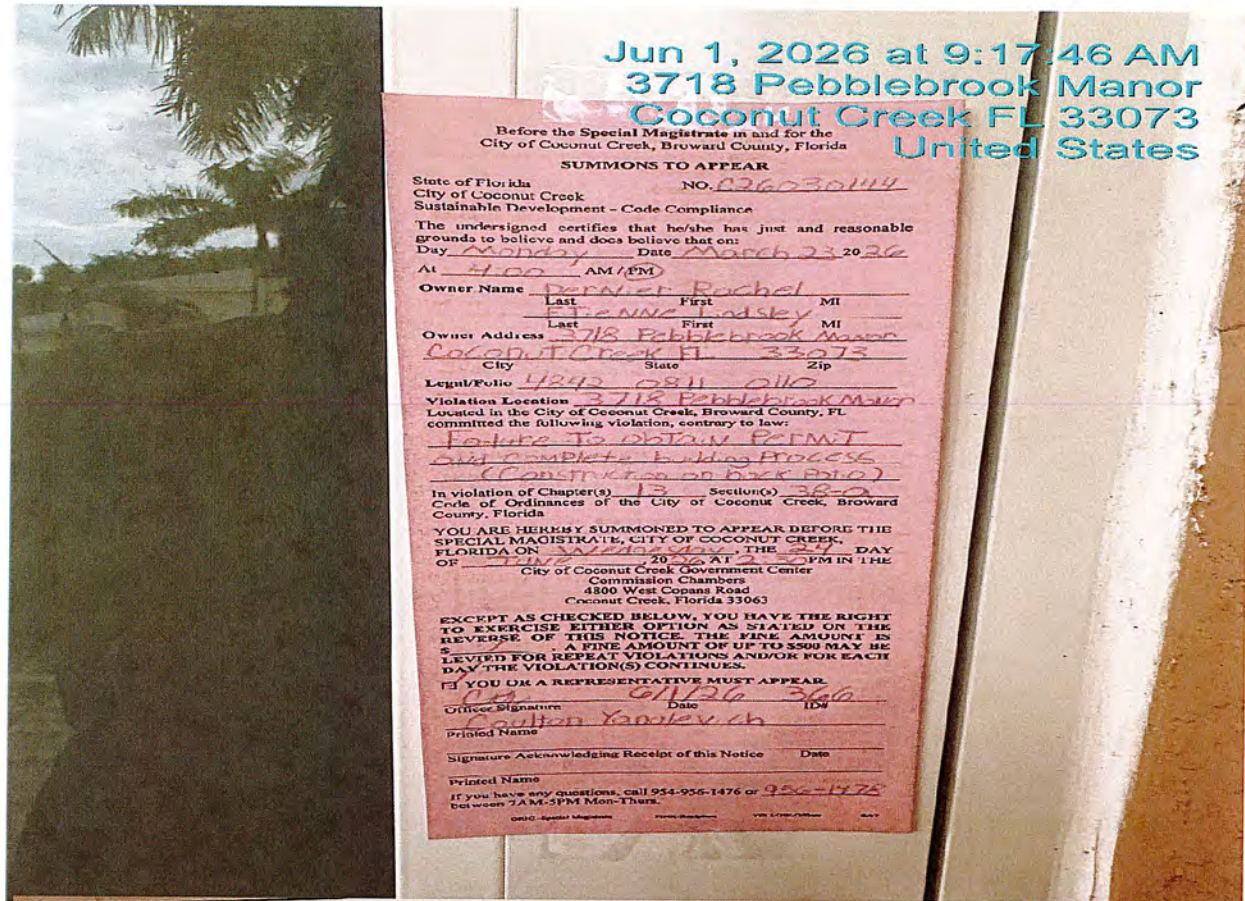
OFFICIAL USE

94 6425 942E 0225 0120 6956

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$
Sent To	
Street and Apt. No.	
City, State, ZIP+4	

C26030144
Summary
Postmark
Here
C-4 6/1/06

DERNIER, RACHEL
ETIENNE, LINDSLEY
3718 PEBBLEBROOK MNR
COCONUT CREEK FL 33073





Mar 19, 2026 at 4:45:15 PM
3724 Pebblebrook Manor
Coconut Creek FL 33073
United States



Mar 19, 2026 at 4:52:13 PM
3832 Pebblebrook Ct
Coconut Creek FL 33073
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.*
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 - (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.*
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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:
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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.
- (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 SUMMARY

Tax Year: 2026	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 484208110110	Millage Code: 3212	Appraisers Number: 954-357-6831
Property Owner(s): DERNIER,RACHEL ETIENNE,LINDSLEY	Adj. Bldg. S.F: 2358	Email: realprop@bcpa.net
Mailing Address: 3718 PEBBLEBROOK MNR COCONUT CREEK, FL 33073	Bldg Under Air S.F: 2300	Zoning : PUD - PLANNED UNIT DEVELOPMENT
Property Address: 3718 PEBBLEBROOK MANOR COCONUT CREEK, 33073	Effective Year: 2002	Abbr. Legal Des.: BANYAN TRAILS 154-3 B PART OF PARCEL A DESC'D AS,COMM AT MOST WLY NW COR OF PARCEL A,SLY 1241.19,ELY 1039.80 TO POB, ELY ALG ARC OF CUR FOR 45.25 TO P/R/C,ELY 2.63,SLY 122.63 TO P/C WLY ARC DIST OF 46.53,NLY 113.59 TO POB AKA: LOT 11 PARCEL 5 BANYAN TRAILS (5)
	Year Built: 2001	
	Units/Beds/Baths: 1 / 4 / 3	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$51,060	\$546,130	0	\$597,190	\$573,840	
2025	\$51,060	\$574,690	0	\$625,750	\$558,760	\$11,562.24
2024	\$51,060	\$542,150	0	\$593,210	\$543,020	\$11,231.37

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$597,190	\$597,190	\$597,190	\$597,190
Portability	0	0	0	0
Assessed / SOH 22	\$573,840	\$573,840	\$573,840	\$573,840
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	\$522,429	\$548,840	\$522,429	\$522,429

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
10/16/2020	Warranty Deed Qualified Sale	\$435,000	116810149

LAND CALCULATIONS

Summons/Case #C26030166
3597 Wiles RD FL Owner LLC
3597 Wiles RD
Violation: 13-444-b-4-b
Improper Palm Pruning

**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: C26-03-0166

3597 WILES ROAD FLOWER OWNER LLC
% APRIL HOUSING PROPERTY TAX 03/24/26

P. O BOX A3951

CHICAGO, IL 60609

Respondent

Property Address: 3597 Wiles Road

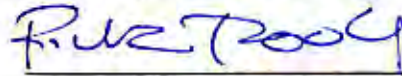
ORDER GRANTING CONTINUANCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on May 27, 2026. At the subject hearing there was testimony to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THIS MATTER IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JUNE 24, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 24, 2026 SPECIAL MAGISTRATE HEARING.

DONE THIS 3rd DAY OF JUNE, 2026.

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE



SPECIAL MAGISTRATE CLERK



Date Received



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1607 5733 14

3597 WILES ROAD FL OWNER LLC
%APRIL HOUSING -PROPERTY TAX
P.O. BOX A3951
CHICAGO IL 60609

3597 WILES ROAD FL OWNER LLC
%APRIL HOUSING -PROPERTY TAX
P.O. BOX A3951
CHICAGO IL 60609

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	
Street and Ap	
City, State, Zi	

c26030166
CONT
Postmark Here
6/19/26
cy

3597 WILES ROAD FL OWNER LLC
%APRIL HOUSING -PROPERTY TAX
P.O. BOX A3951
CHICAGO IL 60609



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1607 5733 21

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

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)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$
Total Postage

Sent To
Street and Apt
City, State, Zip

260030166
cont
cy 6/19/26
Postmark Here

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

T2 EE25 209T 0225 0T20 6956

IMPORTANT INSTRUCTIONS

SUMMONS TO APPEAR

You have been charged with a civil infraction which requires that you
comply with one of the following options:

State of Florida NO. C26030166
City of Coconut Creek
Sustainable Development - Code Compliance

Option 1:

The undersigned certifies that he/she has just and reasonable
grounds to believe and does believe that on:

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:

Day Tuesday Date March 24 2026

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

At 1:30 AM/PM

DO NOT MAIL CASH

Owner Name 3597 Wiles Rd Flower LLC

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.

Last First MI
April Housing - Property Tax

ENTER A PLEA OF NOT GUILTY

Owner Address P.O. Box A3951

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.

City State Zip
Chicago IL 60609

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:

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.

Improper Palm Pruning

Stipulated agreement: Take

Tree class with Mark Torok

In violation of Chapter(s) 13 Section(s) 444-b-4-b

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.

Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

SCHEDULE OF FINES

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON wednesday, THE 27 DAY

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

OF May, 2026, AT 2:30 PM IN THE

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 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.

Cx 4/1/26 366
Officer Signature Date ID#

Coulton Yanulevich
Printed Name

Y. CASANAS
Signature Acknowledging Receipt of this Notice Date

YULIETH CASANAS
Printed Name

If you have any questions, call 954-956-1476 or 956-1478
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
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

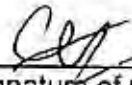
- Hand Delivery – Date: 04/01/2026 - Time: 10:30 A.M. - Name: Yulieth Casanas

- 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



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Resilient Design & Development– Code Compliance
4800 W Copans Road, Coconut Creek, FL 33063
954-956-1476 – www.coconutcreek.gov



ITY OF COCONUT CREEK
 esilient Design & Dev. Dept.
 ode Compliance Division
 800 W. Copans Road
 oconut 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™
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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)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and Apt _____

City, State, Zip _____

PS Form 3800, January 2023 (PSN 7530-02-000-9047) See Reverse for Instructions

C-26030166
Summers
 Postmark Here
C-4 4/11/26

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
[Signature] Addressee

B. Received by (Printed Name) Date of Delivery
Dennis Battiste

C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Insured Mail
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

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 32301-2525

2. Article Number (Transfer from service label)

9590 9402 8966 4064 7149 42

9589 0710 5270 1607 5742 98

PS Form 3811, July 2020 PSN 7530-02-000-9053



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
300 W. Copans Road
Coconut 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

TR 2425 209T 0225 0T20 6956

U.S. Postal Service™
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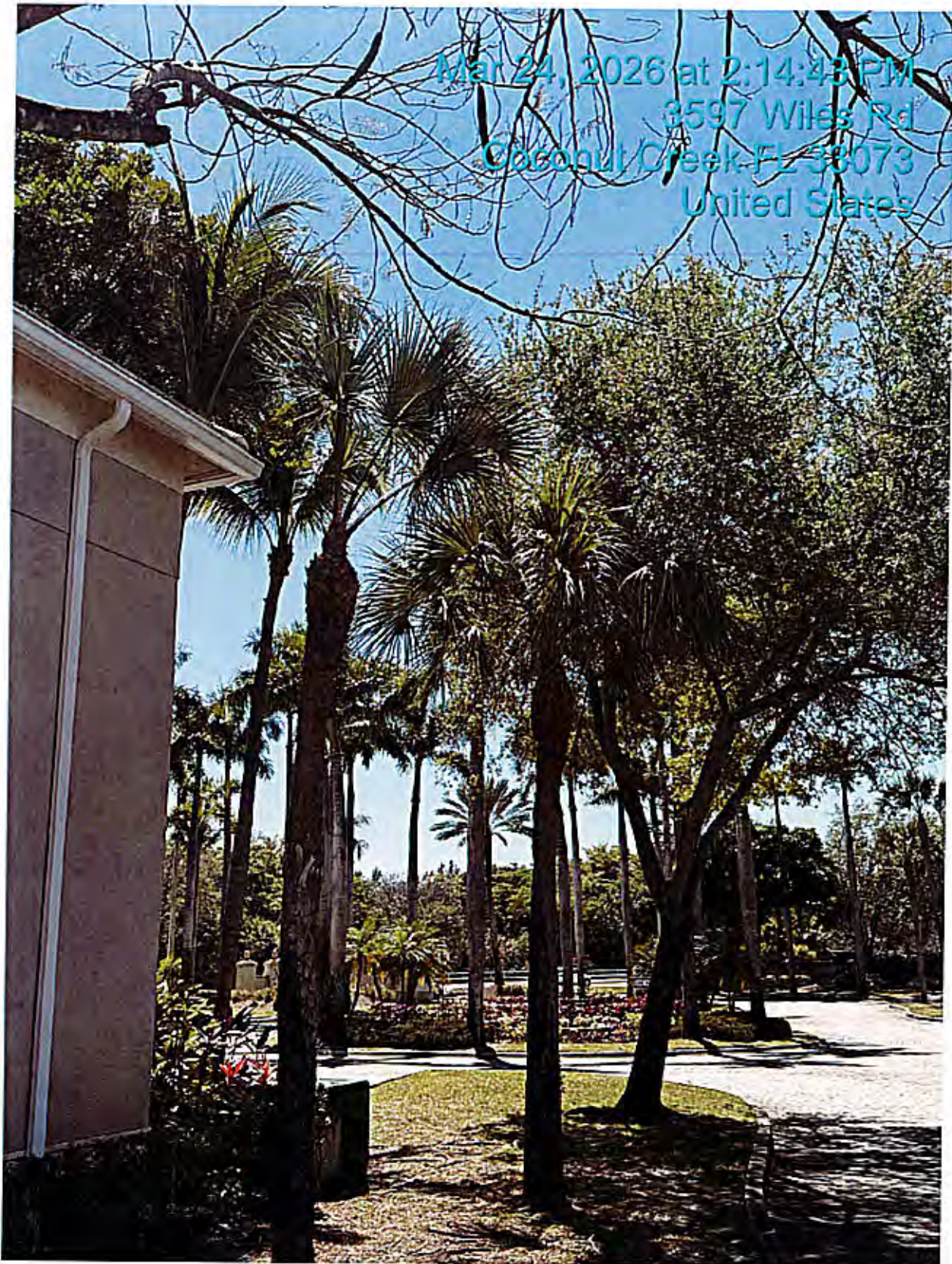
OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

C260 30166
Summons
Postmark
Here
C.Y 4/1/26

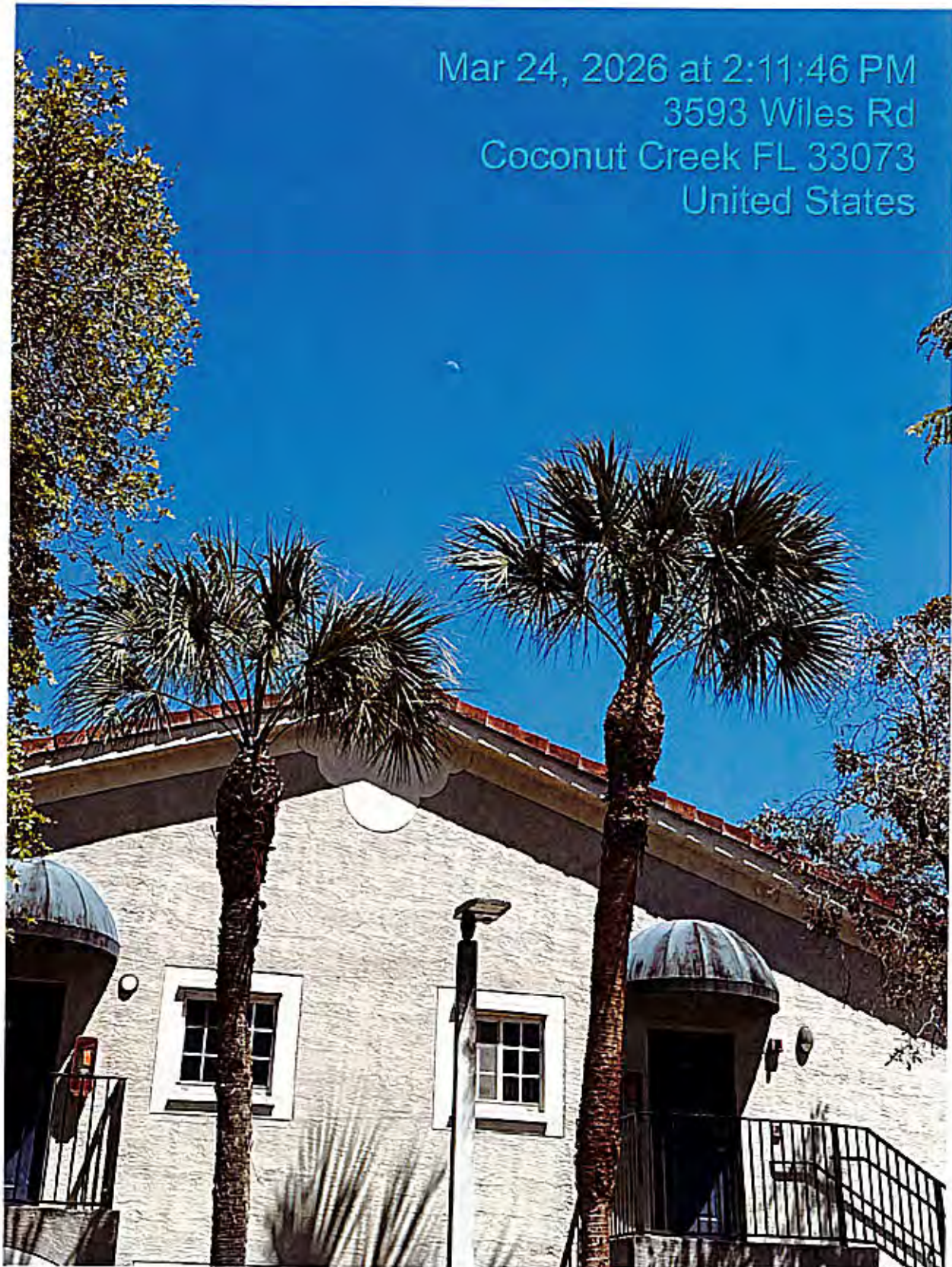
Sent To
Street and Apt.
City, State, ZIP+4
3597 WILES ROAD FL OWNER LLC
%APRIL HOUSING -PROPERTY TAX
P.O. BOX A3951
CHICAGO IL 60609

2 Sables to the left of the office.

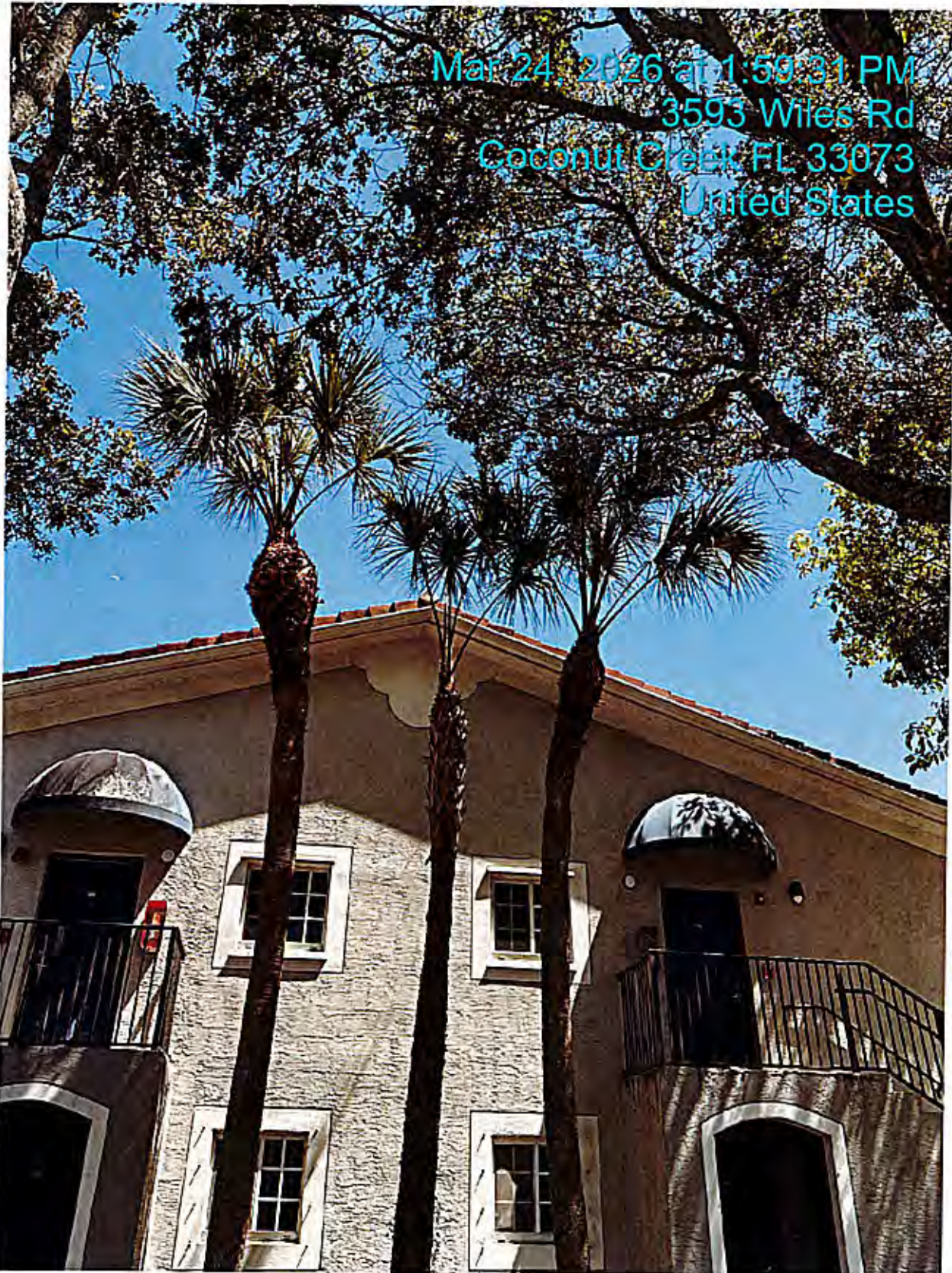


C. Yanulevich

2 Sables to the right of Building 3557



3 Sables to the left of Building 3593



Closest 2 Sables to dumpster



Furthest 2 Sables by dumpster #1

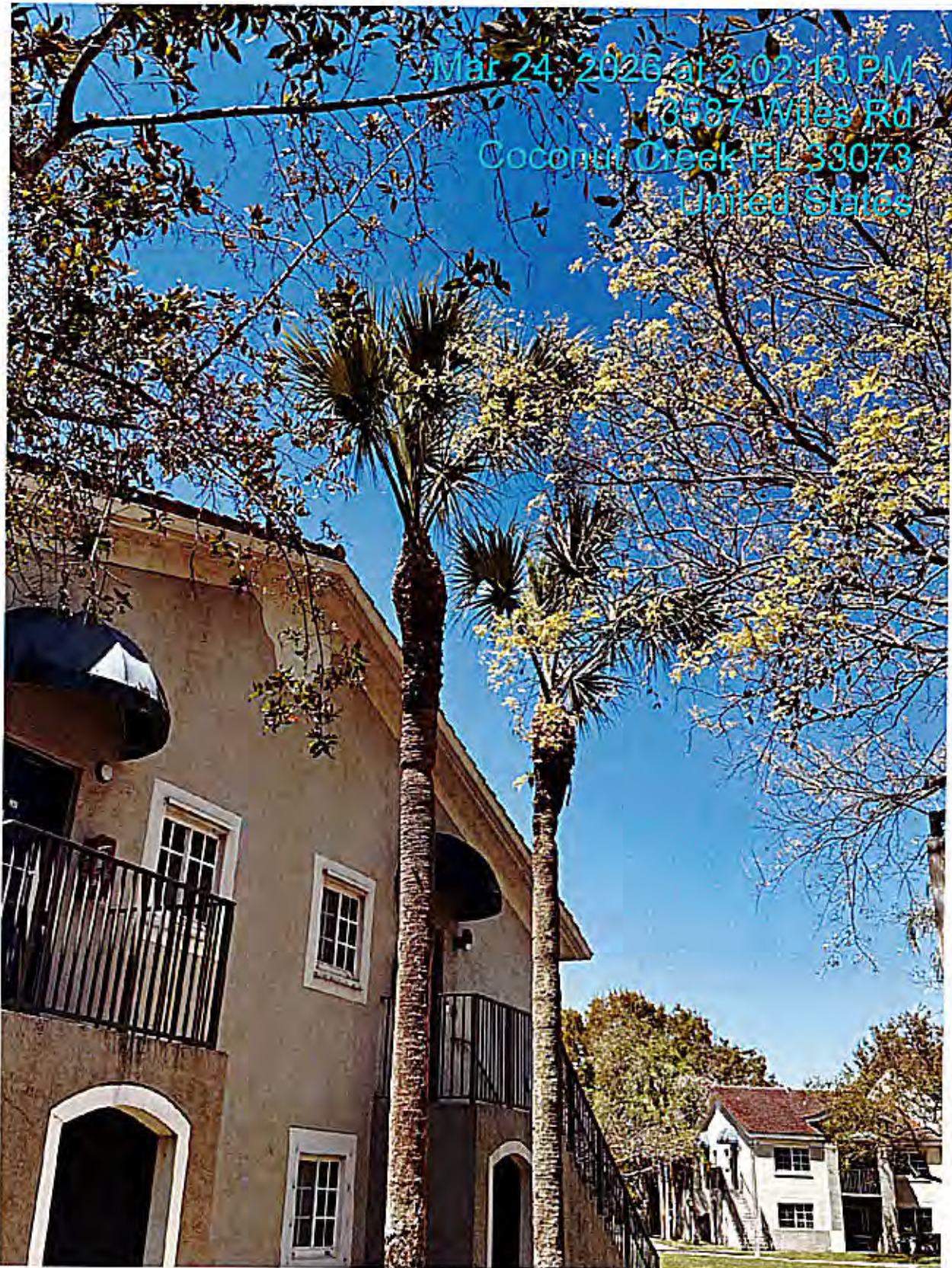


C. Yanulevich

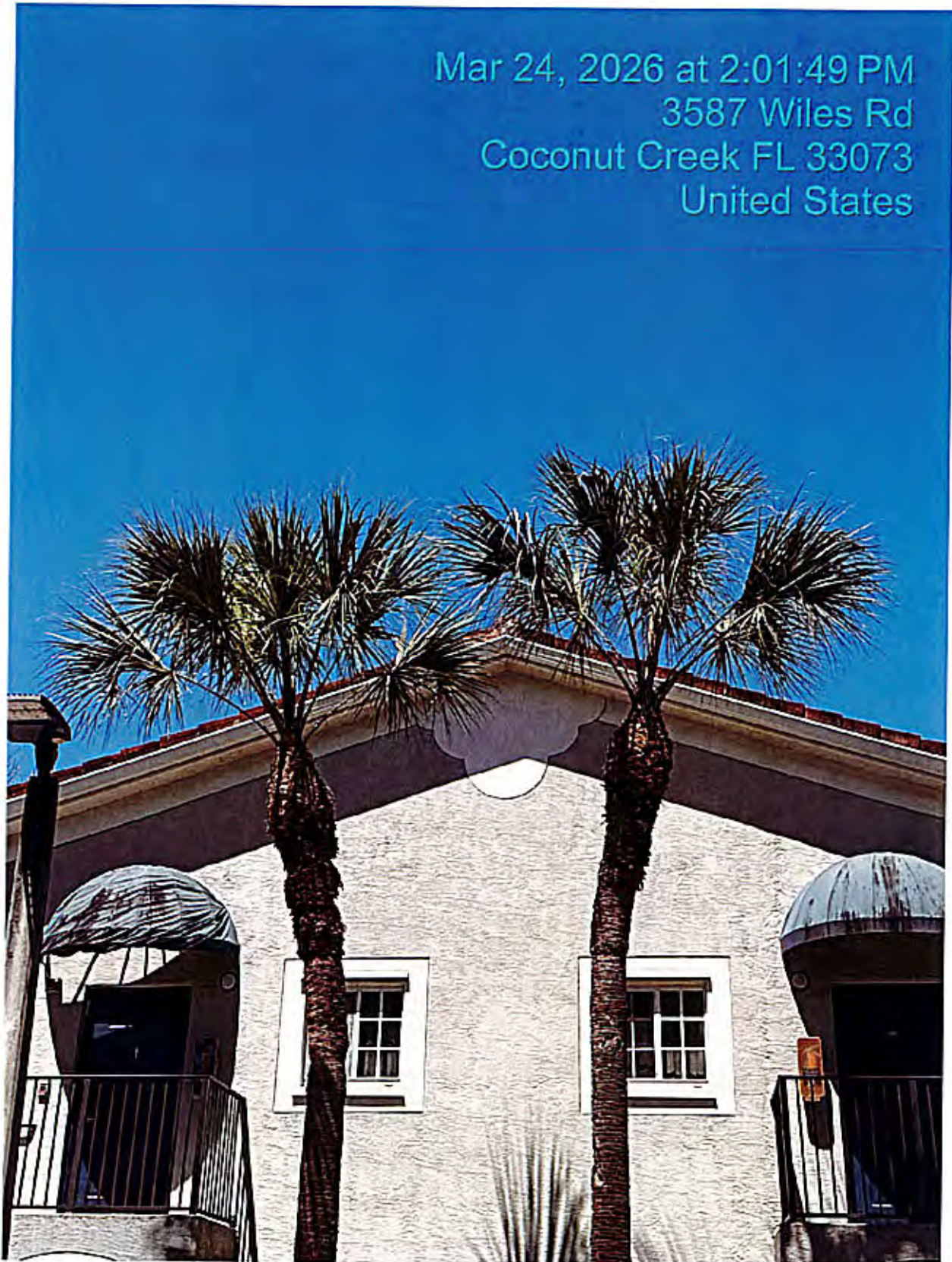
Furthest 2 Sables by dumpster #2



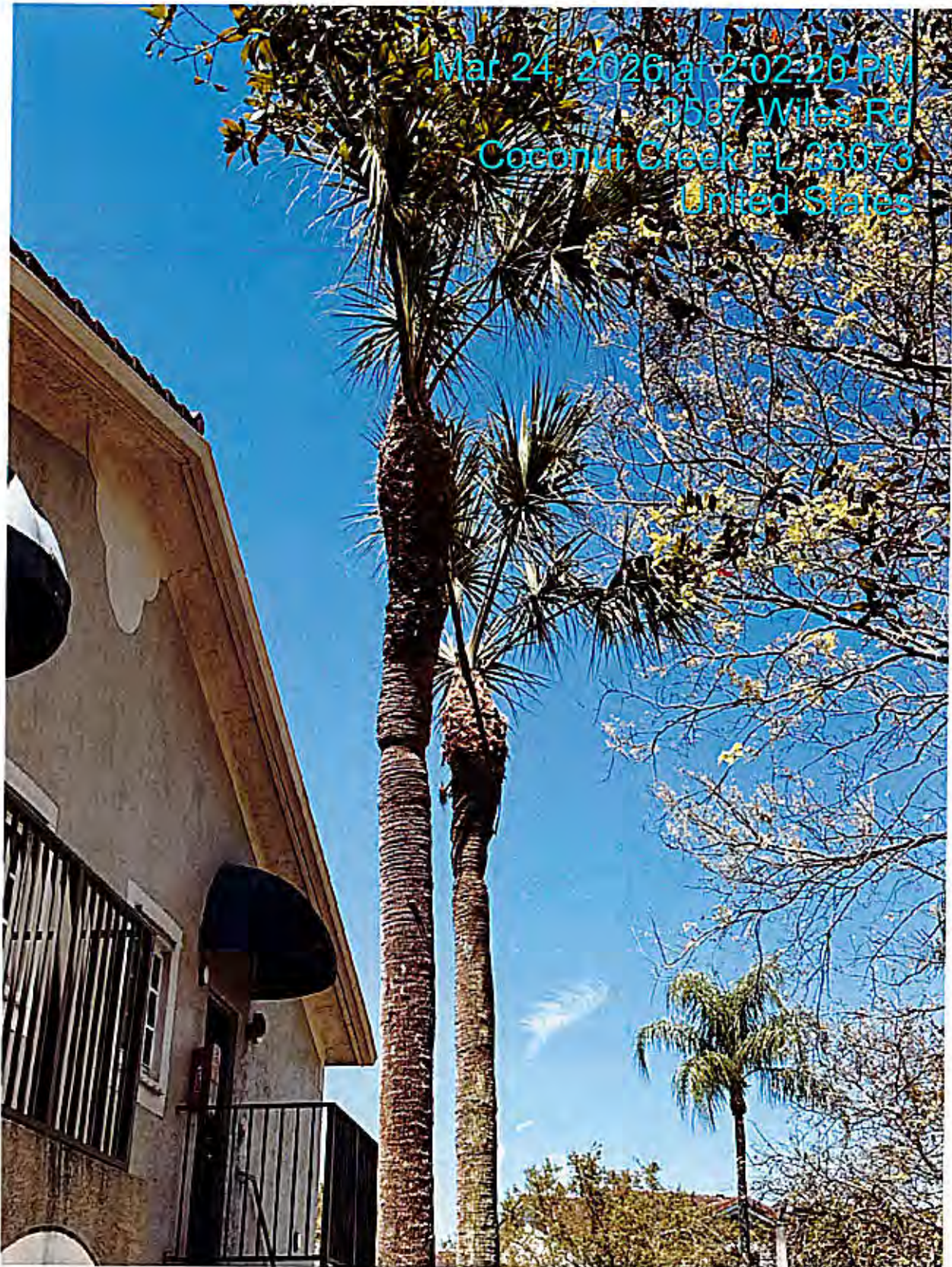
Group of 2 Sables to the right of Building 3587 #1



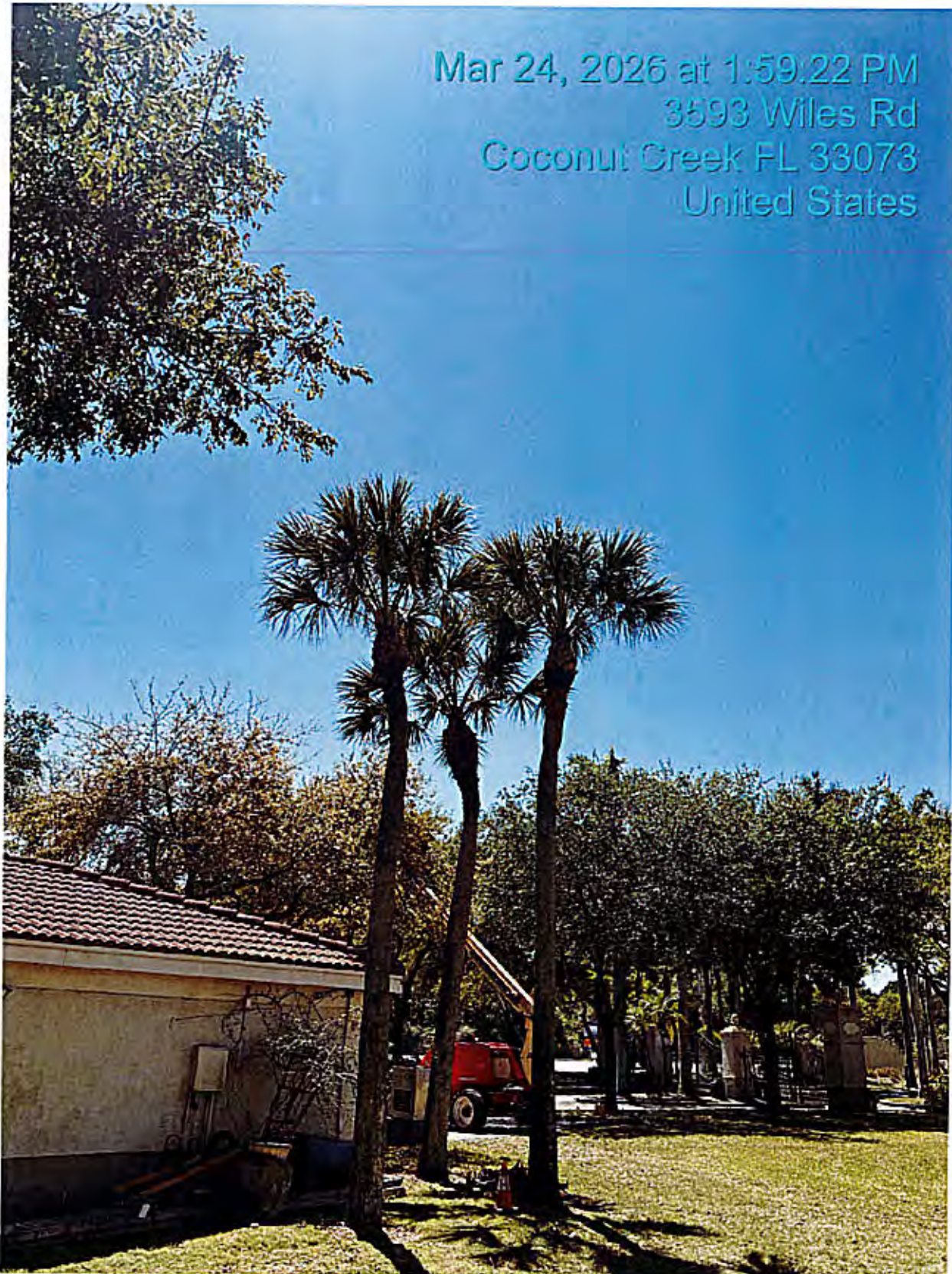
Group of 2 sables to the right of building 3587 #2



Group of 2 Sables on the right of building 3593



Group of 3 Sables back right of Maintenance Building

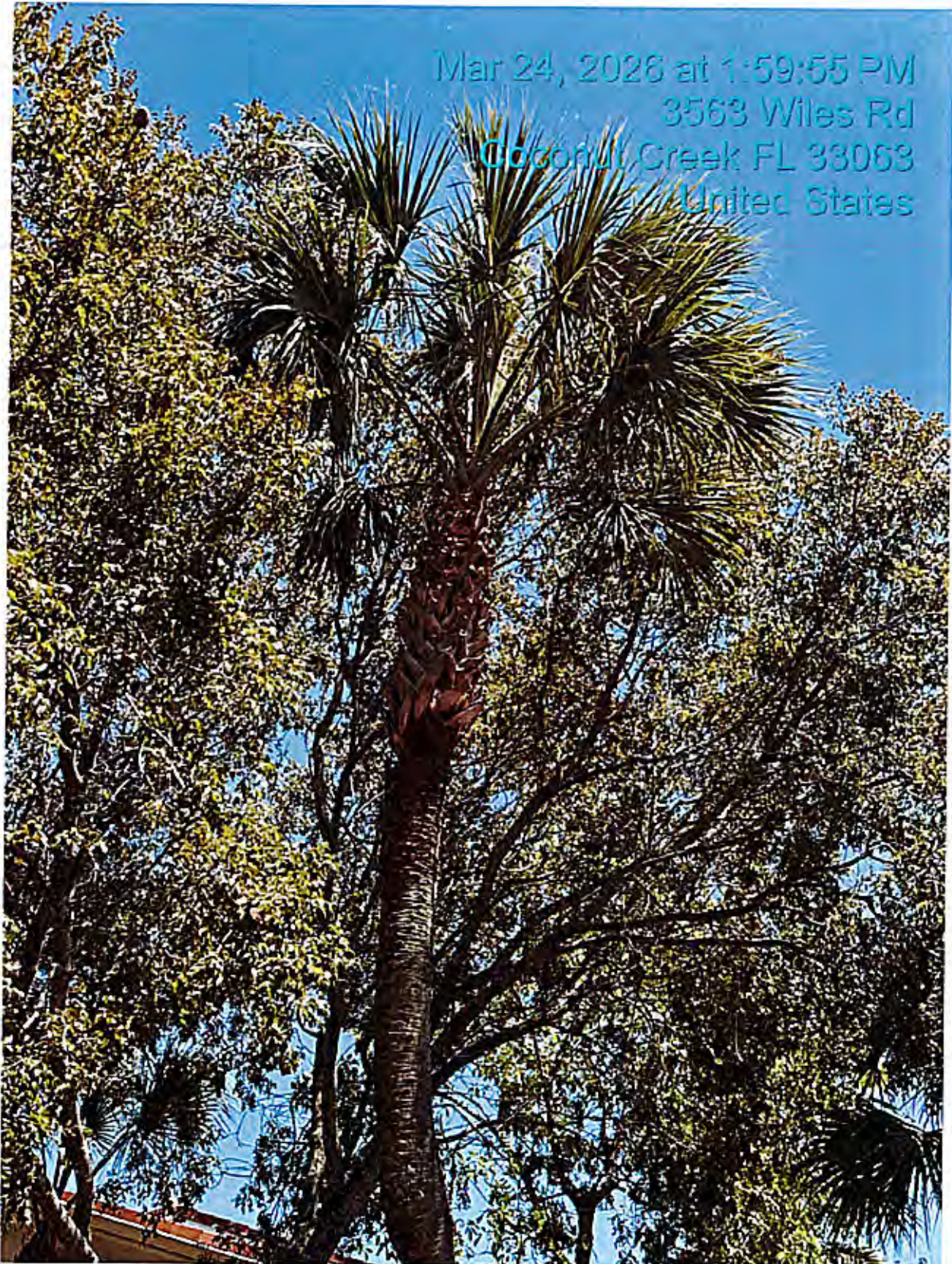


Sable to the left of Maintenance Building

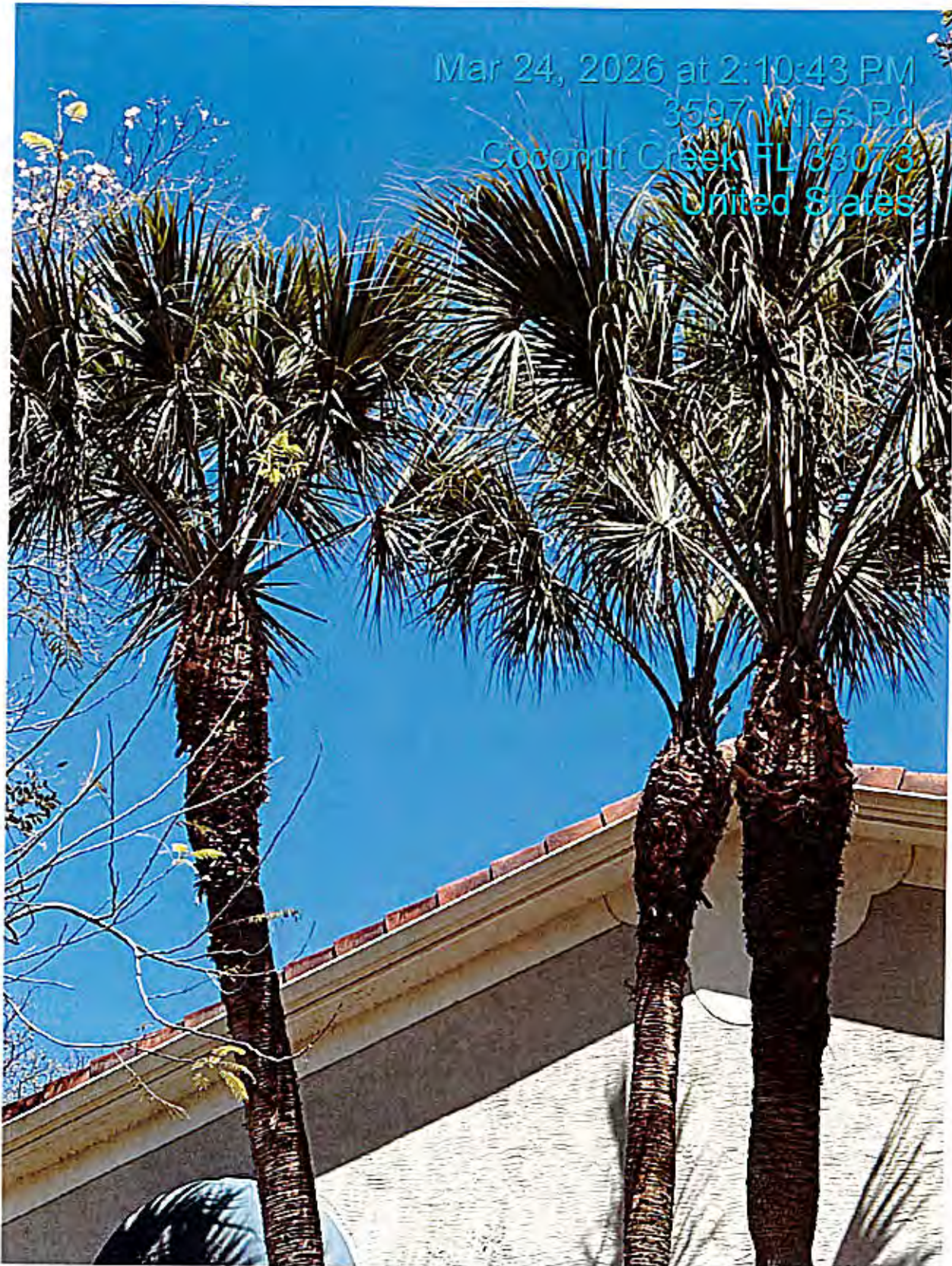


C. Yanulevich

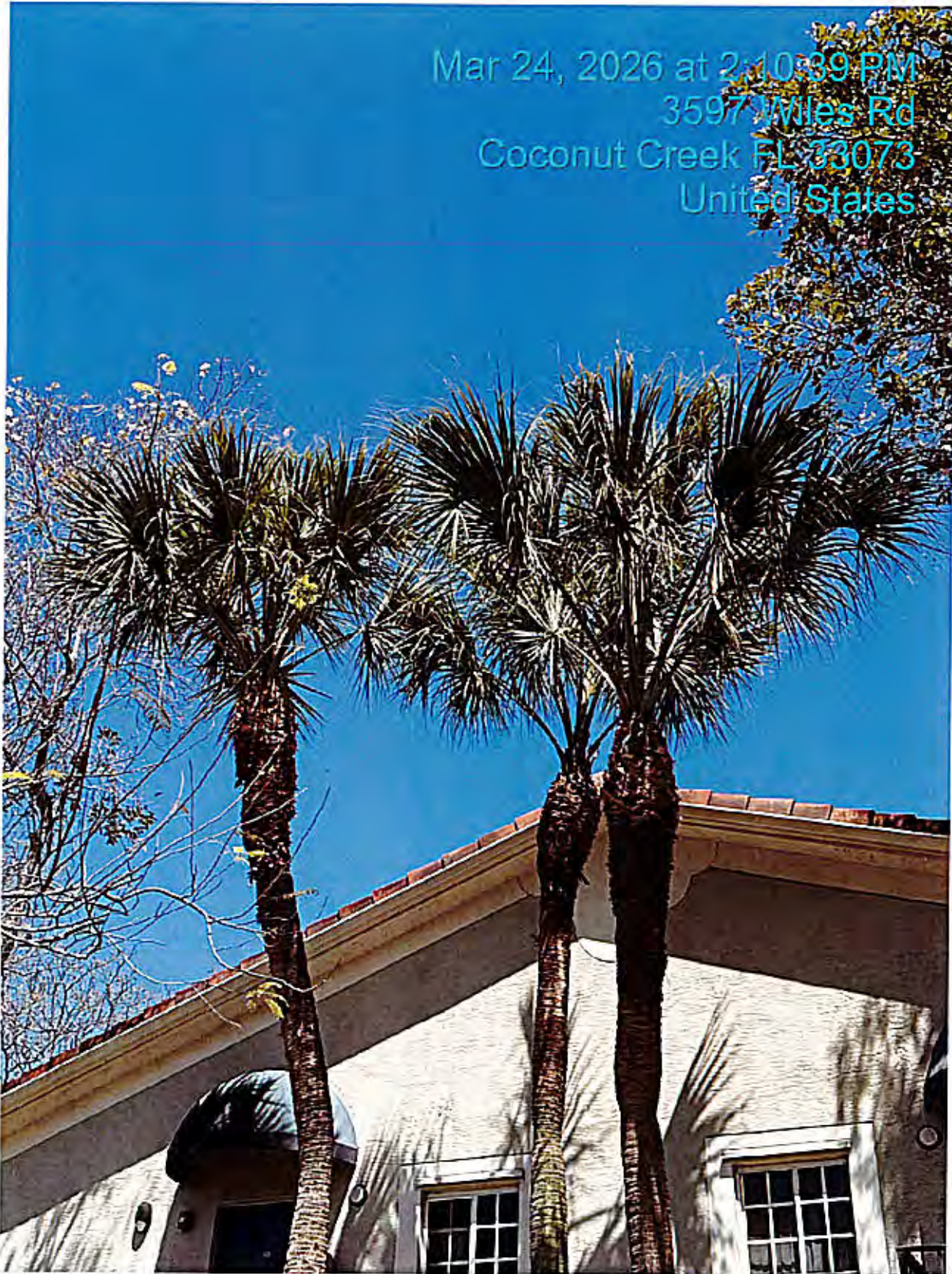
Sable in front left of Maintenance Building



Group of 3 Sables right of building 3557 #1



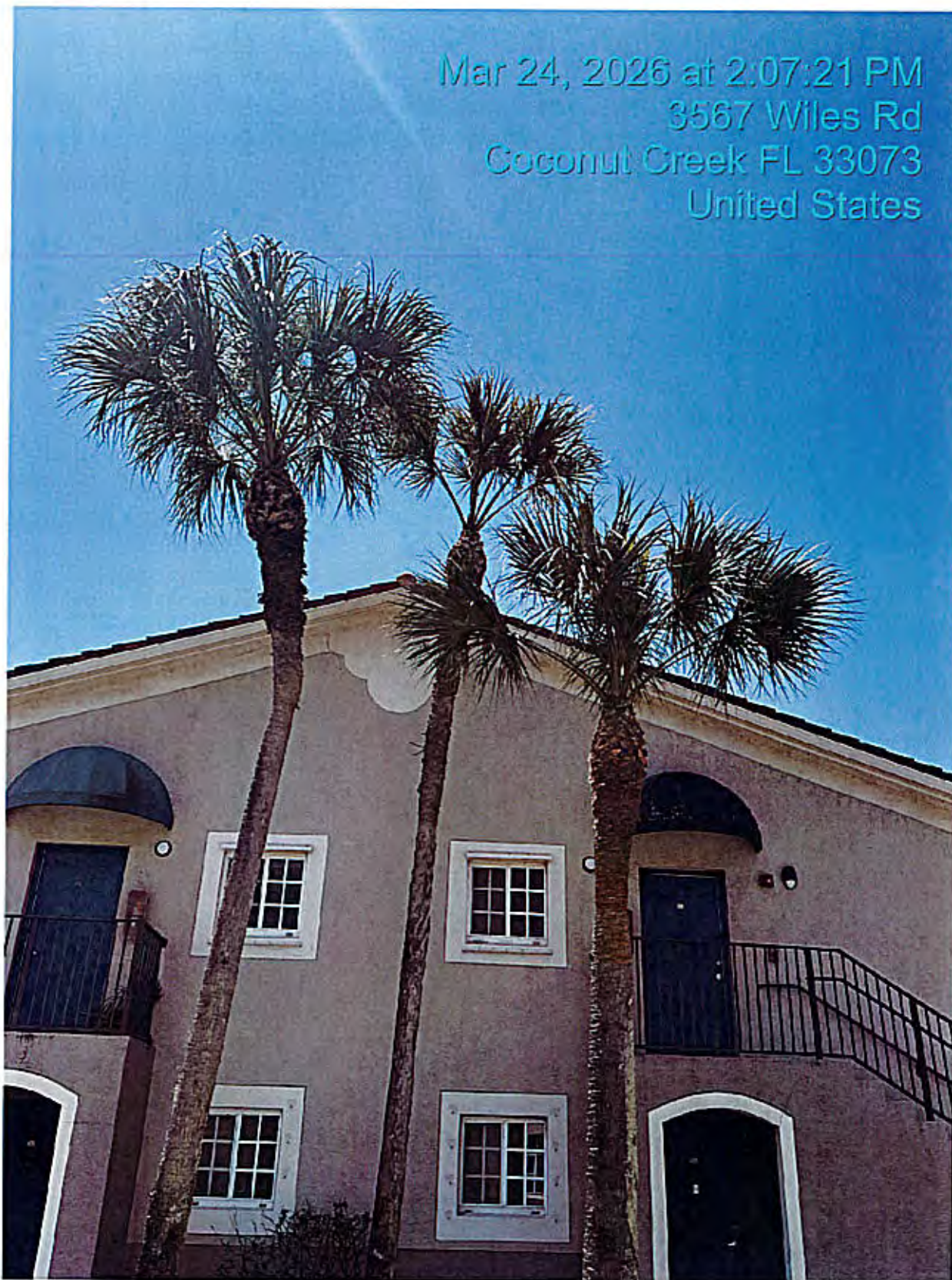
Group of 3 Sables right of building 3557 #2



Group of 3 Sables by Tennis Courts



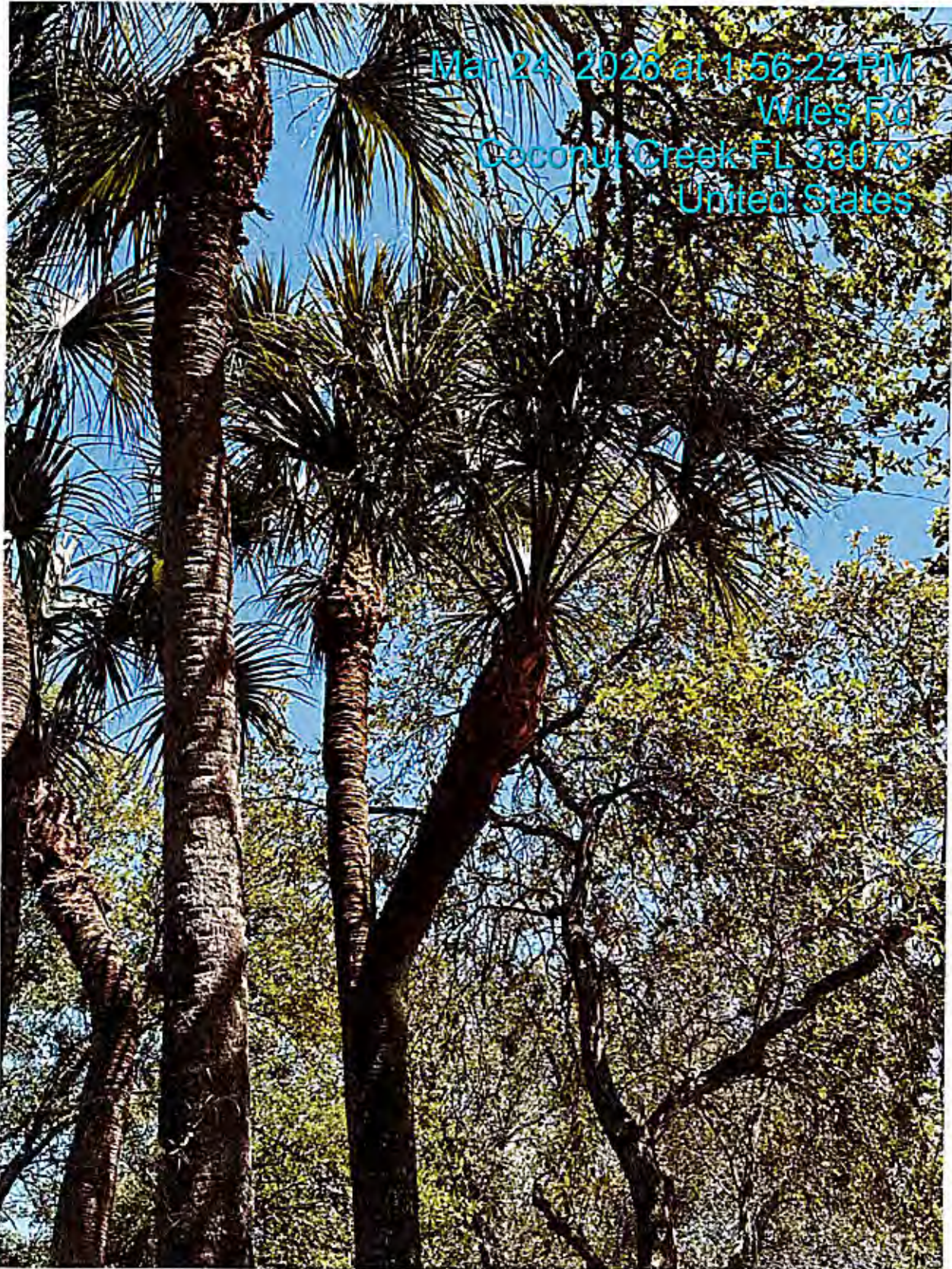
Group of 3 Sables in back of Building 3587



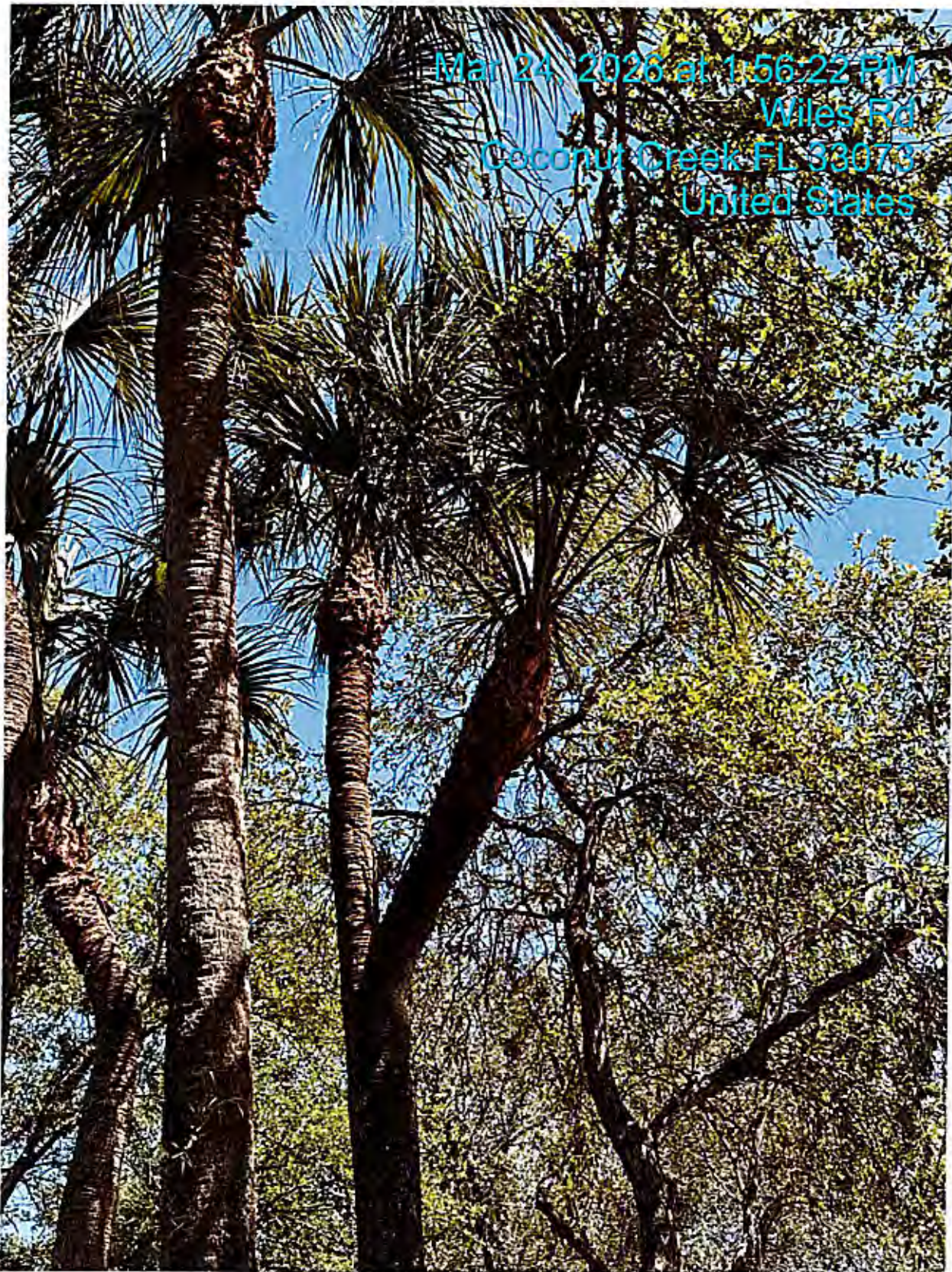
Group of 5 Sables by entrance gate #1



Group of 5 Sables by entrance gate #2



Group of 5 Sables by entrance gate #3



1/20/21

3597 Wiles Rd

Search By Parcel ID Search By Name Search By Address Help About

Marty Kiar Broward County Property Appraiser Florida



37 5 5



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 Use: 03-03 Multi-family 100 units +	Deputy Appraiser: Alec Rosales
Property ID: 484208070012	Millage Code: 3212	Appraisers Number: 954-357-6835
Property Owner(s): 3597 WILES ROAD FL OWNER LLC %APRIL HOUSING -PROPERTY TAX	Adj. Bldg. S.F: 310750	Email: commercialtrim@bcpa.net
Mailing Address: P.O. BOX A3951 CHICAGO, IL 60609	Bldg Under Air S.F:	Zoning : PUD - PLANNED UNIT DEVELOPMENT
Property Address: 3597 WILES ROAD COCONUT CREEK, 33073	Effective Year: 2008	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
	Year Built: 2001	
	Units/Beds/Baths: 300 / /	

PROPERTY ASSESSMENT

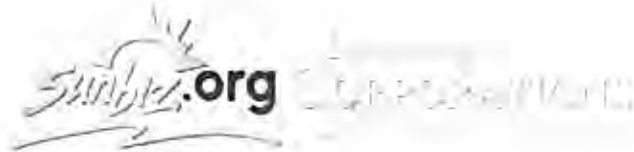
Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$7,938,100	\$15,023,050	0	\$22,961,150	\$22,961,150	
2025	\$7,938,100	\$15,023,050	0	\$22,961,150	\$22,961,150	\$96,106.79
2024	\$7,938,100	\$15,023,050	0	\$22,961,150	\$22,961,150	\$87,368.99

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



Department of State / Division of Corporations / Search Records / Search by Entity Name /

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 #C26040022
Rodriguez, Allan & Laura
3732 Woodfield CT
Violation: 13-38-a
Failure to Obtain/Complete Building Permit

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that
comply with one of the following options:

SUMMONS TO APPEAR

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or
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
plea of guilty. Any additional violation of the same offense may
be considered a repeat violation. The violation must be in compliance
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
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 at
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.

State of Florida NO. C26040022
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 3:05 AM/PM

Owner Name Rodriguez Allan
Last First MI

Rodriguez Laura
Last First MI

Owner Address 3732 Woodfield CT

Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0812 0150

Violation Location 3732 Woodfield CT

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure To obtain and Complete
building: Fence installation

In violation of Chapter(s) 13 Section(s) 38-a
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 24 DAY
OF June, 2026, AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

CY 6/8/26 366
Officer Signature Date ID#

Coulton Yanulevich
Printed Name

Nathan Rodriguez 6/8/26
Signature Acknowledging Receipt of this Notice Date

Nathan Rodriguez
Printed Name

If you have any questions, call 954-956-1476 or 956-1478
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040022	3732 WOODFIELD CT	484208120150	RODRIGUEZ, ALLAN & LAURA

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: 04/06/2026

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: 06/08/2026 - Time: 07:50 AM - Name: Nathan Rodriguez
- Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

- Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)
- Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

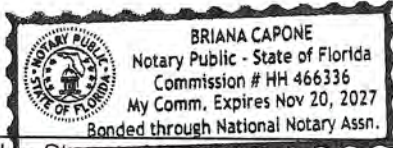
[Signature]
Signature of Code Compliance Officer

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 8 day of June, 2026 by YANULEVICH, COULTON who is personally known to me.

[Signature]
Signature of Notary


Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will-only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
 - (2) Permit applications are reviewed by the community development department.
 - (3) Applications are returned to the applicant for correction or approved as submitted.
 - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
 - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
 - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
 - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
 - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
 - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 484208120150	Millage Code: 3212	Appraisers Number: 954-357-6831
Property Owner(s): RODRIGUEZ, ALLAN & LAURA	Adj. Bldg. S.F: 2350	Email: realprop@bcpa.net
Mailing Address: 3732 WOODFIELD CT COCONUT CREEK, FL 33073	Bldg Under Air S.F: 2338	Zoning : PUD - PLANNED UNIT DEVELOPMENT
Property Address: 3732 WOODFIELD COURT COCONUT CREEK, 33073	Effective Year: 2003	Abbr. Legal Des.: BANYAN TRAILS 154-3 B PART OF PARCEL A DESC'D AS, COMM AT MOST WLY NW COR OF PARCEL A, SLY 680.05, ELY 1236.81 TO POB, NELY ARC DIST OF 17.43, NELY ARC DIST OF 31.90, SELY 12.30 TO P/C, ELY 12.32, SLY 15.00, SELY 109.83, SWLY 45.50, NWLY 112.81, NWLY 25.0 TO POB AKA: LOT 15 PARCEL 4 BANYAN TRAILS (4)
	Year Built: 2002	
	Units/Beds/Baths: 1 / 4 / 3	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$53,270	\$577,280	0	\$630,550	\$469,390	
2025	\$53,270	\$566,840	0	\$620,110	\$457,050	\$9,412.96
2024	\$53,270	\$524,540	0	\$577,810	\$444,170	\$9,135.30

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$630,550	\$630,550	\$630,550	\$630,550
Portability	0	0	0	0
Assessed / SOH 18	\$469,390	\$469,390	\$469,390	\$469,390
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	\$417,979	\$444,390	\$417,979	\$417,979

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/14/2017	Warranty Deed Qualified Sale	\$399,900	114462764

LAND CALCULATIONS

Summons/Case #C26040023
Rodriguez, Allan & Laura
3732 Woodfield CT
Violation: 13-40-a-1
Failure to obtain & complete engineering permit

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you
comply with one of the following options:

SUMMONS TO APPEAR

State of Florida NO. C26040023
City of Coconut Creek
Sustainable Development - Code Compliance

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

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 3:00 AM/PM

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering
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.

Owner Name Rodriguez Allan
Last First MI

Rodriguez Allan
Last First MI

Owner Address 3732 Woodfield CT

Coconut Creek FL 33073
City State Zip

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.

Legal/Folio 4842 0812 0150

Violation Location 3732 Woodfield CT

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Failure To obtain and Complete
Engineering Permit: Pavens
In Backyard.

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.

In violation of Chapter(s) 13 Section(s) 40-a-1

Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

If a person fails to pay the civil penalty 24 hours prior to the schedule
hearing date, or fails to appear before the Special Magistrate he/sh
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

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON wednesday, THE 24 DAY

OF June, 2026, AT 2:30 PM IN THE

City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

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

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 6/8/26 366
Officer Signature Date ID#

Coulton Yanulevich
Printed Name

Nathan Rodriguez 6/8/26
Signature Acknowledging Receipt of this Notice Date

Nathan Rodriguez
Printed Name

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.

If you have any questions, call 954-956-1476 or 956-1478
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26040023	3732 WOODFIELD CT	484208120150	RODRIGUEZ, ALLAN & LAURA

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: 04/06/2026

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: 06/08/2026 - Time: 7:50 AM - Name: Nathan Rodriguez
- Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

- Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)
- Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

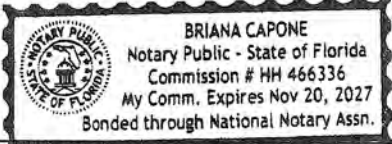
[Signature]
Signature of Code Compliance Officer

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 8 day of June, 2026 by YANULEVICH, COULTON who is personally known to me.

[Signature]
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



Sec. 13-40. - Engineering permits.

(a) *Permits required.*

- (1) *Issuance by engineering division.* A permit is required for all engineering improvements and construction under city jurisdiction. Such permits shall only be issued by the engineering division in accordance with the city's land development code, Division 4 of Article II of this chapter.
- (2) *No construction before permit.* Except as provided hereinafter, no construction shall be started until a permit for the proposed installation has been granted by the engineering division. Minor construction or maintenance work, such as installation modification for water meters (up to two (2) inches), cable splice pits (not in or within two (2) feet of a roadway) streetlight maintenance, or similar types of work may be done without permit, however the engineering division shall be given forty-eight (48) hours prior notice. This does not include cable replacement, or any other type of facility upgrading or rehabilitation involving excavation, except for splice pits as stated above.
- (3) *Emergency work.* None of the above permit procedures shall apply to emergency repair work. Emergency repair work is work which must be done immediately upon discovery, in order to safeguard the public from immediate danger to life or limb, to safeguard public health, safety or welfare, to repair or replace traffic signals or to restore interrupted utility services. In the event of an emergency as defined above, repair work may be started without a permit upon verbal notification being given to the engineering division. If the engineering division offices are closed, then notification must be given as early as possible on the next regular work day. After the emergency repair is completed, a record drawing must be submitted to the engineering division, unless otherwise provided hereinafter, within ten (10) working days. Work that can be scheduled ahead of time will not be considered emergency work.

(Ord. No. 122-94, § 1, 5-26-94)



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 484208120150	Millage Code: 3212	Appraisers Number: 954-357-6831
Property Owner(s): RODRIGUEZ, ALLAN & LAURA	Adj. Bldg. S.F.: 2350	Email: realprop@bcpa.net
Mailing Address: 3732 WOODFIELD CT COCONUT CREEK, FL 33073	Bldg Under Air S.F.: 2338	Zoning : PUD - PLANNED UNIT DEVELOPMENT
Property Address: 3732 WOODFIELD COURT COCONUT CREEK, 33073	Effective Year: 2003	Abbr. Legal Des.: BANYAN TRAILS 154-3 B PART OF PARCEL A DESC'D AS, COMM AT MOST WLY NW COR OF PARCEL A, SLY 680.05, ELY 1236.81 TO POB, NELY ARC DIST OF 17.43, NELY ARC DIST OF 31.90, SELY 12.30 TO P/C, ELY 12.32, SLY 15.00, SELY 109.83, SWLY 45.50, NWLY 112.81, NWLY 25.0 TO POB AKA: LOT 15 PARCEL 4 BANYAN TRAILS (4)
	Year Built: 2002	
	Units/Beds/Baths: 1 / 4 / 3	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$53,270	\$577,280	0	\$630,550	\$469,390	
2025	\$53,270	\$566,840	0	\$620,110	\$457,050	\$9,412.96
2024	\$53,270	\$524,540	0	\$577,810	\$444,170	\$9,135.30

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$630,550	\$630,550	\$630,550	\$630,550
Portability	0	0	0	0
Assessed / SOH 18	\$469,390	\$469,390	\$469,390	\$469,390
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	\$417,979	\$444,390	\$417,979	\$417,979

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/14/2017	Warranty Deed Qualified Sale	\$399,900	114462764

LAND CALCULATIONS

Summons/Case #C26050065
Pitts Scott Edmond & Reyes Ismara Judith
5314 NW 54 ST
Violation: 13-444-b-4-b
Improper Tree Pruning

IMPORTANT INSTRUCTIONS

SUMMONS TO APPEAR

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.

State of Florida NO. C26050065
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 13 2026
At 8:15 (AM) PM

Owner Name Pitts SCOTT EDMOND
Last First MI
Reyes ISMARA JUDITH
Last First MI

Owner Address 5314 NW 54 ST
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0705 1290

Violation Location 5314 NW 54 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-4b
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 24 DAY OF JUNE, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS: . A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

IF YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 5/28/26 3666
Officer Signature Date ID#

Coulton Yanuievich
Printed Name

Posted at Property 5/28/26
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.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26050065	5314 NW 54 ST	484207051290	PITTS,SCOTT EDMOND

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: 05/13/2026

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: 06/01/2026 - Receipt/Article #: 9589071052703748574939
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: 05/28/26 - Time: 10:50 A.M. (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Signature of Code Compliance Officer

Coulton Yanulevich

Printed Name of Code Compliance Officer

State of Florida
County of Broward

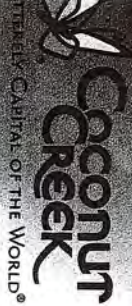
Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 1 day of June, 2026 by YANULEVICH, COULTON who is personally known to me.

Signature of Notary



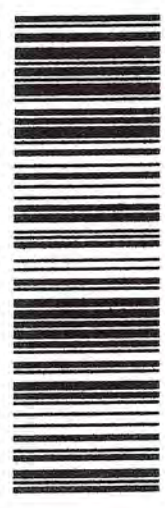
Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



TY OF COCONUT CREEK
Excellent Design & Dev. Dept.
Code Compliance Division
100 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 3748 5749 39

PITTS, SCOTT EDMOND
REYES, ISAMARA JUDITH
5314 NW 54 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)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

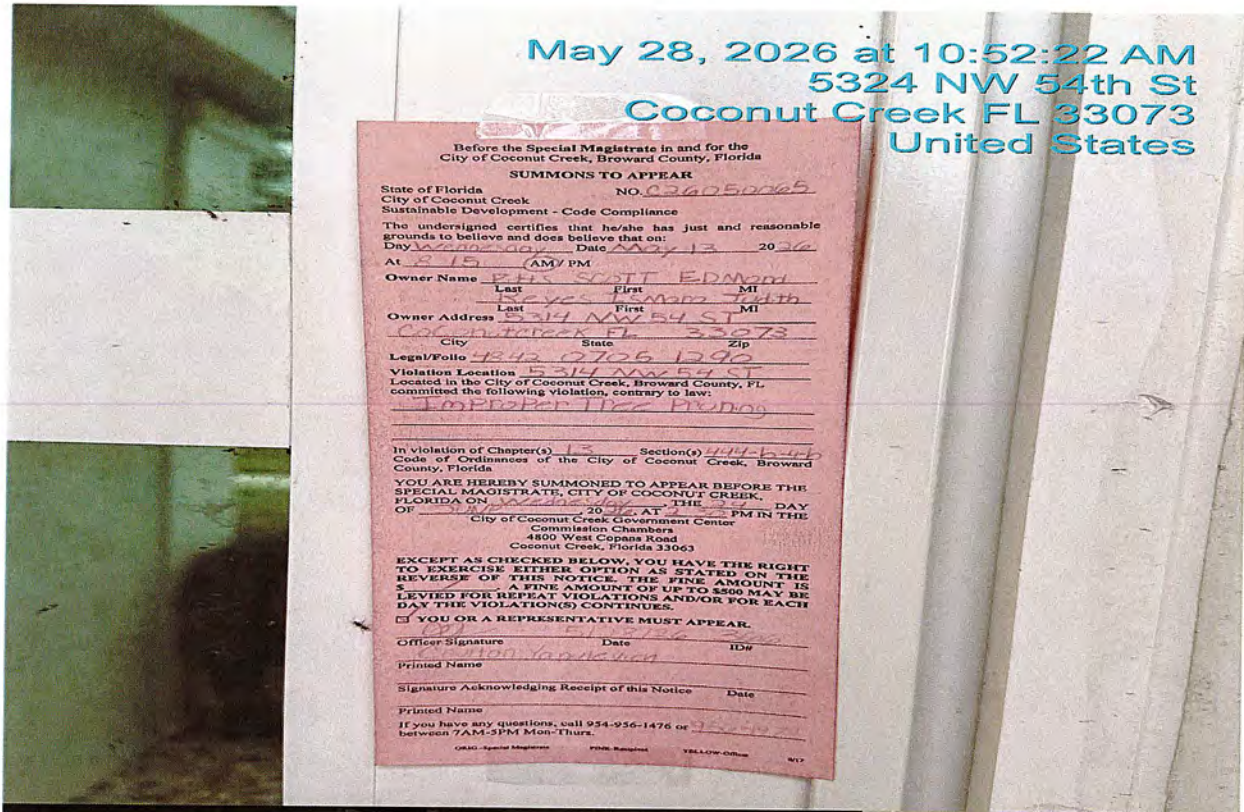
C260 500 65
Summons
Postmark
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e-y
6/11/26

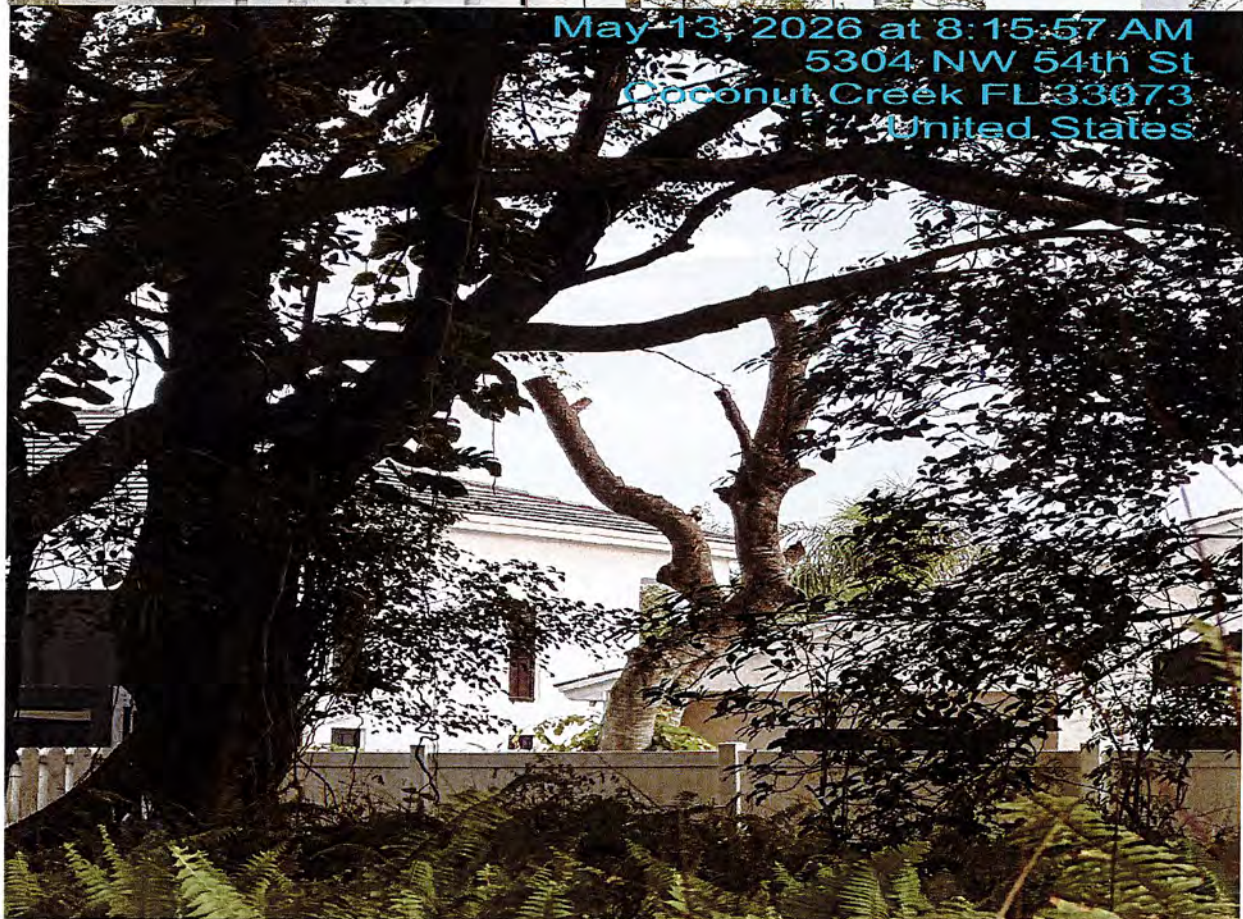
Postage
\$
Total Postage
\$

Sent To
Street and Ap.
City, State, Zip

PITTS, SCOTT EDMOND
REYES, ISAMARA JUDITH
5314 NW 54 ST
COCONUT CREEK FL 33073

6E 6425 842E 0225 0120 6856





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 Use: 01-05 Single Family Zero Lot Line	Deputy Appraiser: Residential Department
Property ID: 484207051290	Millage Code: 3212	Appraisers Number: 954-357-6831
Property Owner(s): PITTS,SCOTT EDMOND REYES,ISAMARA JUDITH	Adj. Bldg. S.F: 1955	Email: realprop@bcpa.net
Mailing Address: 5314 NW 54 ST COCONUT CREEK, FL 33073	Bldg Under Air S.F: 1609	Zoning : PUD - PLANNED UNIT DEVELOPMENT
Property Address: 5314 NW 54 STREET COCONUT CREEK, 33073	Effective Year: 1992	Abbr. Legal Des.: WINSTON PARK SECTION ONE 131-23B A PORTION TRACT E DESC AS COMM AT NW COR OF SAID TR,SWLY 403.40SELY 161.46,NELY 10,SLY,SELY,ELY NELY 123.72,NELY & ELY 19.77 TO P/T,E 243.73 TO POB,E 55, S 111.39,NWLY 13.32,W 44.82, N 99.49 TO POB AKA: LOT 129 LAUREN'S TURN
	Year Built: 1991	
	Units/Beds/Baths: 1 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$50,660	\$433,340	0	\$484,000	\$484,000	
2025	\$50,660	\$465,590	0	\$516,250	\$475,940	\$9,812.13
2024	\$45,030	\$417,500	0	\$462,530	\$462,530	\$9,524.63

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$484,000	\$484,000	\$484,000	\$484,000
Portability	0	0	0	0
Assessed / SOH 24	\$484,000	\$484,000	\$484,000	\$484,000
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	\$432,589	\$459,000	\$432,589	\$432,589

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/08/2023	Warranty Deed Qualified Sale	\$517,500	118923712
07/07/2021	Warranty Deed	\$270,000	270121600

LAND CALCULATIONS

Unit	Price	Units	Type
	\$9.00	5,629	Square Feet

Summons/Case #C26050068
Greenleaf, Kelvin E & Susan E
4942 NW 55 BLVD
Violation: 13-444-b-4-b
Improper Tree Pruning

IMPORTANT INSTRUCTIONS

SUMMONS TO APPEAR

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.

State of Florida NO. C26050068
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 13 2026

At 8:25 (AM) PM

Owner Name Greenleaf Kelvin E

Last First MI

Greenleaf Susan E

Last First MI

Owner Address 4942 NW 55 Blvd

Coconut Creek FL 33073

City State Zip

Legal/Folio 4842 0711 2750

Violation Location 4942 NW 55 Blvd

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-4b

Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE

SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,

FLORIDA ON wednesday, THE 24 DAY

OF JUNE, 2026, AT 2:30 PM IN THE

City of Coconut Creek Government Center

Commission Chambers

4800 West Copans Road

Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

CAJ 5/28/26 366
Officer Signature Date ID#

Coulton Yanulevich
Printed Name

Posted at Property 5/28/26
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.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26050068	4942 NW 55 BLVD	484207112750	GREENLEAF, KELVIN E & SUSAN 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: 05/14/2026

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: 06/01/2026 - Receipt/Article #: 9589071052703748574915
Return Receipt Requested

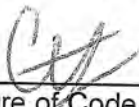
Hand Delivery – Date: _____ - Time: _____ - Name: _____

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 05/28/26 - Time: 10:15 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

Coultan Yanulevich

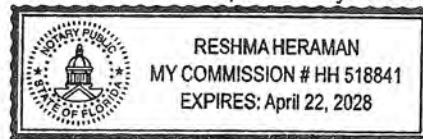
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 1 day of June, 2026 by YANULEVICH, COULTON who is personally known to me.



Signature of Notary



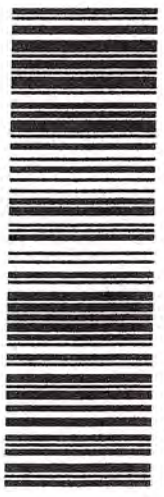
Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



TY OF COCONUT CREEK
slient Design & Dev. Dept.
de Compliance Division
00 W. Copans Road
conut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 3748 5749 15

GREENLEAF, KELVIN E & SUSAN E
4942 NW 55 BLVD
COCONUT CREEK FL 33073-3309

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

5T 6425 842E 0225 0120 6956

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage:	\$
Sent To	
Street and Apt.	
City, State, ZIP	

*C260 500 68
Summers
Postmark
Here
C.Y 6/26*

GREENLEAF, KELVIN E & SUSAN E
4942 NW 55 BLVD
COCONUT CREEK FL 33073-3309

May 28, 2026 at 10:16:43 AM
4946 NW 55th Blvd
Coconut Creek FL 33073
United States

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. C26050068
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 13 2026
At 8:25 (AM/EM)

Owner Name Greenleaf Kevin E
Last Greenleaf First Susan MI E
Owner Address 4942 NW 55 Blvd
Coconut Creek FL 33073
City Coconut Creek State FL Zip 33073

Legal/Folio 4842 0711 2750
Violation Location 4942 NW 55 Blvd
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) 444-44
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 13 DAY OF MAY 2026 AT 8:25 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Corona 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 NO

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 28, 2026 at 10:16:46 AM
4946 NW 55th Blvd
Coconut Creek FL 33073
United States





May 13, 2026 at 8:23:35 AM
5453 NW 50th Ct
Coconut Creek FL 33073
United States



May 13, 2026 at 8:23:38 AM
4945 NW 55th Blvd
Coconut Creek FL 33073
United States

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 Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 484207112750	Millage Code: 3212	Appraisers Number: 954-357-6831
Property Owner(s): GREENLEAF, KELVIN E & SUSAN E	Adj. Bldg. S.F.: 1742	Email: realprop@bcpa.net
Mailing Address: 4942 NW 55 BLVD COCONUT CREEK, FL 33073-3309	Bldg Under Air S.F.: 1404	Zoning : PUD - PLANNED UNIT DEVELOPMENT
Property Address: 4942 NW 55 BOULEVARD COCONUT CREEK, 33073-3309	Effective Year: 1998	Abbr. Legal Des.: WILES/BUTLER PLAT ONE 160-18 B POR TR C DESC AS COMM NW COR TR C,S 227.69,E 160 TO POB,CONT E95.17,S 45.20,W 95.17,N 45.20 TO POB AKA: LOT 275 INDIGO LAKES
	Year Built: 1997	
	Units/Beds/Baths: 1 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$43,020	\$357,100	0	\$400,120	\$191,110	
2025	\$43,020	\$381,080	0	\$424,100	\$186,090	\$3,687.14
2024	\$43,020	\$340,320	0	\$383,340	\$180,850	\$3,551.70

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$400,120	\$400,120	\$400,120	\$400,120
Portability	0	0	0	0
Assessed / SOH 98	\$191,110	\$191,110	\$191,110	\$191,110
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	\$139,699	\$166,110	\$139,699	\$139,699

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
02/09/1998	Special Warranty Deed		27705 / 111
11/17/1997	Special Warranty Deed	\$136,800	27298 / 713

LAND CALCULATIONS

Unit Price	Units	Type
\$10.00	4,302	Square Foot
	SqFt	Foot

Summons/Case #C26050069
Lipford, Daniel Wayne & Conte, Barbara Throckmorton Etal
4936 NW 55 BLVD
Violation: 13-444-b-4-b
Improper Tree Pruning

IMPORTANT INSTRUCTIONS

SUMMONS TO APPEAR

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
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.

State of Florida NO. C26050069
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 13 2026
At 8:25 AM PM

Owner Name Lipford Daniel Wayne
Last First MI
Conte Barbara Throckmorton Etal
Last First MI

Owner Address 4936 NW 55 Blvd
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0711 2740

Violation Location 4936 NW 55 Blvd
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-b4b
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 24 DAY OF JUNE, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS: A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.
CAJ 5/28/26 366
Officer Signature Date ID#
Coulton Yanulevich
Printed Name
Posted at Property 5/28/26
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.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26050069	4936 NW 55 BLVD	484207112740	LIPFORD, DANIEL WAYNE

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:

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 06/01/26 - Receipt/Article #: 9589071052703748574908
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: 05/28/26 - Time: 10:20 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.)

Signature of Code Compliance Officer

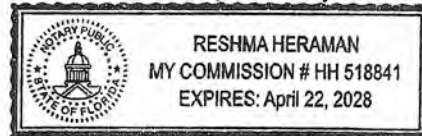
Coulton Yanulevich

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 1 day of June, 2026 by YANULEVICH, COULTON who is personally known to me.

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Coconut Creek
 THE ONLY CAPITAL OF THE WORLD®
 COMPANY OF COCONUT CREEK
 Client Design & Dev. Dept.
 The Compliance Division
 10 W. Copans Road
 Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 3748 5749 08

LIPFORD, DANIEL WAYNE
 CONTE, BARBARA THROCKMORTON ETAL
 4936 NW 55 BLVD
 COCONUT CREEK FL 33073

90 6425 942E 0225 0720 6856

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

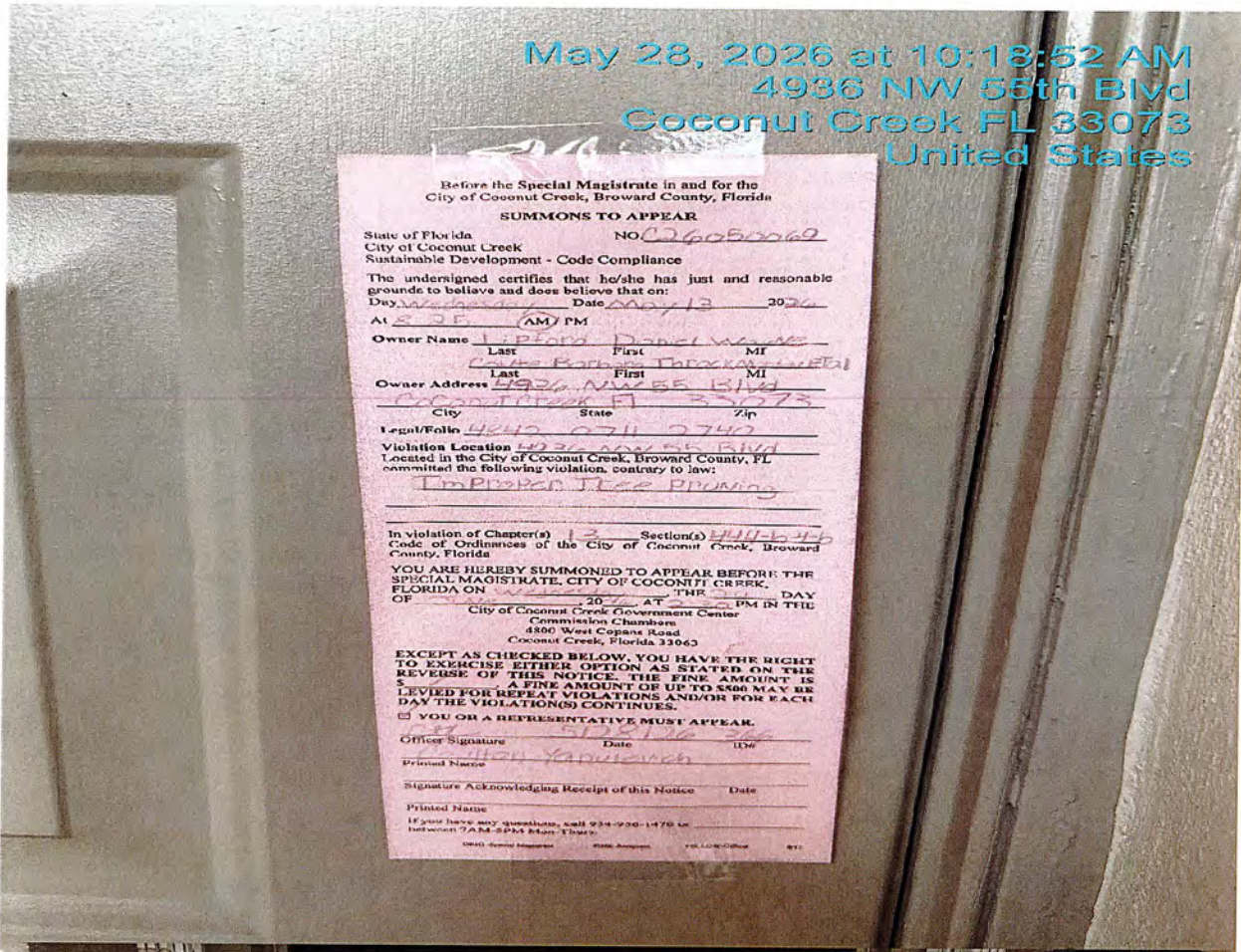
For delivery information, visit our website at www.usps.com®.

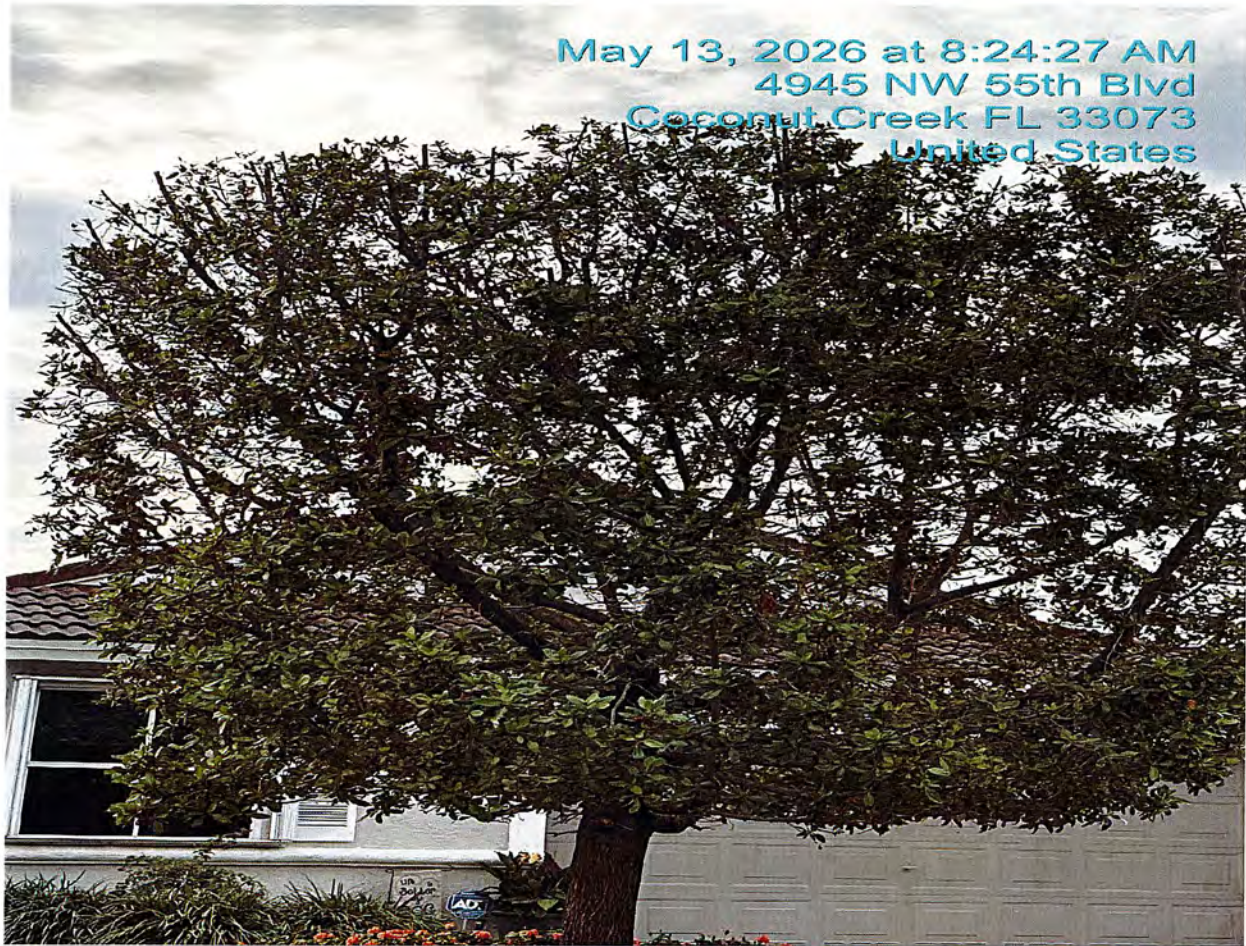
OFFICIAL USE

Certified Mail Fee	\$	C26050069
Extra Services & Fees (check box, add fee as appropriate)		Summons
<input type="checkbox"/> Return Receipt (hardcopy)	\$	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$	C.Y 6/1/2006
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage	\$	
Sent To		
Street and Apt.		
City, State, ZIP+		

LIPFORD, DANIEL WAYNE
 CONTE, BARBARA THROCKMORTON ETAL
 4936 NW 55 BLVD
 COCONUT CREEK FL 33073

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions





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 Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 484207112740	Millage Code: 3212	Appraisers Number: 954-357-6831
Property Owner(s): LIPFORD,DANIEL WAYNE CONTE,BARBARA THROCKMORTON ETAL	Adj. Bldg. S.F: 1840	Email: realprop@bcpa.net
Mailing Address: 4936 NW 55 BLVD COCONUT CREEK, FL 33073	Bldg Under Air S.F: 1573	Zoning : PUD - PLANNED UNIT DEVELOPMENT
Property Address: 4936 NW 55 BOULEVARD COCONUT CREEK, 33073	Effective Year: 1998	Abbr. Legal Des.: WILES/BUTLER PLAT ONE 160-18 B POR PAR C DESC AS COMM NW COR TR C,S 272.89,E 160 TO POB,CONT E95.17,S 45.20,W 95.17,N 45.20 TO POB AKA: LOT 274 INDIGO LAKES
	Year Built: 1997	
	Units/Beds/Baths: 1 / 3 / 2	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$43,020	\$403,910	0	\$446,930	\$208,560	
2025	\$43,020	\$430,980	0	\$474,000	\$203,080	\$4,046.15
2024	\$43,020	\$384,610	0	\$427,630	\$197,360	\$3,901.80

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$446,930	\$446,930	\$446,930	\$446,930
Portability	0	0	0	0
Assessed / SOH 08	\$208,560	\$208,560	\$208,560	\$208,560
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	\$157,149	\$183,560	\$157,149	\$157,149

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
02/17/2023	Warranty Deed Non-Sale Title Change	\$100	118690008
02/08/2016	Quit Claim Deed Non-Sale Title Change	\$100	113573512
11/20/2007	Warranty Deed	\$305,000	44857 / 1213

LAND CALCULATIONS

Unit Price	Units	Type
\$10.00	4,302	Square Foot
	SqFt	Foot

Summons/Case #C26050162
Zarate, Fabian & Angelica
4300 NW 51 ST
Violation: 19-37-2
Parking Commercial/Trailer Food Truck

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you
comply with one of the following options:

SUMMONS TO APPEAR

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.

State of Florida NO. C26050162
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 28 2026

At 12:10 AM/PM

Owner Name Zarate Fabian
Last First MI

Zarate Angelica
Last First MI

Owner Address 7234 NW 65 Ter
Parkland FL 33067
City State Zip

Legal/Folio 4842 0802 0710

Violation Location 4300 NW 51 ST

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Parking: Commercial/Trailer
Food Truck

\$50 Five/each Time vehicle is observed

In violation of Chapter(s) 19 Section(s) 37-2

Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 24 DAY
OF June, 2026, AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$ 50. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

CY 6/4/26 366
Office Signature Date ID#

Coulton Yanulevich
Printed Name

POSTED AT PROPERTY 6/4/26
Signature Acknowledging Receipt of this Notice Date

8:25 A.M
Printed Name

If you have any questions, call 954-956-1476 or 956-1478
between 7AM-5PM Mon-Thurs.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26050162	4300 NW 51 ST	484208020710	ZARATE, FABIAN & ANGELICA

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: 05/26/2026

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: 06/04/2026 - Receipt/Article #: 9589071052703748574977
Return Receipt Requested

Hand Delivery – Date: _____ - Time: _____ - Name: _____

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 06/04/2026 - Time: 8:25 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.)

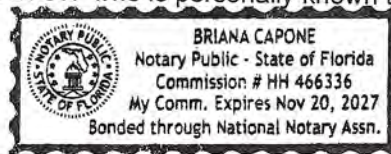
CTJ
Signature of Code Compliance Officer

Coulton Yanulevich
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 4 day of June, 2026 by YANULEVICH, COULTON who is personally known to me.

B. Kell
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

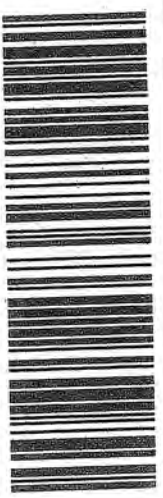
Resilient Design & Development– Code Compliance
4800 W Copans Road, Coconut Creek, FL 33063
954-956-1476 – www.coconutcreek.gov



Code Compliance Officer Yanulevich
1800 West Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL

9589 0710 5270 3748 5749 77



ZARATE, FABIAN & ANGELICA
7234 NW 65 TER
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

22 6425 942E 0225 0TLD 6856

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

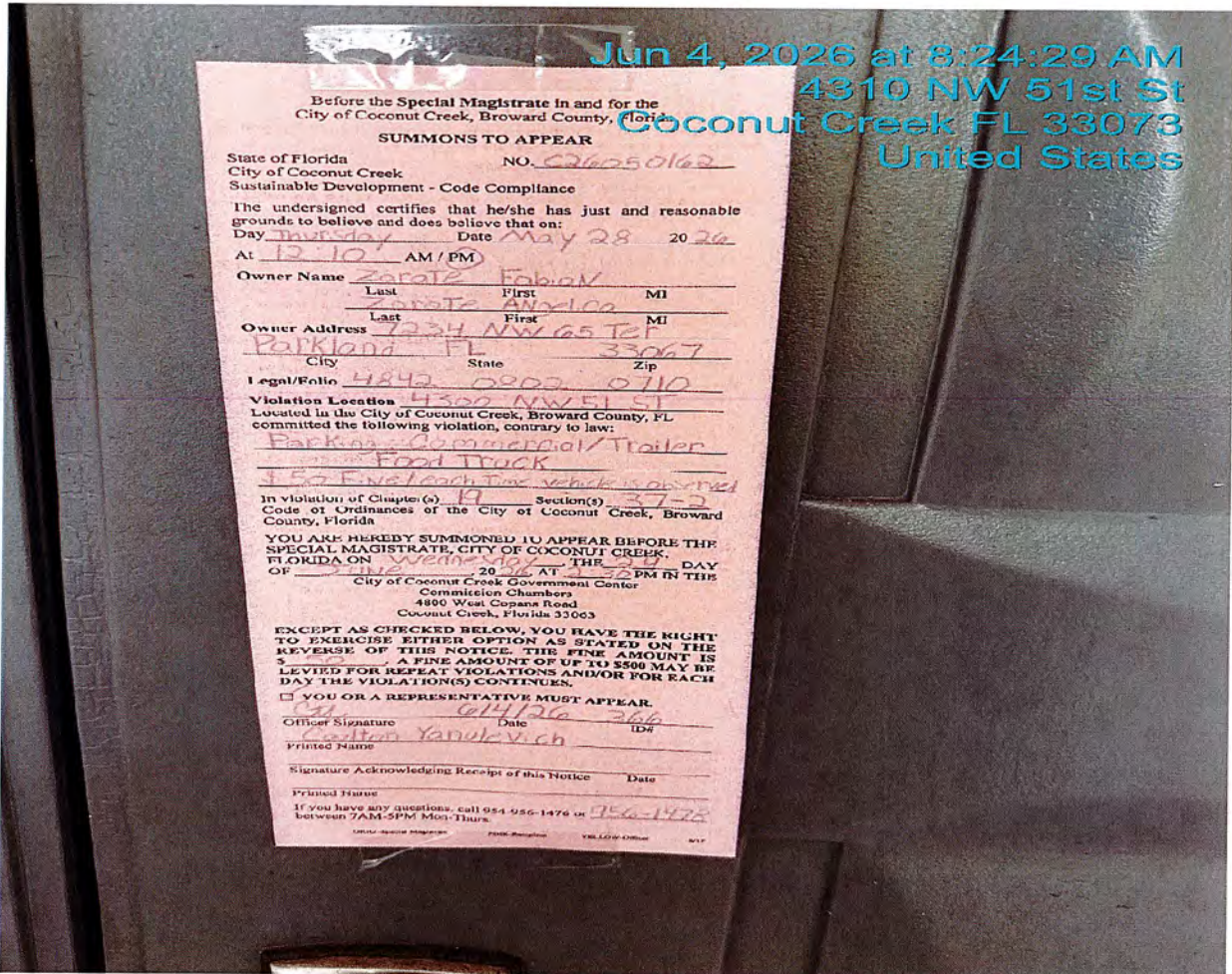
C26050162
Summons
Postmark Here

Postage	\$
Total Postage and Fees	\$

CY 6/4/26

Se	ZARATE, FABIAN & ANGELICA	
St	7234 NW 65 TER	
CI	PARKLAND, FL 33067	

Instructions



C. Yanulevich



Sec. 19-37. Parking in residential zones.

It shall be unlawful for any person to park or cause to be parked any automobile, van, boat, horse or utility trailer, mobile home, house trailer, pickup truck, or slide-in truck camper in any residentially zoned areas within the city. The parking of vehicles shall, however, be permitted as set forth below:

(1) Definitions.

a. *Commercial vehicle* shall mean any vehicle which either has permanent or nonpermanent outside lettering displaying information identifying a business or other nonpersonal use of any kind, exclusive of front license plate, or which is defined by Florida Statutes to include but not limited to:

1. Truck;
2. Trailer;
3. Hearse;
4. Limousine;
5. Taxi;
6. Van;
7. Motor vehicles modified, altered or customized for the purposes of a commercial business, so that supplies, equipment or materials are not stored in the vehicle to a height in excess of the permanent sides of the vehicle, or such that supplies, equipment or materials are not visible, or enclosed in a professional made container and extends no more than twelve (12) inches above roof line and not beyond the windshield line, shall be considered commercial vehicles.



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 484208020710	Millage Code: 3212	Appraisers Number: 954-357-6831
Property Owner(s): ZARATE,FABIAN & ANGELICA	Adj. Bldg. S.F: 2234	Email: realprop@bcpa.net
Mailing Address: 7234 NW 65 TER PARKLAND, FL 33067-1436	Bldg Under Air S.F: 1903	Zoning : PUD - PLANNED UNIT DEVELOPMENT
Property Address: 4300 NW 51 STREET COCONUT CREEK, 33073-2912	Effective Year: 1991	Abbr. Legal Des.: WINSTON PARK SECTION TWO 136-1 B LOT 71 BLK 1 & TOGETHER WITH POROF 15' STRIP OF VAC RD R/W LYING S & ADJ TO LOT 71
	Year Built: 1990	
	Units/Beds/Baths: 1 / 3 / 2	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$92,560	\$592,900	0	\$685,460	\$683,720	
2025	\$92,560	\$587,730	0	\$680,290	\$621,570	\$14,175.34
2024	\$92,560	\$559,180	0	\$651,740	\$565,070	\$13,157.88

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$685,460	\$685,460	\$685,460	\$685,460
Portability	0	0	0	0
Assessed / SOH	\$683,720	\$683,720	\$683,720	\$683,720
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	\$683,720	\$685,460	\$683,720	\$683,720

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/26/2007	Warranty Deed Qualified Sale	\$375,000	43964 / 418
04/01/1990	Warranty Deed	\$138,000	17334 / 240

LAND CALCULATIONS

Unit Price	Units	Type
\$8.00	11,570	Square Foot
	SqFt	Foot

Summons/Case #C26050167
Batista, Correa Antonio & Correa Fernando HB Etal
4667 St Simon DR
Violation: 13-444-b-4-b
Improper Tree Pruning

IMPORTANT INSTRUCTIONS

SUMMONS TO APPEAR

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.

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:
Day Tuesday Date May 26 2026
At 3:00 AM/PM

Owner Name Batista Correa Antonio H/E
Last First MI
Correa Fernando H B Etal
Last First MI

Owner Address 4667 ST Simon DR
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0810 0480

Violation Location 4667 ST Simon DR
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 24 DAY OF June, 2026, AT 2:30 PM IN THE
City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

CTJ 5/28/26 366
Officer Signature Date ID#

Coulton Yanulevich
Printed Name

POSTED AT PROPERTY 5/28/26
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.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26050167	4667 ST SIMON DR	484208100480	BATISTA CORREA, ANTONIO 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: 05/26/2026

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: 06/01/2026 - Receipt/Article #: 9589071052703748574922
Return Receipt Requested

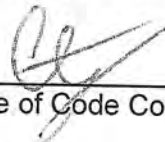
Hand Delivery – Date: _____ - Time: _____ - Name: _____

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 05/28/26 - Time: 10:05 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.)




Signature of Code Compliance Officer

Coulton Yanulevich

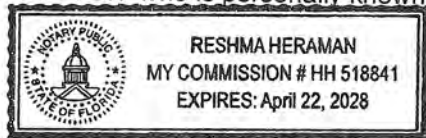
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 1 day of June, 2026 by YANULEVICH, COULTON who is personally known to me.



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



Y OF COCONUT CREEK
sistent Design & Dev. Dept.
e Compliance Division
0 W. Copans Road
onut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 3748 5749 22

BATISTA CORREA, ANTONIO H/E
CORREA, FERNANDO H B ETAL
4667 ST SIMON DR
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

22 6425 842E 0225 0T20 6956

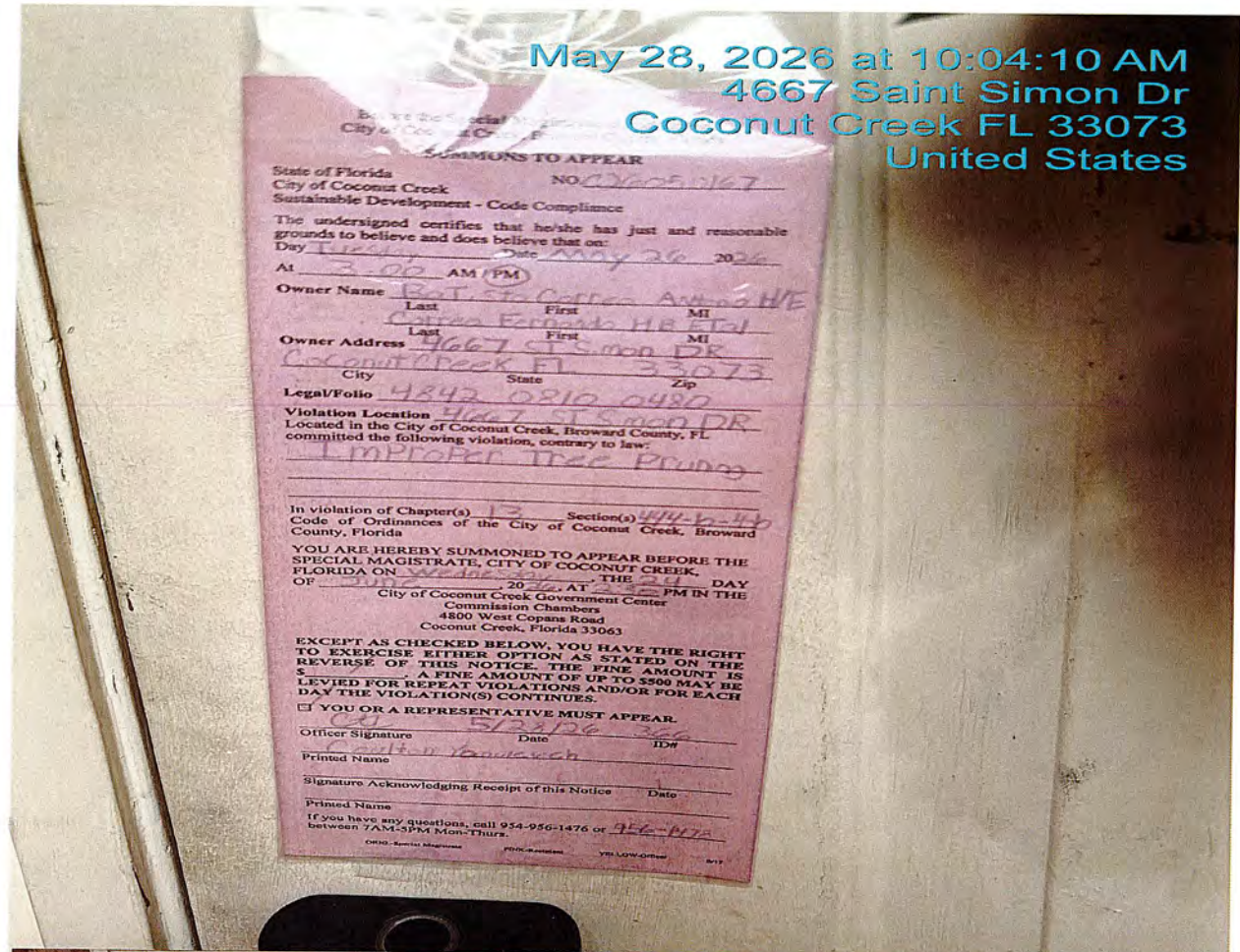
Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$
Total Postage

Sent To
Street and Apt.
City, State, ZIP

BATISTA CORREA, ANTONIO H/E
CORREA, FERNANDO H B ETAL
4667 ST SIMON DR
COCONUT CREEK FL 33073

C260 50167
Summons
Postmark Here
c.y
6/1/26





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



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 484208100480

Property Owner(s):BATISTA CORREA,ANTONIO H/E
CORREA,FERNANDO H B ETAL

Mailing Address:4667 ST SIMON DR COCONUT
CREEK, FL 33073

Property Address:4667 ST SIMON DRIVE COCONUT
CREEK, 33073

Property Use: 01-01 Single Family

Millage Code: 3212

Adj. Bldg. S.F: 2796

Bldg Under Air S.F: 2800

Effective Year: 2002

Year Built: 2001

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.: BANYAN TRAILS
154-3 B PART OF PARCEL C DESC'D
AS,COMM AT SE COR OF PARCEL D
OF SAIDPLAT,SLY 555.90,WLY
1437.51 TO POB,NWLY 117.50,SWLY
83.51,SELY 92.50,SE,ELY & NELY
39.27,NELY 58.51 TO POB AKA: LOT
48 PARCEL 1 BANYAN TRAILS

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$43,130	\$569,030	0	\$612,160	\$612,160	
2025	\$43,130	\$536,240	0	\$579,370	\$579,370	\$12,902.81
2024	\$43,130	\$558,890	0	\$602,020	\$585,800	\$615.44

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$612,160	\$612,160	\$612,160	\$612,160
Portability	0	0	0	0
Assessed / SOH 26	\$612,160	\$612,160	\$612,160	\$612,160
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	\$560,749	\$587,160	\$560,749	\$560,749

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/08/2025	Quit Claim Deed Non-Sale Title Change	\$100	120587811
01/31/2006	Warranty Deed	\$460,000	41379 / 606

LAND CALCULATIONS

Unit Price	Units	Type
\$8.00	5,100	Square SqFt
		Foot

Summons/Case #C26060010
Letterese, James & Lisbet
4102 Oxbow DR
Violation: 13-444-b-4-b
Improper Tree Pruning

SUMMONS TO APPEAR

State of Florida NO. 26060010
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Monday Date June 1 2026

At 11:00 AM/PM

Owner Name Letterese James

Last First MI

Letterese Lisbet

Last First MI

Owner Address 4102 oxbow DR

Coconut Creek FL 33073

City State Zip

Legal/Folio 4842 0810 2640

Violation Location 4102 oxbow DR

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-4b
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON wednesday, THE 24 DAY OF June, 2026, AT 2:30 PM IN THE

City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

CA 6/3/26 3666
Officer Signature Date ID#

Coulton Yanulevich
Printed Name

Posted at Property 6/3/26
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 956-1478 between 7AM-5PM Mon-Thurs.

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26060010	4102 OXBOW DR	484208102640	LETTERESE, JAMES & LISBET

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: 06/01/2026

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: 06/03/2026 - Receipt/Article #: 9589071052703748574953
Return Receipt Requested

Hand Delivery – Date: _____ - Time: _____ - Name: _____

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 06/03/2026 - Time: 09:15 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.)

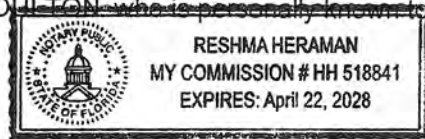
[Signature]
Signature of Code Compliance Officer

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 3 day of June, 2026 by YANULEVICH, COULTON who is personally known to me.

Reshma Heraman
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



Code Compliance Officer Yanulevich
4800 West Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 3748 5749 53

LETTERESE, JAMES & LISBET
4102 OXBOW DR
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

ES 6425 842E 0225 0T20 6856

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$

C26060010
Summons
Postmark
Here
CY 6/3/06

Sent To
Street and Apt. No.
City, State, ZIP+4®

LETTERESE, JAMES & LISBET
4102 OXBOW DR
COCONUT CREEK FL 33073

Jun 3, 2026 at 9:15:09 AM
4102 Oxbow Dr
Coconut Creek FL 33073
United States

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. 260260010
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:
Day Monday Date June 1 20 26
At 11:00 AM/PM

Owner Name Letterese James
Last Letterese First James MI
Owner Address 4102 Oxbow Dr
Last 4102 First Oxbow MI
Coconut Creek FL 33073
City Coconut Creek State FL Zip 33073
Legal/Postal 4042 0910 2610

Violation Location 4102 Oxbow Dr
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
Code of Ordinances of the City of Coconut Creek, Broward
County, Florida

**YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Monday THE 1 DAY
OF June 2026 AT 11:00 PM IN THE
City of Coconut Creek, Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063**

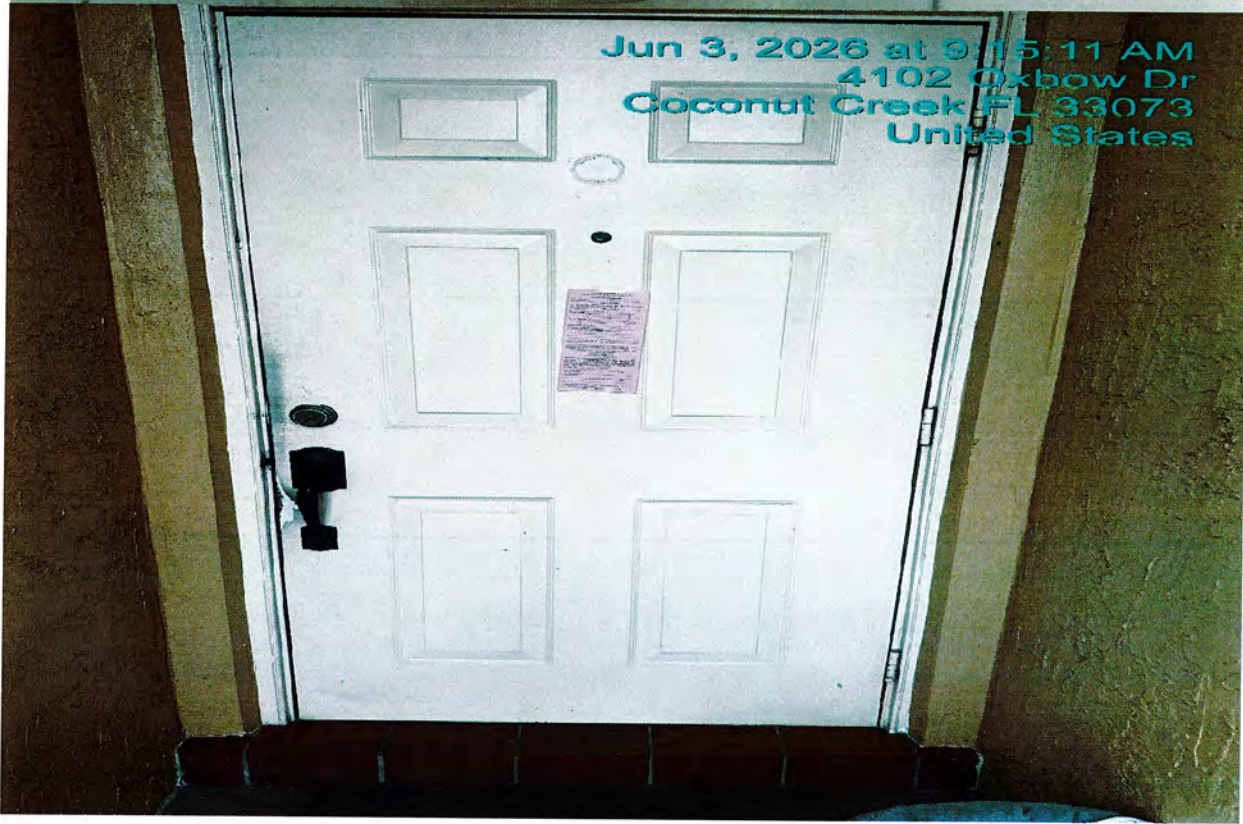
EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$ 500 A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

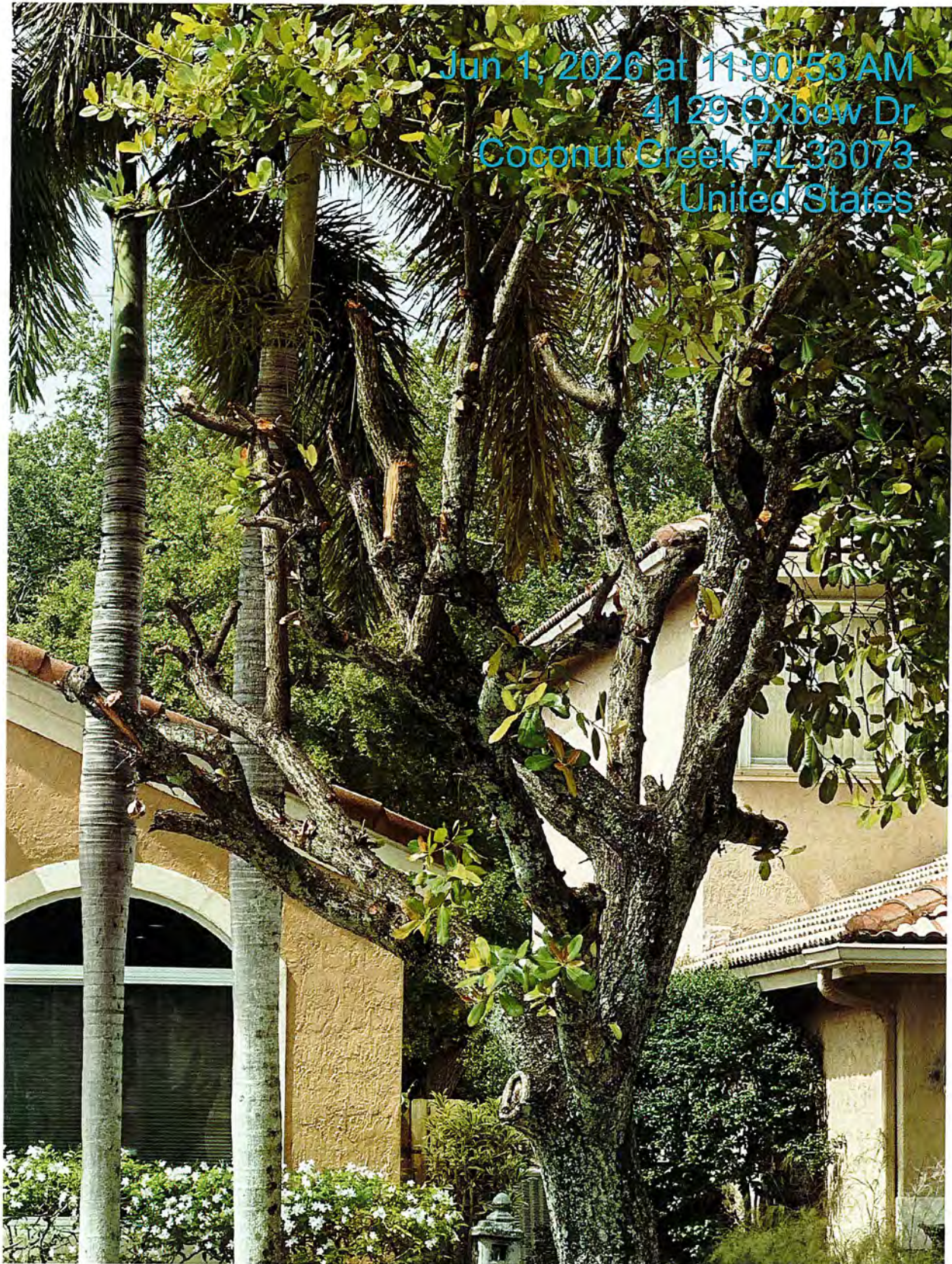
YOU OR A REPRESENTATIVE MUST APPEAR.

OR
ORAL Signature James Letterese Date 6/1/26 ID# 3610
Printed Name James Letterese

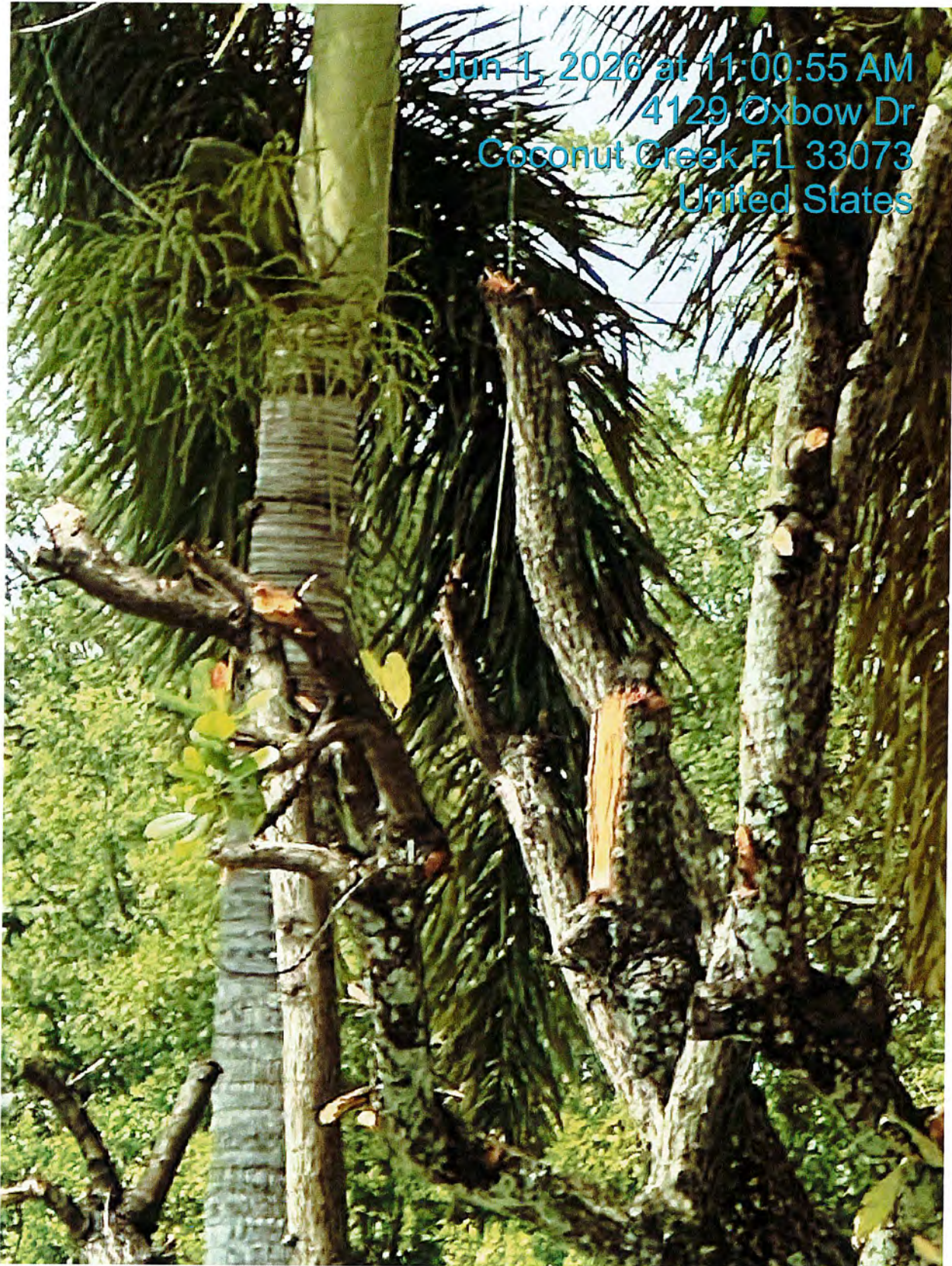
Signature Acknowledging Receipt of this Notice Date
Printed Name
If you have any questions, call 954-956-1476 or 1-800-368-1476
between 7:00 AM and 5:00 PM.

Jun 3, 2026 at 9:15:11 AM
4102 Oxbow Dr
Coconut Creek FL 33073
United States





Jun 1, 2026 at 11:00:53 AM
4129 Oxbow Dr
Coconut Creek FL 33073
United States



Jun 1, 2026 at 11:00:55 AM
4129 Oxbow Dr
Coconut Creek FL 33073
United States

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 Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 484208102640	Millage Code: 3212	Appraisers Number: 954-357-6831
Property Owner(s): LETTERESE, JAMES & LISBET	Adj. Bldg. S.F.: 1977	Email: realprop@bcpa.net
Mailing Address: 4102 OXBOW DR COCONUT CREEK, FL 33073	Bldg Under Air S.F.: 1737	Zoning : PUD - PLANNED UNIT DEVELOPMENT
Property Address: 4102 OXBOW DRIVE COCONUT CREEK, 33073	Effective Year: 2001	Abbr. Legal Des.: BANYAN TRAILS 154-3 B PART OF PARCEL C DESC'D AS, COMM AT SE COR OF PARCEL D OF SAID PLAT, SLY 899.57, WLY 205.20 TO POB, NLY 110.14, WLY 40.86 TO P/C NWLY 0.64, SWLY 110.26, SELY 10.34 ELY 41.04 TO P/C, SELY 8.87 TO POB AKA: LOT 64 PHASE 2 BANYAN TRAILS
	Year Built: 2000	
	Units/Beds/Baths: 1 / 3 / 2	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$41,050	\$469,920	0	\$510,970	\$323,930	
2025	\$41,050	\$443,740	0	\$484,790	\$315,420	\$6,420.09
2024	\$41,050	\$462,130	0	\$503,180	\$306,540	\$6,216.91

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$510,970	\$510,970	\$510,970	\$510,970
Portability	0	0	0	0
Assessed / SOH 15	\$323,930	\$323,930	\$323,930	\$323,930
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	\$272,519	\$298,930	\$272,519	\$272,519

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
05/27/2014	Warranty Deed Qualified Sale	\$285,000	112310427

LAND CALCULATIONS

Unit Price	Units	Type
\$8.00	5,100	Square
	SqFt	Foot

Summons/Case #C26060069
Loeffler, Lori
5270 NW 53 AVE
Violation: 13-448-c-1
Tree Removal Permit Required

IMPORTANT INSTRUCTIONS

SUMMONS TO APPEAR

You have been charged with a civil infraction which requires that you comply with one of the following options:

State of Florida NO. C26060069
City of Coconut Creek
Sustainable Development - Code Compliance

Option 1:

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

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:

Day Wednesday Date June 10 2026

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

At 10:30 (AM) / PM

DO NOT MAIL CASH

Owner Name Loeffler Loni
Last First MI

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.

Last First MI

Owner Address 5270 NW 53 Ave

ENTER A PLEA OF NOT GUILTY

Coconut Creek FL 33073
City State Zip

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.

Legal/Folio 4842 0705 0530

Violation Location 5270 NW 53 Ave

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.

Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Tree Removal Permit Required

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.

In violation of Chapter(s) 13 Section(s) 448-C-1
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

SCHEDULE OF FINES

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 24 DAY OF June, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

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

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 CY Date 6/10/26 ID# 366

Printed Name Coulton Yanulevich

Signature Acknowledging Receipt of this Notice Posted at Property 6/10/26 Date

Printed Name 11:55 AM

If you have any questions, call 954-956-1476 or 956-1478 between 7AM-5PM Mon-Thurs.

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
C26060069	5270 NW 53 AVE	484207050530	LOEFFLER, LORI

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: 06/10/2026

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: 06/10/2026 - Receipt/Article #: 9589071052703748575158
Return Receipt Requested

Hand Delivery – Date: _____ - Time: _____ - Name: _____

Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 06/10/2026 - Time: 11:55 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.)



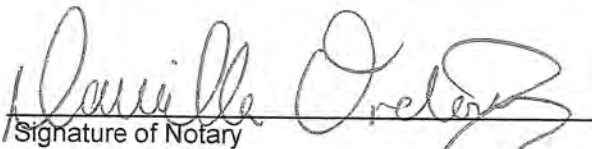
Signature of Code Compliance Officer

Coulton Yanulevich

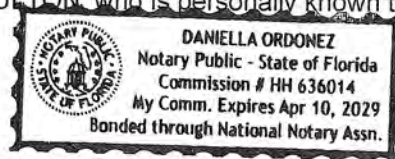
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this 10 day of June, 2026 by YANULEVICH, COULTON, who is personally known to me.



Signature of Notary



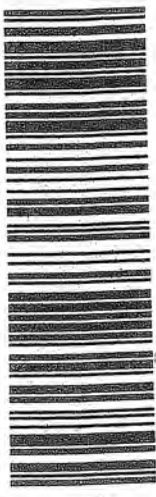
Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 3748 5751 58

LOEFFLER, LORI
5270 NW 53 AVE
COCONUT CREEK, FL 33073

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OFFICIAL USE

95 1525 94LE 0225 0TLD 6956

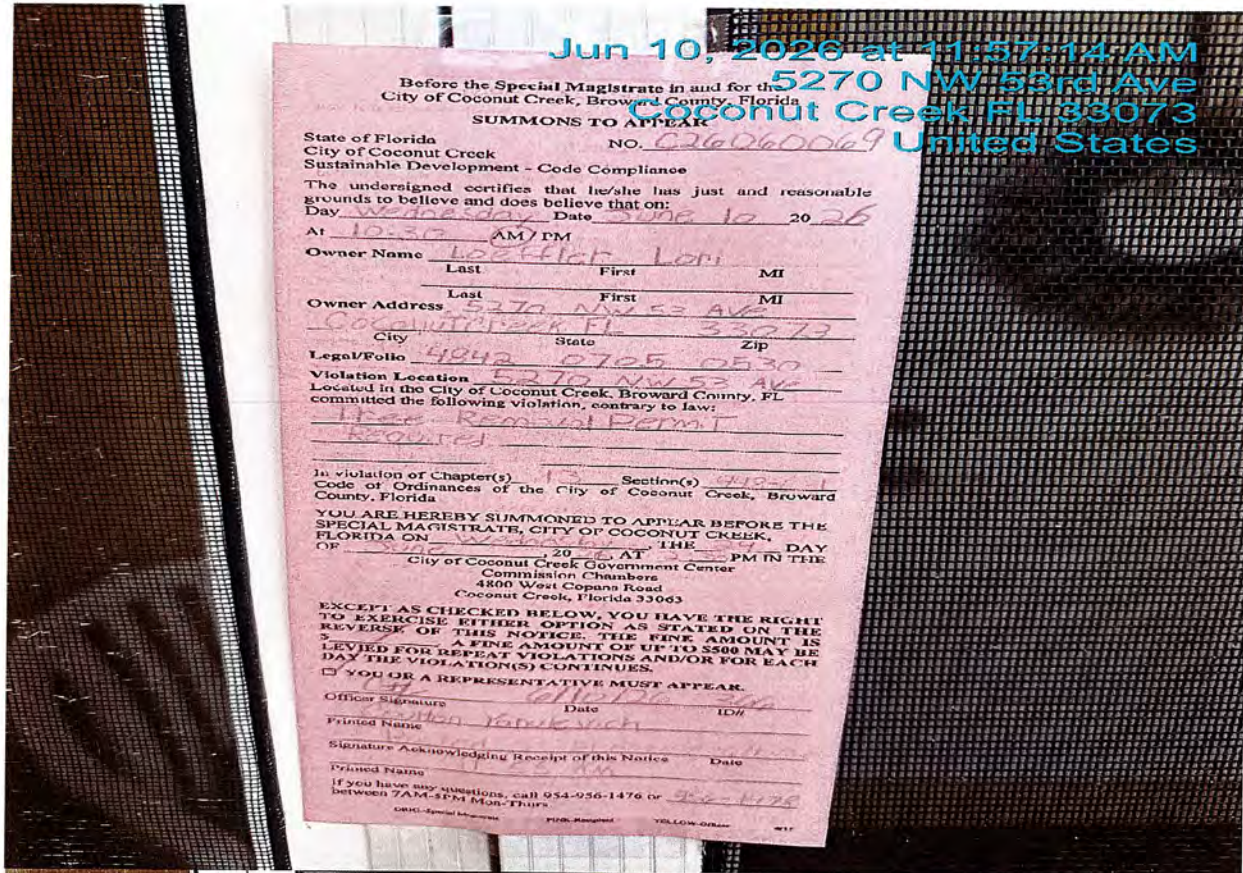
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

C26060069
Summers
Postmark
Here
C.Y.

Sent To
Street and A
City, State, Z

LOEFFLER, LORI
5270 NW 53 AVE
COCONUT CREEK, FL 33073







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



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 01-05 Single Family Zero Lot Line	Deputy Appraiser: Residential Department
Property ID: 484207050530	Millage Code: 3212	Appraisers Number: 954-357-6831
Property Owner(s): LOEFFLER, LORI	Adj. Bldg. S.F.: 1955	Email: realprop@bcpa.net
Mailing Address: 5270 NW 53 AVE COCONUT CREEK, FL 33073-3751	Bldg Under Air S.F.: 1609	Zoning : PUD - PLANNED UNIT DEVELOPMENT
Property Address: 5270 NW 53 AVENUE COCONUT CREEK, 33073-3751	Effective Year: 1991	Abbr. Legal Des.: WINSTON PARK SECTION ONE 131-23B A PORTION OF TRACT E DESC AS COMM AT MOST NLY SE COR OF SAIDTR, SWLY 586.57, NWLY 211.67, NWLY AND NLY 328.85 TO POB, SWLY 90.04 NLY 60.58, E 90.04, SLY 54.32 TO POB AKA: LOT 53 LAUREN'S TURN
	Year Built: 1990	
	Units/Beds/Baths: 1 / 3 / 2	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$51,700	\$431,380	0	\$483,080	\$193,760	
2025	\$51,700	\$463,640	0	\$515,340	\$188,670	\$3,741.65
2024	\$51,700	\$415,550	0	\$467,250	\$183,360	\$3,604.91

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$483,080	\$483,080	\$483,080	\$483,080
Portability	0	0	0	0
Assessed / SOH 95	\$193,760	\$193,760	\$193,760	\$193,760
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	\$142,349	\$168,760	\$142,349	\$142,349

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
05/01/1994	Warranty Deed	\$123,000	22090 / 559
10/01/1990	Special Warranty Deed	\$137,900	

LAND CALCULATIONS

Unit Price	Units	Type
\$10.00	5,170	Square Foot
	SqFt	Foot

Summons/Case #C26030204
Gaviola, Jaime E
4561 Little Palm LN
Violation: 13-444-b-4-b
Improper Tree Pruning

Pent

#150 June 25

June 25 the record

50

#25

June 24th

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: **C26-03 -0204**

JAIME E GAVIOLA
4561 LITTLE PALM LANE
COCONUT CREEK FL 33073

Respondent

FINAL ORDER

VIOLATION: IMPROPER TREE PRUNING / CITY CODE SEC. 13-444 (b)(4)(b)

An administrative hearing was held before the undersigned Special Magistrate on April 22, 2026. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 4561 Little Palm Lane and more particularly described as follows:

Property Id: 4842 08 10 0280

BANYAN TRAILS 154-3 B PART OF PARCEL C DESC'D AS, COMM AT SE COR OF PARCEL D OF SAID PLAT, SLY 955.12, WLY 1570.65 TO POB, NWLY 125.46, SWLY ARC DIST OF 41.57, SWLY 2.28, SELY 117.73, NELY 59.70, NELY 14.24 TO POB AKA: LOT 28 PARCEL 1 BANYAN TRAILS

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 improper tree pruning, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The City noted the damage to the tree was such that it cannot survive and will need to be replaced. The RESPONDENT was present 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 13-444 (b)(4)(b) AND THE RESPONDENT IS FINED **ONE HUNDRED FIFTY DOLLARS (\$150.00)** FOR THIS VIOLATION. THE RESPONDENT HAS UNTIL JUNE 25, 2026 TO PAY THIS FINE AMOUNT TO THE CITY.

THE RESPONDENT IS GIVEN UNTIL JUNE 25, 2026 TO OBTAIN A TREE REMOVAL PERMIT AND REMEDY THE VIOLATION WITH THE INSTALLATION OF AN APPROVED TREE OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY BEYOND THE COMPLIANCE DATE THAT THE RESPONDENT FAILS TO REMEDY THE VIOLATION. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JUNE 24, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 24, 2026 SPECIAL MAGISTRATE HEARING.

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA. DONE AND ORDERED THIS 24th DAY OF APRIL, 2026

CITY OF COCONUT CREEK, FLORIDA

Roshma Heraman
SPECIAL MAGISTRATE CLERK

R. [Signature]
SPECIAL MAGISTRATE

4/29/2026
Date Received



CITY OF COCONUT CREEK
 Resilient Design & Dev. Dept.
 Code Compliance Division
 800 W. Copans Road
 Coconut Creek, FL 33063



CITY OF COCONUT CREEK
 Resilient Design & Dev. Dept.
 Code Compliance Division
 4800 W. Copans Road
 Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1776 0348 45

GAVIOLA, JAIME E
 4561 LITTLE PALM LANE
 COCONUT CREEK FL 33073

GAVIOLA, JAIME E
 4561 LITTLE PALM LANE
 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:



9590 9402 9875 5335 0905 70

2. Article Number (Transfer from service label)

9589 0710 5270 1776 0348 45

PS Form 3811, July 2020 PSN 7530-02-000-9053

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage \$

Sent To Gaviola, Jaime E

Street and A/City, State, Z 4561 Little Palm Lane, Coconut Creek, FL 33073

Postmark Here F.O 5/14/26

GAVIOLA, JAIME E
 4561 LITTLE PALM LANE
 COCONUT CREEK FL 33073

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] Agent Addressee

B. Received by (Printed Name) Gaviola, Jaime E C. Date of Delivery 5/7/26

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Sure Mail | |
| <input type="checkbox"/> Restricted Delivery | |

Domestic Return Receipt



PERMIT STATUS

Permit #: 26001319

Property ID: 484208100280

Permit Desc: TREE REMOVAL/RELOCATION

Property Address: 4561 LITTLE PALM LN COCONUT CREEK, FL 33073

Amount Due: .00

Pending Payment: .00

Permit

Permit Information

Permit Number: 26001319

C.O. Number:

Status: Open

C.O. Operator:

Type: T-REMOVAL

C.O. Issued:

Applied Date: 5/4/2026

C-404 Type:

Operator: online

Usage Class: 01

Issued Date: 5/10/2026

Applied Value: 2300

Operator: mtorok

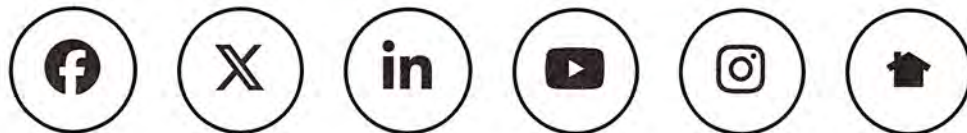
Units: 0

Master Number:

Calc Value:

Project Number:

Contractor: 68859



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Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. C26030204
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 March 30 2026

At 11:20 AM PM

Owner Name Gaviola Jaime E
Last First MI

Owner Address 4561 Little Palm Lane
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0810 0280

Violation Location 4561 Little Palm LN

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 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.
CY 3/30/26 366
Officer Signature Date ID#

Coulton Yanulevich
Printed Name

Posted at Property 03/30/26
Signature Acknowledging Receipt of this Notice Date
1:56 P.M.

Printed Name

If you have any questions, call 954-956-1476 or 956-1478
between 7AM-5PM Mon-Thurs.

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030204	4561 LITTLE PALM LN	484208100280	GAVIOLA,JAIME 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: 03/30/2026

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: 03/31/2026 - Receipt/Article #: 9589071052701607574243
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: 03/30/2026 - Time: 01:55 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.)

[Handwritten Signature]

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 31 day of MARCH, 2026 by YANULEVICH, COULTON who is personally known to me.

Reshma Heraman

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



CITY OF COCONUT CREEK
Resilient Design & Dev. Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

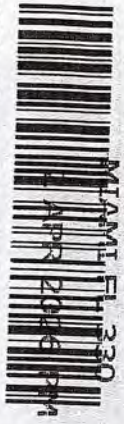
CERTIFIED MAIL



9589 0710 5270 1607 5742 43

GAVIOLA, JAIME E
4561 LITTLE PALM LANE
COCONUT CREEK FL 33073

USPS TRACKING #



9590 9402 8967 4064 0702 A3

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
4800 W. Copans Road
Coconut Creek, FL 33063

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USPS
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C 260 302 04
Summons
e-y 3/31/26

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and Ap _____

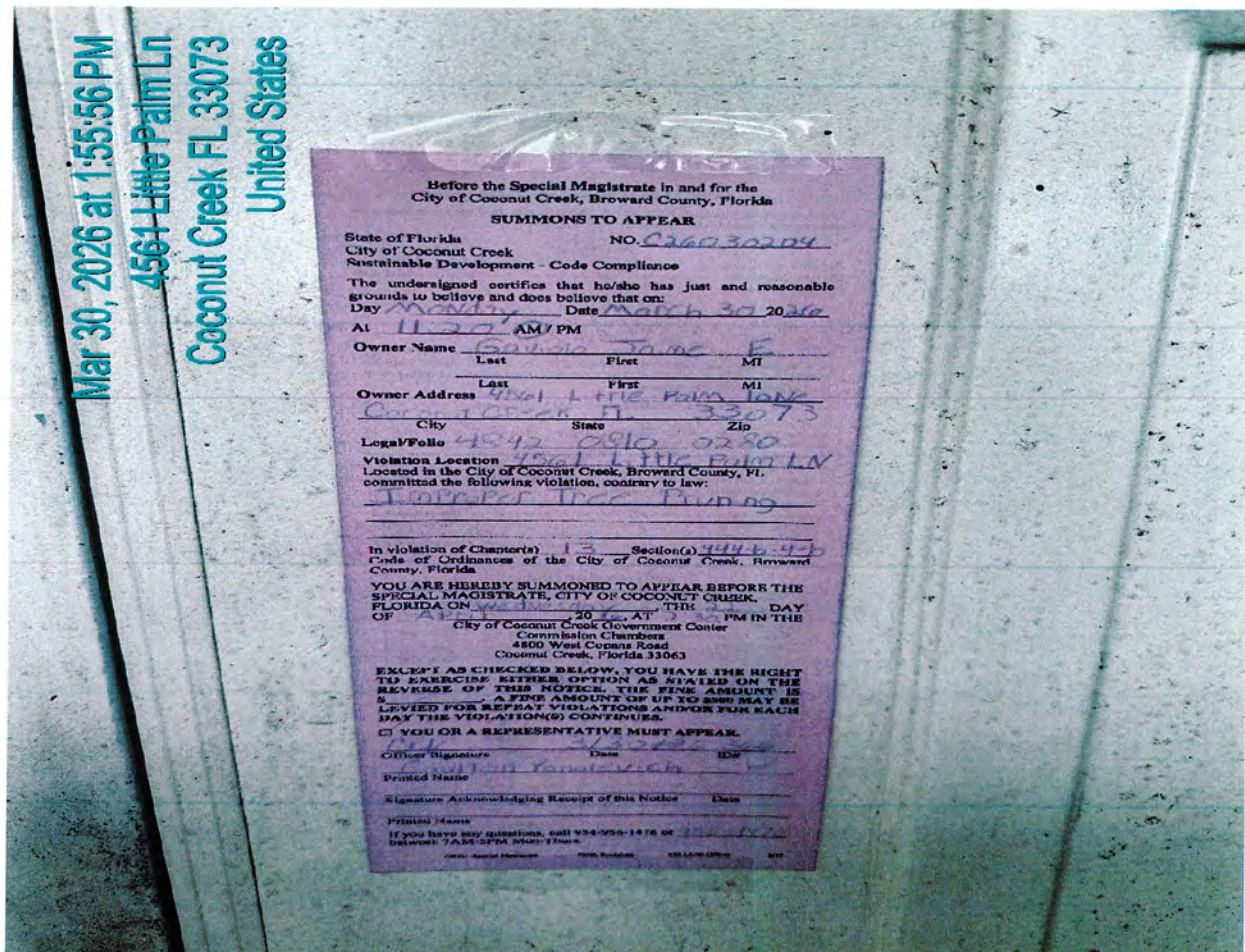
City, State, Zip _____

PS Form 3806, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

C 260 302 04
Summons
Postmark Here
e-y 3/31/26

E4 2425 209T 0225 0T20 6956

GAVIOLA, JAIME E
4561 LITTLE PALM LANE
COCONUT CREEK FL 33073





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 Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 484208100280	Millage Code: 3212	Appraisers Number: 954-357-6831
Property Owner(s): GAVIOLA,JAIME E	Adj. Bldg. S.F: 2042	Email: realprop@bcpa.net
Mailing Address: 4561 LITTLE PALM LANE COCONUT CREEK, FL 33073	Bldg Under Air S.F: 1836	Zoning : PUD - PLANNED UNIT DEVELOPMENT
Property Address: 4561 LITTLE PALM LANE COCONUT CREEK, 33073	Effective Year: 2002	Abbr. Legal Des.: BANYAN TRAILS 154-3 B PART OF PARCEL C DESC'D AS,COMM AT SE COR OF PARCEL D OF SAIDPLAT,SLY 955.12,WLY 1570.65 TO POB,NWLY 125.46,SWLY ARC DIST OF 41.57,SWLY 2.28,SELY 117.73,NELY 59.70,NELY 14.24 TO POB AKA: LOT 28 PARCEL 1 BANYAN TRAILS
	Year Built: 2001	
	Units/Beds/Baths: 1 / 3 / 2	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$41,830	\$471,310	0	\$513,140	\$235,510	
2025	\$41,830	\$470,430	0	\$512,260	\$229,320	\$4,495.01
2024	\$41,830	\$490,030	0	\$531,860	\$222,860	\$4,336.48

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$513,140	\$513,140	\$513,140	\$513,140
Portability	0	0	0	0
Assessed / SOH 02	\$235,510	\$235,510	\$235,510	\$235,510
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	\$5,000	\$5,000	\$5,000	\$5,000
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$179,099	\$205,510	\$179,099	\$179,099

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/30/2001	Warranty Deed	\$171,100	31553 / 572

LAND CALCULATIONS

Unit Price	Units	Type
\$8.00	5,108	Square Foot



CITY OF COCONUT CREEK SPECIAL MAGISTRATE HEARING MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: May 27, 2026
Time: 2:30 p.m.
Hearing No. 2026-0527

1. The Special Magistrate Richard Doody called the meeting to order at 2:35 p.m.
2. Explanation of Proceedings by Special Magistrate

Mr. Doody explained that he was an attorney appointed by the City to hear alleged Code violations and that this was a quasi-judicial proceeding, which is more formal than an appearance before the City Commission but less formal than courtroom proceedings. Persons intending to speak would be sworn in. Both sides would have the right to cross-examine anyone who speaks, and both sides would have the right to submit evidence into the record. Although the burden to prove the case is upon the City, State Statute and local ordinances provide that those parties who are found guilty of a Municipal code violation can be subject to a fine amount or a fine amount that runs on a daily basis. Mr. Doody emphasized that his role is not that of a judge but that of a fact-finder and hearing officer to determine the facts and make a ruling on the facts that are submitted into the record. He also clarified that unlike a judge, a Special Magistrate does not have equitable powers, and he cautioned that although he would answer questions about the process at any time during the proceedings, he could not give legal advice. He requested that if a person agreed with the violation but was seeking additional time to remedy the violation, the formality of the hearing would be dispensed so that it could be addressed. In contested violations, the City would speak first with the individual's response following.

3. Swearing in of Witnesses

4. Cases

Citation No.	Property Owner/Violator Address Violation	Violation Date
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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
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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.

Special Magistrate Administrative Hearing Docket

May 27, 2026

Page 4

C25100026 Hillsboro Marketplace Investments LLC 10/14/25

215 N Federal Highway Boca Raton FL 33432
Violation Address: 4425 W Hillsboro Boulevard
Chapter 13, Section 38-a
Failure to complete process for sprinkler system, due to the change of occupational use: Repeat Violator

Disposition: The Special Magistrate found for the city and imposed a compliance date of June 25, 2026, with a \$75 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on June 24, 2026.

C26010010 Hillsboro Marketplace Investments LLC 01/07/26

215 N Federal Highway Boca Raton FL 33432
Violation Address: 4425 W Hillsboro Boulevard
Chapter 13, Section 38-a
Failure to obtain / complete permit process for wall sign: Repeat Violator

Disposition: The Special Magistrate found for the city and imposed a compliance date of June 25, 2026, with a \$75 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on June 24, 2026.

C26030027 Hillsboro Marketplace Investments LLC 03/04/26

215 N Federal Highway Boca Raton FL 33432
Violation Address: 4425 Hillsboro Boulevard
Chapter 13, Section 458
Prohibited permanent and temporary signs

Disposition: The Special Magistrate found for the city and imposed a one-time fine of \$50 and a one-time administrative fee of \$25.

C25110056 D'arcy, William N & Catherine P 11/22/25

Cont. from 04/22 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 complied.

C25110060 D'arcy, William N & Catherine P 11/22/25

Cont. from 04/22 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 complied.

Special Magistrate Administrative Hearing Docket

May 27, 2026

Page 5

C25110062 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
Home base business – Regulatory Criteria for Wooden Shoe Gardens: BTR
Required

Disposition: This case has complied.

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

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.

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

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.

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

Disposition: The Special Magistrate found for the city and imposed a compliance date of July 23, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

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

Disposition: This case has complied.

Special Magistrate Administrative Hearing Docket

May 27, 2026

Page 7

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

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.

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

Disposition: This case has complied.

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

Disposition: This case has complied.

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

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.

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

Disposition: This case has been continued to June 24, 2026.

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

Disposition: This case has complied.

Special Magistrate Administrative Hearing Docket

May 27, 2026

Page 10

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

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.

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

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.

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

Disposition: The Special Magistrate found for the city and imposed a one-time fine of \$150, obtain and complete tree permit by July 23, 2026 or a \$50 fine per day with a one-time administrative fee of \$25. This case is set for Status Conference on July 22, 2026.

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

Disposition: The Special Magistrate found for the city and extended the time for compliance to June 25, 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

Special Magistrate Administrative Hearing Docket

May 27, 2026

Page 11

Disposition: The Special Magistrate found for the city and extended the time for compliance to June 25, 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 June 25, 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 June 25, 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 June 25, 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 June 25, 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

Special Magistrate Administrative Hearing Docket

May 27, 2026

Page 12

Disposition: The Special Magistrate found for the city and extended the time for compliance to June 25, 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 June 25, 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 June 25, 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 June 25, 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 June 25, 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

Special Magistrate Administrative Hearing Docket

May 27, 2026

Page 13

Disposition: The Special Magistrate found for the city and extended the time for compliance to June 25, 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 June 25, 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 June 25, 2026.

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

Disposition: The Special Magistrate found for the city and extended the time for compliance to July 23, 2026.

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

Disposition: The Special Magistrate found for the city and imposed a compliance date of July 23, 2026, with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on July 22, 2026.

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

Special Magistrate Administrative Hearing Docket

May 27, 2026

Page 15

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

Disposition: The Special Magistrate found for the city and imposed a compliance date of June 11, 2026 with a \$300 fine per day and a one-time administrative fee of \$25.

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

Disposition: The Special Magistrate found for the city and imposed a one-time fine of \$150 and a one-time administrative fee of \$25.

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

Disposition: The Special Magistrate found for the city and imposed a one-time fine of \$100 and a one-time administrative fee of \$25.

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

Disposition: This case has been withdrawn.

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

Disposition: The Special Magistrate accepted the recommendation from the board and reduced the total fine amount to \$50, inclusive of the \$25 administrative fee. The fine has been paid.

