



AGENDA FOR CODE ENFORCEMENT FINE REDUCTION COMMITTEE

DATE/TIME: August 11, 2026 11:30 am

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

Hearing No. 2026-0811

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

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

- In your internet browser, go to www.coconutcreek.gov;
- Go to "View Meetings, Agenda & Minutes;"
- Next select, "View Agenda, Meeting Notices and Minutes;"
- Next select "Yes, continue;"
- Next select "Code Enforcement Fine Reduction Committee" from the drop down menu, find the August 11, 2026 Meeting;
- Next select "Agenda" to view the backup.

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

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

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

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1. Call to Order
2. Roll Call
3. Board Script
4. Acceptance of Minutes: Hearing No. 2026-0505 for May 5, 2026.
5. Swear In (Board Clerk)
6. Explanation of Proceedings
7. Cases

Citation No.	Property Owner/Violator (or New Owner) Mailing Address Address Violation Violation Citation	Date
<u>C21100141</u>	RPXANA DECOR LLC	10/19/21
Montano-Garcia	5379 Lyons Road #134 Coconut Creek FL 33073 Violation Address: 3101 Portofino Point #G1 Chapter 13, Section 38-a Failure to obtain permit: Kitchen and bathrooms	
	FINE \$56,650	ADMIN. FEE \$25
<u>C23120008</u>	Yalla Market Inc / Coconut Creek CP LLC	12/05/23
Montano-Garcia	16950 Jog Road #104 Delray Beach, FL 33446 Violation Address: 6710 N State Road 7 Chapter 18, Section 29 Business Tax Receipt for Beiruty Restaurant	
	FINE \$250	ADMIN. FEE \$25
<u>C23120009</u>	Yalla Market Inc / Coconut Creek CP LLC	12/05/23
Montano-Garcia	16950 Jog Road #104 Delray Beach, FL 33446 Violation Address: 6710 N State Road 7 Chapter 13, Section 38-a Failure to obtain/complete permit process: Commercial Alterations For Beiruty Restaurant	
	FINE \$30,300	ADMIN. FEE \$25
<u>C24080030</u>	Caligo Crossing LLC %Property Tax Dept	08/05/24
Montano-Garcia	P.O. Box 2539 San Antonio, TX 78299 Violation Address: 6970 N. State Road 7 #101 Chapter 18, Section 29 Failure to obtain BTR for Talkin' Tacos	
	FINE \$250	ADMIN. FEE \$25

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C24080035	Caligo Crossing LLC %Property Tax Dept	08/05/24
Montano-Garcia	P.O. Box 2539 San Antonio, TX 78299	
	Violation Address: 6970 N. State Road 7 #101	
	Chapter 13, Section 38-a	
	Failure to obtain/complete permit process for commercial alterations:	
	Talkin' Tacos	

FINE \$14,550

ADMIN. FEE \$25

C26030016	Molamphy, Tamara	03/03/26
Yanulevich	4955 NW 47 Avenue Coconut Creek FL 33073	
	Violation Address: 4955 NW 47 Avenue	
	Chapter 13, Section 448-c-1	
	Removal of tree without permit	

FINE \$500

ADMIN. FEE \$0

8. ADJOURNMENT

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

Posted: 08/04/2026

SENIOR CODE COMPLIANCE OFFICER
LUIS MONTANO-GARCIA
CODE FINE REDUCTION CASES

Case # - C21100141 Sr. Code Compliance Officer: Luis Montano-Garcia
3101 Portofino PT G1 – Parcel ID: 484229GA0070
Owner: RPXANA DÉCOR LLC

Warranty Deed: 03/04/2025

10/19/2021– Code compliance received a complaint about work in progress without permit. Written warning was issued.

13-38-a Failure to obtain permit for interior renovations

01/04/2022- A Stop Work Order was posted on property.

01/06/2022-a second Written warning was issued.

02/08/22 a summons was issued for February 2022 Special Magistrate hearing.

*Service was obtained by posting and certified mail.

02/23/2022 – The Special Magistrate entered a **Final Order to remedy the violation by 04/28/2022** or face a \$25 administration fee plus \$50 per day until the violation is in compliance.

Respondent was present at the hearing.

04/12/22- Property owner requested a status conference for 04/27/22 hearing.

04/27/22-An order extending the time to comply was entered, giving the property owner a new compliance date to 06/23/22. The order was sent by certified mail on 05/9/2022. Returned unclaimed

07/05/2022 – An Affidavit of Non-Compliance was issued.

07/07/2022 – A Massey Letter was sent certified. Returned unclaimed

01/15/25-A notice of Intent to File a Lien was sent.

06/07/26– An Affidavit of Compliance was entered into the case file with compliance date of 07/31/25

06/01/26 – Mrs. Roxana Casines, submitted a request for this code fine reduction meeting, which was confirmed 06/05/26

CODE FINE SUMMARY: Code Fine accrued for 1,133 days at \$50 per day, beginning on 06/24/2022 and ending on 07/31/25, totaling \$56,650.00 plus a one-time \$25 administration fee, for a total balance of \$56,675.00.

STAFF TOTAL = 19.5_HOURS

Case # - C21100141 Sr. Code Compliance Officer: Luis Montano-Garcia
3101 Portofino PT G1 – Parcel ID: 484229GA0070
Owner: RPXANA DÉCOR LLC

Warranty Deed: 03/04/2025

Case #	Vio Code	Sum	Hearing	Ext. Hearing	DTC	Complied	Staff Hours
C21100141	13-38-a	02/08/22	02/22/22	04/27/22	06/23/22	07/31/25	19.5

COMPOSITE EXHIBIT FOR CODE FINE REDUCTION HEARING:

1. Request and Acceptance for meeting date 04/04/24
 2. Communication exchange between property owner and City staff
 3. Confirmation for 08/11/26 meeting
 4. BCPA detail and warranty deed
 5. Final Order
 6. Email requesting Status conference
 7. Order extending time to comply
 8. Affidavit of Non-Compliance
 9. Massey Letter
 10. Notice of Intent to File a Lien
 11. Affidavit of Compliance
-



Outlook

Fw: FORMAL LEGAL DEMANDS FOR PROPERTY ADDRESS 3101 PORTOFINO POINT G1.

From Pyburn, Terrill <TPyburn@coconutcreek.net>

Date Tue 6/2/2026 7:28 AM

To Mehaffey, Kathryn <KMehaffey@coconutcreek.net>

Cc Proffitt, Justin <JProffitt@coconutcreek.net>

Good morning. Not sure if this is scheduled to go before Special Magistrate or if this is an attempt to request Fine Reduction, but passing it along.

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From: Roxana Casines <roxanacasines@aol.com>

Sent: Monday, June 1, 2026 11:37 PM

To: Pyburn, Terrill <TPyburn@coconutcreek.net>

Cc: Rose, Sheila <SRose@coconutcreek.net>

Subject: FORMAL LEGAL DEMANDS FOR PROPERTY ADDRESS 3101 PORTOFINO POINT G1.

ROXANA CASINES, Pro Se

5379 Lyons Rd #134

Coconut Creek, FL 33073

Email: roxanacasines@aol.com

Phone: 305-305-8577

DATE: JUNE 1st 2026

**VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED
AND EMAIL TRANSMISSION**

City Attorney

City of Coconut Creek

4800 West Copans Road

Coconut Creek, Florida 33066

Email (City Attorney): TPyburn@coconutcreek.net

Email (City Clerk): JKavanagh@coconutcreek.net

Email (City Manager): SRose@coconutcreek.net

**RE: FORMAL LEGAL DEMAND FOR CORRECTION OF
INCORRECTLY CLASSIFIED CODE ENFORCEMENT
VIOLATIONS, MANDATORY REMOVAL OF FINES AS A
MATTER OF LAW, UNCONDITIONAL PROPERTY
CLEARANCE, AND FORMAL INVESTIGATION OF NAMED
CITY OFFICIALS — 3101 PORTOFINO POINT, UNIT G1,
COCONUT CREEK, FLORIDA 33066**

Dear City Attorney:

I write on behalf of myself, pro se, to formally demand immediate review, reclassification, and corrective action with respect to code enforcement violations and accumulated fines imposed against the above-referenced property. These actions are factually unsupported, legally improper, and must be remedied without further delay.

The violations and the resulting fines—now exceeding \$50,000—are grounded in the misclassification of emergency mold and water intrusion remediation work as unpermitted interior remodeling. No actual code violation occurred. Accordingly, the fines imposed have no valid legal basis and must be removed as a matter of law.

**I. TRUE NATURE OF THE WORK: HEALTH AND SAFETY
EMERGENCY REMEDIATION**

The work performed at 3101 Portofino Point, Unit G1, was not elective interior remodeling. It was mandatory, urgent remediation required by a health and safety emergency caused by external conditions entirely outside the unit owner's control. Specifically:

- A tree root originating from Wynmoor Association-maintained common area grounds penetrated underground and breached the shower pan of the ground-floor unit from below;
- The intrusion caused extensive water damage and toxic mold contamination, constituting an immediate health and safety hazard to occupants;
- Immediate professional remediation was required to protect human health and prevent further degradation of the unit.

Under Florida Statute § 718.113(1), the Condominium Act, "[m]aintenance of the common elements is the responsibility of the association." The tree root intrusion originated from a common element maintained by the Wynmoor Association. The resulting emergency remediation was therefore necessitated by the Association's statutory failure — not by any voluntary act of the unit owner.

Furthermore, Florida Statute § 718.111(11)(f) defines the allocation of insurance responsibility between unit owners and their associations, confirming that damage caused by conditions originating in the common elements is an association-level matter. The unit owner bore no legal responsibility for creating the condition that necessitated the remediation work now at issue.

II. THE FINES MUST BE REMOVED AS A MATTER OF LAW — NO VIOLATION OCCURRED

Because the work performed was emergency health and safety remediation — not voluntary interior remodeling — no code violation ever existed. The City's imposition and continued accrual of fines is therefore unlawful on its face and must be corrected.

A. Florida Statute § 553.79 — Emergency Work Is Treated Differently

Florida Statute § 553.79 governs building permits and inspections under the Florida Building Code. Emergency repairs and remediation work necessitated by sudden, unforeseen conditions — particularly mold, water intrusion, or hazards originating outside the unit — are treated differently from elective construction. Applying a standard permit-violation framework to emergency remediation is a fundamental misapplication of the law.

B. Florida Statute § 162.09(2)(b) — Fines Imposed on a False Premise Are Invalid

Under § 162.09(2)(b), a Code Enforcement Board or Special Magistrate is legally required to consider: (1) the gravity of the violation; (2) corrective actions taken; and (3) prior violation history. Where — as here — there is no underlying

violation, there is no lawful basis for any fine whatsoever. Fines premised on a misclassification of work do not satisfy the statutory criteria and are void.

C. Florida Statute § 162.06 — Violations Must Be Based on Substantiated Facts

Under § 162.06, code enforcement actions must be grounded in actual, substantiated violations. The City's failure to properly investigate the cause of the interior condition before issuing violations constitutes a procedural defect that renders the entire enforcement action legally invalid.

D. Florida Statute § 162.09(3) — The City Has Full Authority to Dismiss

§ 162.09(3) expressly provides that the local governing body may satisfy or release any fine or recorded order. The City of Coconut Creek therefore has clear, unambiguous authority to dismiss all fines, correct the record, and issue a compliance clearance — without litigation. That authority must be exercised now.

III. EVIDENCE SUBMITTED AND IGNORED BY THE CITY

The City of Coconut Creek has been in possession of substantial evidence confirming the emergency nature of the remediation work, including:

- Photographic documentation of the tree root intrusion and resulting water and mold damage (Exhibit A);
- Third-party professional remediation reports confirming the emergency condition (Exhibit B);
- Citizens Property Insurance documentation confirming coverage of the loss and the necessity of remediation (Exhibit C);
- Direct oral and written notice to City personnel, including Inspector Sean Flanagan (Junior), former Building Department official Mr. Boone, Building Official Sean Flanagan (Senior), City Clerk Danielle, Inspector Marcelo Alma (Chief Structural Inspector), City Clerk Theresa, and Dan Nelson — who supervised Inspector Flanagan Junior at the time and who corroborates the real nature of the work, yet never properly addressed it — regarding the true cause and nature of the condition (Exhibit D).

Despite this substantial evidentiary record, the City pursued enforcement under an incorrect legal theory, failed to investigate, and allowed daily fines to accrue in direct violation of the proportionality and substantiation requirements of Florida Statute § 162.09(2)(b).

IV. MISCONDUCT, BAD FAITH, AND OBSTRUCTION BY NAMED CITY OFFICIALS

This matter is not the result of a passive administrative error. It reflects a documented pattern of individual misconduct, bad faith conduct, and obstruction by specific City officials who had direct, personal knowledge of the true facts and nonetheless acted — or failed to act — in a manner that caused and perpetuated serious harm. The following is set forth as a matter of record:

A. Mr. Jack Boone — Building Department Official (Former)

The undersigned personally met with Mr. Boone and presented him with the full evidentiary record, including documentation of the tree root intrusion, the mold contamination, the remediation work performed, and the insurance claim. Mr. Boone was made directly and unambiguously aware that the work at issue was emergency remediation — not unpermitted construction. His failure to act on that knowledge, correct the record, or intervene to halt the improper enforcement constitutes a failure of his official duty and contributed directly to the accumulation of unlawful fines.

B. Inspector Sean Flanagan (Junior) — Building Inspector

Inspector Flanagan personally observed the condition of the property and had direct knowledge that the work performed was remediation in response to an emergency. Notwithstanding that knowledge, Inspector Flanagan failed to accurately document or report the true nature of the work, thereby allowing an incorrect enforcement classification to stand. Furthermore, Inspector Flanagan engaged in a pattern of obstructive conduct, including:

- Failing to record and report that the work was remediation — not remodeling — despite having direct visual knowledge of the condition, while instead supporting the Wynmoor Director's inaccurate characterization, demonstrating bias and abuse of discretion;
- Failing to provide warnings, as the record reflects, in bad faith;
- Failing to investigate the real cause of the condition;
- Advising the undersigned, on the day of the Magistrate hearing, not to file a complaint and to "be nice" because the Magistrate was "very reasonable" — which proved not to be the case — and, when the undersigned raised the issue of the Wynmoor Association's conduct, immediately cutting off further explanation before imposing a wrongful fine; and
- Acting in complete conflict of interest with both the Wynmoor Association and the City, particularly in the context of actions taken during the onset of the COVID-19 pandemic, constituting arbitrary and capricious conduct.

B-1. Building Official Sean Flanagan (Senior) — Conflict of Interest and Constitutional Violation

Building Official Sean Flanagan (Senior) is the father of Inspector Flanagan (Junior) — the inspector directly responsible for the initial misclassification. This familial relationship creates an inherent and unresolvable conflict of interest. Beyond that structural conflict, Senior's conduct includes the following independently actionable acts:

- Acting in concert with Inspector Marcelo Alma to deny the final inspection of the property after all prior inspections — including the rough and ready inspection — had been passed and approved, thereby preventing the issuance of a Certificate of Completion without lawful justification;
- Engaging in quasi-judicial malfeasance as a government official tasked with evaluating code compliance, by acting corruptly and outside his legal authority during the review process;
- Violating the undersigned's constitutional rights by maliciously denying a Final Certificate of Occupancy after all rough inspections had been passed, thereby

triggering grounds for a federal civil rights claim under 42 U.S.C. § 1983; and

- During an active investigation by the Florida Department of Business and Professional Regulation (DBPR) into contractor abandonment and related fraud, misrepresenting material facts concerning a licensed engineer's documented participation in the required permitting process — in direct contradiction of the official record — constituting bad faith obstruction of a state regulatory investigation, which caused the DBPR to discontinue its pursuit of the DCR5 contractor complaint.

C. Danielle — Building Department Clerk

Danielle, a City Building Department Clerk with knowledge of this matter, was aware that there was no documented warning or substantiated violation supporting the enforcement action taken against this property. Her failure to intervene or correct the record — despite that knowledge — and her personal involvement in notarizing documents that were subsequently unsubstantiated in the official record reflects either deliberate inaction or a dereliction of her official responsibilities. The undersigned brought this to her attention directly. No corrective action was taken.

D. Don (Dan Nelson) — City Supervisor

Dan Nelson had direct knowledge that the work performed at the property was emergency remediation. As the supervisor of Inspector Flanagan (Junior) at the relevant time, he had both the authority and the obligation to intervene and correct the misclassification. Despite that knowledge, he failed to take any corrective action and failed to halt the accrual of fines. His inaction, with full awareness of the facts, constitutes bad faith conduct in the exercise of his official duties. (See Exhibit D — email correspondence.)

E. Inspector Marcelo Alma — Building Inspector

Inspector Marcelo Alma's conduct reflects a particularly serious pattern of obstruction:

- After all prior inspections had been conducted and passed, and the property had been approved as rough and ready for final inspection, Inspector Marcelo — acting in concert with Building Official Flanagan (Senior) — refused to conduct the final inspection. Instead, he

demanding that all plans and documentation be re-submitted from the beginning, without any legitimate regulatory justification. This constitutes deliberate obstruction of the permitting and inspection process, and caused severe harm to two senior women — the undersigned and her elderly mother — who were simply attempting to exercise their lawful rights as property owners;

- During the DBPR investigation into contractor fraud and abandonment — involving losses exceeding \$50,000 — Inspector Marcelo, acting together with Inspector Flanagan (Senior), misrepresented the facts concerning a licensed engineer's documented participation in the required permits. These misrepresentations were made in direct contradiction of the official record and constitute bad faith interference with a state regulatory investigation;
- Inspector Marcelo illegally warned a subsequent licensed contractor (Sandra Leon) not to take the job, advising that it was "hot" — directly interfering with the undersigned's lawful right to retain qualified professionals; and
- Inspector Marcelo advised the contractor DCR5 not to continue with the job on the grounds that there was no permit for impact windows — a statement made in direct contradiction to the facts and the official record, constituting the deliberate spreading of misinformation to impede the permitting process.

The combined conduct of these officials — individually and collectively — reflects a pattern of bad faith, abuse of discretion, negligence, malpractice, and obstruction that goes beyond administrative error. It represents the deliberate use of governmental authority to impede a property owner's lawful exercise of her rights, in circumstances where those officials knew or should have known that no valid violation existed. This pattern of conduct has caused losses exceeding one hundred thousand dollars (\$100,000) over a period of more than four (4) years.

V. GOVERNMENTAL INTERFERENCE WITH PEACEFUL ENJOYMENT OF PRIVATE PROPERTY

Beyond the legal and procedural failures described above, this matter implicates a fundamental constitutional and equitable principle: the right of a private property owner to peacefully occupy and enjoy her own home — and to provide that home to her family — free from unlawful governmental interference.

The undersigned is the owner of the property. Her 93-year-old father has been unable to reside in the unit — his intended residence — for over four (4) years, solely as a result of the City's wrongful and continuing enforcement actions. Both the owner and her family have been denied the basic right of peaceful occupancy — a right guaranteed under both Florida law and the United States Constitution.

The prolonged deprivation of a property owner's right to occupy and provide her home to a family member, caused by a governmental body's refusal to correct a demonstrably erroneous enforcement action, rises to the level of a substantive due process violation. A government entity has no lawful authority to effectively bar a property owner and her family from their home based on a violation that never legally existed.

This is not merely a technical code dispute. It is the story of a family that has spent four years unable to use their own home, incurring mounting costs and enduring ongoing hardship, because the City of Coconut Creek has failed — and continues to fail — to correct its own error. That failure is not only unjust; it is actionable.

Under Florida law and equitable principles, a government body that knowingly maintains an enforcement action it knows or should know is based on a misclassification, and that thereby bars a property owner and her family from the peaceful enjoyment of their property, may be held liable for the resulting damages, costs, and deprivation of use. The City's continued inaction is compounding an already serious injustice.

VI. FAILURE OF DUE PROCESS AND ADMINISTRATIVE FAIRNESS

The pattern of enforcement in this matter reflects multiple, compounding due process and administrative failures:

- A failure to distinguish between health and safety emergency remediation and voluntary unpermitted construction — a distinction mandated by Florida law and the Florida Building Code;
- A failure to properly weigh and consider substantial exculpatory evidence provided directly to City officials before and throughout the enforcement proceedings;
- A failure to apply the statutory proportionality criteria under § 162.09(2)(b), resulting in fines exceeding \$50,000 for work that was never a violation;
- A failure to take corrective action despite repeated notice of the factual and legal error, causing ongoing harm to the owner and her family, including a 93-year-old intended resident;
- Active obstruction by named City officials who misrepresented material facts during a state regulatory investigation, denied a lawfully earned final inspection, and abused their discretionary authority in bad faith, with the sole intent to cause harm; and
- A continuing governmental interference with the peaceful enjoyment of private residential property, in violation of the owner's constitutional and statutory rights.

These failures, if not immediately corrected, will leave no alternative but to pursue all available legal and equitable remedies.

VII. THE CITY'S OWN RECORDS ARE SUFFICIENT TO ESTABLISH THE VIOLATION — NO ADDITIONAL EVIDENCE IS REQUIRED FROM THE UNDERSIGNED

The undersigned is not required to build the City's case against its own officials. Under Florida's Public Records Law, § 119.07, Florida Statutes, the City of Coconut Creek is in possession of all records related to this property — including inspector notes, internal communications, hearing records, fine accrual logs, inspection approval documentation, and the DBPR correspondence. Those records, standing alone, reflect that: (1) all rough and ready inspections were passed and approved; (2) the final inspection was subsequently and inexplicably denied; (3) the

finances accrued without a substantiated underlying violation; and (4) the classification of the work as "unpermitted interior remodeling" is directly contradicted by the documented evidence in the City's own file.

The City is therefore formally directed to conduct its own internal review of its departmental records. The undersigned does not bear the burden of re-proving facts that are already established in the City's official record. To the extent any City official disputes the foregoing, the burden rests on the City — not the undersigned — to identify with specificity what in its own records supports the violation classification. If no such documentation exists, the enforcement action must be dismissed as a matter of law.

In support of, and consistent with, the above, the undersigned submits the following targeted documentary evidence as sufficient, on its face, to demonstrate that no permissible violation for interior remodeling occurred:

- Photographs of the tree root intrusion through the shower pan and resulting mold and water damage (Exhibit A) — establishing the emergency nature of the condition and its external origin;
- Remediation contractor invoice(s) (Exhibit B) — confirming that the work performed was professional emergency remediation, not voluntary construction; and
- Citizens Property Insurance claim acknowledgment and payment documentation (Exhibit C) — confirming that an insurance-covered emergency loss event occurred, which is categorically inconsistent with the City's characterization of the work as unpermitted interior remodeling.

This targeted evidence, in combination with the City's own inspection and enforcement records, is more than sufficient to establish that no violation occurred. The City possesses everything else it needs to investigate and correct this matter internally.

VIII. FORMAL DEMAND FOR IMMEDIATE RELIEF

Pursuant to the foregoing, and in accordance with Florida Statutes §§ 162.06, 162.09, 162.10, 553.79, 718.113, and 718.111(11)(f), I hereby formally demand:

1. Immediate Reclassification of all alleged violations to correctly reflect emergency health and safety remediation — not unpermitted construction;
2. Full Removal and Dismissal of All Fines as a Matter of Law, on the grounds that no underlying violation ever existed and the fines were imposed without lawful basis;
3. Correction of All Public Records to reflect full compliance and the elimination of any encumbrance, notation, or enforcement action against the property;
4. Written Confirmation of the Official Compliance Date as reflected in City records, suitable for presentation to title companies and financial institutions;
5. Immediate and Unconditional Property Clearance so that the owner and her family may finally exercise their lawful right to occupy and enjoy their own home;
6. A Formal Internal Investigation into the conduct of Inspector Flanagan (Junior), Inspector Marcelo Alma, Building Official Sean Flanagan (Senior), Mr. Jack Boone, Danielle, and Dan Nelson, with respect to their individual roles in the misclassification of the work, the denial of the final inspection, contractor interference, and the misrepresentations made during the DBPR investigation;
7. Written Disclosure of the Findings of that investigation and a written statement of what corrective or disciplinary action the City intends to take, delivered to the undersigned within thirty (30) days of receipt of this correspondence; and
8. Written Confirmation That No Lien Has Been Filed against the property at 3101 Portofino Point, Unit G1, and a binding commitment that the City will refrain from filing, recording, or perfecting any lien, encumbrance, or enforcement order against this property based on the violations and fines that are the subject of this correspondence. Any lien filed after receipt of this letter will be presumed retaliatory and will be challenged accordingly, including through federal civil rights claims under 42 U.S.C. § 1983.

IX. NOTICE OF POTENTIAL FURTHER REMEDIES

If the City fails to provide a substantive written response and initiate corrective action within fifteen (15) calendar days of receipt of this correspondence, all available legal and equitable remedies will be pursued, including without limitation:

- A formal complaint to the Florida Office of Financial Regulation (OFR) and/or the Florida DBPR regarding improper code enforcement practices;
- A civil action for improper code enforcement, misclassification of work, and governmental interference with peaceful enjoyment of property;
- Individual claims against named City officials for bad faith conduct, abuse of discretion, and obstruction, to the extent permitted under Florida law;
- A referral to the Florida Commission on Ethics regarding the conduct of Inspector Flanagan (Junior), Building Official Inspector Flanagan (Senior), Inspector Marcelo Alma, and any other official found to have acted in bad faith or misrepresented facts to a state regulatory body;
- A complaint to the Broward County Inspector General regarding the pattern of obstruction and misrepresentation documented herein;
- A claim for unlawful imposition and accrual of fines in violation of § 162.09, challenging the legal validity of every day's accrual;
- Claims for consequential and compensatory damages for four years of lost occupancy, diminished property value, carrying costs, maintenance, and all related expenses and hardships sustained by the owner and her family;
- A declaratory action establishing that the work performed was emergency remediation, that no violation occurred, and that all fines are void; and
- A substantive due process claim for the unlawful deprivation of a property owner's right to peaceful enjoyment of her home through wrongful government action.

The City may also be subject to attorney's fees and costs under applicable Florida law if a court determines that its

enforcement actions lacked a proper legal or factual basis.

X. FORMAL NOTICE AGAINST RETALIATORY LIEN OR ENCUMBRANCE

The undersigned is informed and believes that, as of the date of this correspondence, no lien, enforcement lien, or code enforcement order has been recorded against the property located at 3101 Portofino Point, Unit G1, Coconut Creek, Florida 33066. The City is hereby placed on formal, written notice that the filing, recording, or perfecting of any such lien, encumbrance, or enforcement instrument against this property, occurring after the City's receipt of this demand letter, will be treated as an act of governmental retaliation and will be contested on all available legal grounds.

A. Basis for Retaliation Claim

This letter constitutes protected petitioning activity and protected speech under the First Amendment to the United States Constitution and Article I, Section 5 of the Florida Constitution. It formally discloses misconduct by named City officials and invokes the undersigned's rights under Florida's Government-Sector Whistle-blower Act, Florida Statute § 112.3187, which prohibits retaliatory action against any person who discloses information regarding a violation of law, rule, or regulation, or an act of malfeasance, misfeasance, or gross misconduct by a public employee or official.

Any adverse action taken by the City or its officials against the undersigned's property — including but not limited to the filing of a lien, acceleration of enforcement proceedings, or imposition of new violations — following receipt of this correspondence will create a rebuttable presumption of retaliation. The temporal proximity between this disclosure and any such adverse action will itself constitute significant evidence of retaliatory motive.

B. Federal Civil Rights Exposure — 42 U.S.C. § 1983

If the City or any of its officials file or cause to be filed a lien or enforcement encumbrance against this property after

receipt of this letter, the undersigned will pursue a civil rights claim under 42 U.S.C. § 1983 in the United States District Court for the Southern District of Florida. Such a claim will allege:

1. Retaliation for protected First Amendment petitioning activity, arising from the undersigned's formal disclosure of official misconduct and demand for governmental accountability;
2. Deprivation of the undersigned's Fourteenth Amendment substantive due process rights through the retaliatory use of governmental authority to encumber private property; and
3. Individual liability of any City official who personally authorizes, directs, or facilitates the filing of a retaliatory lien, under the clearly established law prohibiting government retaliation against protected speech and petitioning activity.

A successful § 1983 claim entitles the prevailing party to compensatory damages, potential punitive damages against individual officials acting in bad faith, injunctive relief, and attorney's fees under 42 U.S.C. § 1988. The City and its officials are expressly warned that the filing of a retaliatory lien will substantially increase the City's legal exposure, including exposure for attorney's fees and costs in federal court.

C. Florida Whistle-blower Act Protections — § 112.3187

Florida Statute § 112.3187 prohibits retaliatory action by a governmental entity against any person who discloses information that the person reasonably believes evidences: (a) a violation of any law, rule, or regulation; (b) an act of malfeasance or gross misconduct by a public employee; or (c) an abuse of authority or gross waste of public funds. This correspondence discloses precisely such information. Any adverse action taken against the undersigned's property following this disclosure — including the filing of any lien — will expose the City to liability under § 112.3187(9), which provides for injunctive relief, reinstatement of rights, and all

damages caused by the retaliatory action, together with court costs and attorney's fees.

D. Demand for Lien-Free Title Confirmation

The undersigned hereby formally demands that the City provide, within fifteen (15) calendar days of receipt of this letter, written certification confirming: (1) that no lien, code enforcement lien, special assessment, or encumbrance of any kind has been filed or recorded against the property at 3101 Portofino Point, Unit G1; (2) that no such instrument is pending or in process; and (3) that the City will not file any such instrument based on the violations and fines at issue in this correspondence without first providing the undersigned with written notice and an opportunity to be heard. Failure to provide this certification will be treated as evidence of the City's intent to proceed with retaliatory action and will be presented as such in any subsequent legal proceeding.

XI. RESERVATION OF ALL RIGHTS

Nothing in this correspondence shall constitute a waiver of any rights, claims, defenses, or remedies available to the undersigned or any member of her family under Florida law, federal law, or equity, all of which are expressly and fully reserved. This letter is written without prejudice to any and all rights.

Respectfully submitted,

Roxana Casines, Pro Se

305-305-8577 | roxanacasines@aol.com

5379 Lyons Rd #134, Coconut Creek, FL 33073

Enclosures: Exhibits A through E (listed on Attachment Page)

**ATTACHMENT: EVIDENCE GUIDE & APPLICABLE
FLORIDA STATUTES**

Re: 3101 Portofino Point, Unit G1, Coconut Creek, FL 33066

PART A — EXHIBITS TO BE ATTACHED

Exhibit A — Photographs of Root Intrusion & Damage

- Photographs of the tree root penetrating through the shower pan from below
- Wide-angle photos showing the full extent of water damage and mold contamination inside the unit
- Note: City Inspector Flanagan (Junior) personally observed the property's condition and ignored it, failed to issue proper warnings, and proceeded to issue a summons instead

Exhibit B — Third-Party Remediation Reports

- Licensed contractor's or remediation company's written report describing the full scope of work
- Invoices from licensed contractors confirming the emergency remediation work performed

Exhibit C — Citizens Property Insurance Documentation

- Claim number and claim acknowledgment letter from Citizens Property Insurance
- Insurance adjuster's report confirming the loss event and necessity of remediation
- Payment or settlement letters from Citizens related to this loss
- Policy declarations page confirming coverage period and property address

Exhibit D — Prior Correspondence / Notices to City Officials

- Documentation of in-person meeting with Mr. Boone and evidence presented to him directly
- Written notices, emails, or letters sent to Inspector Flanagan (Senior) regarding the emergency condition
- Any communications with Inspector Marcelo Alma regarding inspections passed and the denied final inspection
- Written notice to or communications with Danielle (Building Department)
- Any communications with Dan Nelson regarding knowledge of the remediation (see email correspondence)
- Written notice to City Clerk Theresa or other City officials
- Certified mail receipts or email delivery confirmations demonstrating the City received notice

- Any written responses received from City personnel (formal or informal)
- Notes of in-person or phone conversations with City staff (dates, names, substance of discussion)

Exhibit E — Code Enforcement Records & Violation

History

- Original notice(s) of violation issued by the City
- Code enforcement hearing minutes or orders
- Fine accrual schedule and/or ledger from the City showing total fines imposed
- Inspection records showing all prior inspections passed (including rough/ready approval)
- Records documenting the denial of the final inspection by Inspector Marcelo and Building Official Flanagan (Senior)
- DBPR investigation records, correspondence, and any findings related to contractor abandonment
- Official permit records showing the licensed engineer's documented participation
- Any City records misclassifying the remediation work as "interior remodeling"
- All City records obtainable under Florida's Public Records Law (§ 119.07, Fla. Stat.)

PART B — FLORIDA STATUTES CITED AND HOW THEY APPLY

Statute	Subject	How It Applies to This Case
§ 718.113(1)	Condominium Act — Common Element Maintenance	The Wynmoor Association has a statutory duty to maintain common elements. The root intrusion originated from an association-maintained common element; the remediation was necessitated by the Association's statutory failure, not the unit owner's conduct.
	Condominium Act — Insurance Responsibilities	Defines insurance responsibility between unit owners and associations. Citizens Insurance coverage confirms this was an insurable event from a common element — not voluntary construction — disproving any basis for a violation.

		Violations must be grounded in actual, substantiated conditions. The City failed to investigate the true cause before issuing violations, making the enforcement action procedurally and substantively defective.
§ 162.06	Code Enforcement — Proper Enforcement Procedure	
		Fines must be based on an actual
§ 162.09(2)(b)	Administrative Fines — No Valid Basis / Proportionality	violation. Where no violation exists, no fine is lawful. All fines must be removed as a matter of law.
		The local governing body has express
§ 162.09(3)	City Authority to Dismiss Fines	authority to dismiss fines and release enforcement orders. The City must exercise this authority now.
		Governs the lifespan of enforcement
§ 162.10	Duration of Enforcement Orders	orders. Relevant to the cloud on title and urgency of resolution to prevent further harm.
		Emergency mold and water intrusion
		remediation caused by an external
§ 553.79	Building Permits — Emergency Work Distinction	hazard is treated differently from elective construction. Applying the permit-violation framework to emergency remediation is legally erroneous.
		Prohibits public officers from using
		their official positions to obtain special
		advantages or act contrary to the
§ 112.313	Code of Ethics for Public Officers and Employees	public interest. The conduct of Inspectors Flanagan and Marcelo in misrepresenting facts during a DBPR investigation and obstructing the final inspection may constitute an ethics violation.
		Makes it unlawful for a public servant
		to knowingly commit an unauthorized
		act that purports to be an official act.
		The denial of the lawful final inspection
§ 839.25	Official Misconduct	without justification, and the misrepresentation of engineer involvement during a state investigation, may fall within the scope of this statute.
		All City records related to this property
§ 119.07	Public Records Law	— including inspector notes, internal

communications, hearing records, and
fine calculations — are subject to
mandatory public disclosure.



Restoration USA

3244 N Powerline Road
Pompano Beach, FL 33069
Phone : 954.977.0100
Fax: 954.977.0303
Website: Restorationusa.com
TAX ID: 45-5314469

Insured: Maria Rodriguez
Home: 3101 Portofino Point
Coconut Creek, FL 33066

Home: (305) 305-8577

Claim Rep.: John DeCosta
Company: Restoration USA
Business: 3244 Powerline Road
Pompano Beach, FL 33069

Business: (954) 977-0100
E-mail: johndecosta@restorationusa.com

Estimator: John DeCosta
Company: Restoration USA
Business: 3244 Powerline Road
Pompano Beach, FL 33069

Business: (954) 977-0100
E-mail: johndecosta@restorationusa.com

Claim Number: **Policy Number:** **Type of Loss:** mold/fungi

Date of Loss: Date Received: 8/27/2021
Date Inspected: 8/28/2021 Date Entered: 8/30/2021 10:14 AM

Price List: FLFL8X_AUG21
Restoration/Service/Remodel
Estimate: RODRIGUEZMOLD

RESTORATION USA HAS PREPARED THIS PRELIMINARY ESTIMATE BASED UPON THE POSITIVE MOLD RESULTS AND RECOMMENDED PROTOCOL. PLEASE NOTE, THIS IS A PRELIMINARY ESTIMATE WHICH IS SUBJECT TO CHANGE SHOULD THE SCOPE OF WORK BE ALTERED OR REDEFINED TO ACCOUNT FOR ANY ADDITIONAL NECESSARY WORK AND TO ACCOUNT FOR ANY HIDDEN DAMAGES ENCOUNTERED AFTER WORK IS INITIATED.

RESTORATION USA UTILIZES IICRC "INSTITUTE OF INSPECTION CLEANING & RESTORATION CERTIFICATION" MOLD REMEDIATION INDUSTRY GUIDELINES. POSITIVE CLEARANCE TEST GUARANTEED!

THIS ESTIMATE INCLUDES ONLY SERVICES FOR REMEDIATION. ANY AND ALL RECONSTRUCTION OR REPAIR SERVICES ARE NOT INCLUDED IN THIS ESTIMATE.



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RODRIGUEZMOLD

General

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Provide box, packing paper & tape - medium size	18.00 EA @	3.41 =	61.38
2. Provide box & tape - large size	12.00 EA @	3.91 =	46.92
3. Cleaning Blower	1.00 EA @	250.00 =	250.00
4. Clean cold air return cover	1.00 EA @	8.07 =	8.07
5. Clean ductwork - Interior - Heavy clean (PER REGISTER)	11.00 EA @	43.92 =	483.12
6. Clean air handler	1.00 EA @	40.16 =	40.16
7. Clean evaporator coil	1.00 EA @	56.64 =	56.64
8. Coil - Detach & reset	1.00 EA @	394.96 =	394.96
9. Clean register - heat / AC	11.00 EA @	5.22 =	57.42
10. R&R Heat/AC register - Mechanically attached	11.00 EA @	24.23 =	266.53
11. Cold air return cover - Detach & reset	1.00 EA @	18.47 =	18.47
12. Add for HEPA filter (for negative air exhaust fan)	3.00 EA @	190.00 =	570.00
13. Add for HEPA filter (for canister/backpack vacuums)	2.00 EA @	68.00 =	136.00
14. Respirator cartridge - HEPA only (per pair)	3.00 EA @	15.01 =	45.03
15. Add for personal protective equipment (hazardous cleanup)	12.00 EA @	13.59 =	163.08
16. Eye protection - plastic goggles - Disposable	3.00 EA @	9.73 =	29.19
17. Personal protective gloves - Heavy duty (per pair)	12.00 EA @	6.99 =	83.88
18. Boots - waterproof latex - Disposable (per pair)	3.00 EA @	11.44 =	34.32
19. Equipment setup, take down, and monitoring (hourly charge)	11.00 HR @	50.21 =	552.31
20. Single axle dump truck - per load - including dump fees	1.00 EA @	223.18 =	223.18
21. Carbon vapor filter (for air scrubber) - 16" x 16"	3.00 EA @	68.16 =	204.48
22. Contamination - pre & post test - full service (Bid Item)	1.00 EA @	1,200.00 =	1,200.00
23. Water Extraction & Remediation Technician - per hour	12.00 HR @	50.21 =	602.52
2 technicians for 6 hours to clean, pack, and remove the contents from the affected areas			

Main Level

Master Bath

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
24. Dehumidifier (per 24 hour period) - XLarge - No monitoring	5.00 EA @	111.36 =	556.80
25. Negative air fan/Air scrubber (24 hr period) - No monit.	5.00 DA @	70.00 =	350.00
26. Add-on for tearing out trim/base from tile/grout	26.00 LF @	0.60 =	15.60
27. Tear out wet drywall, cleanup, bag - Cat 3	208.00 SF @	1.31 =	272.48
28. Apply plant-based anti-microbial agent to more than the walls and ceiling	288.00 SF @	0.25 =	72.00



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CONTINUED - Master Bath

DESCRIPTION	QTY	UNIT PRICE	TOTAL
29. Bathroom mirror - Detach	16.00 SF @	9.81 =	156.96
30. Vanity top - Detach	2.50 LF @	36.20 =	90.50
31. Sink faucet - Detach	0.50 EA @	107.48 =	53.74
32. Vanity - Detach	2.50 LF @	72.09 =	180.23
33. P-trap assembly - Detach	0.50 EA @	53.57 =	26.79
34. Remove Angle stop valve	3.00 EA @	6.30 =	18.90
35. Toilet - Detach	1.00 EA @	44.40 =	44.40
36. Bathtub - Detach & reset	0.50 EA @	512.56 =	256.28
37. Tub/shower faucet - Detach & reset	0.50 EA @	186.31 =	93.16
38. Remove Tile shower - 101 to 120 SF - High grade	1.00 EA @	252.07 =	252.07
39. Sand exposed framing - Walls	124.40 SF @	0.99 =	123.16
40. Clean stud wall	124.40 SF @	0.72 =	89.57
41. Seal the surface area w/anti-microbial coating - one coat	124.40 SF @	1.35 =	167.94
42. Floor protection - cardboard and tape	40.00 SF @	0.61 =	24.40
43. HEPA Vacuuming - Detailed - (PER SF)	288.00 SF @	0.62 =	178.56
44. Clean more than the walls and ceiling	288.00 SF @	0.33 =	95.04
45. Containment Barrier/Airlock/Decon. Chamber	208.00 SF @	0.81 =	168.48
46. Peel & seal zipper - heavy duty	1.00 EA @	15.80 =	15.80

Guest bathroom

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
47. Dehumidifier (per 24 hour period) - XLarge - No monitoring	5.00 EA @	111.36 =	556.80
48. Negative air fan/Air scrubber (24 hr period) - No monit.	5.00 DA @	70.00 =	350.00
49. Add-on for tearing out trim/base from tile/grout	26.00 LF @	0.60 =	15.60
50. Tear out wet drywall, cleanup, bag - Cat 3	208.00 SF @	1.31 =	272.48
51. Apply plant-based anti-microbial agent to more than the walls and ceiling	288.00 SF @	0.25 =	72.00
52. Bathroom mirror - Detach	16.00 SF @	9.81 =	156.96
53. Vanity top - Detach	2.50 LF @	36.20 =	90.50
54. Sink faucet - Detach	0.50 EA @	107.48 =	53.74
55. Vanity - Detach	2.50 LF @	72.09 =	180.23



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CONTINUED - Guest bathroom

DESCRIPTION	QTY	UNIT PRICE	TOTAL
56. P-trap assembly - Detach	0.50 EA @	53.57 =	26.79
57. Remove Angle stop valve	3.00 EA @	6.30 =	18.90
58. Toilet - Detach	1.00 EA @	44.40 =	44.40
59. Bathtub - Detach & reset	0.50 EA @	512.56 =	256.28
60. Tub/shower faucet - Detach & reset	0.50 EA @	186.31 =	93.16
61. Remove Tile shower - 101 to 120 SF - High grade	1.00 EA @	252.07 =	252.07
62. Sand exposed framing - Walls	124.40 SF @	0.99 =	123.16
63. Clean stud wall	124.40 SF @	0.72 =	89.57
64. Seal the surface area w/anti-microbial coating - one coat	124.40 SF @	1.35 =	167.94
65. Floor protection - cardboard and tape	40.00 SF @	0.61 =	24.40
66. HEPA Vacuuming - Detailed - (PER SF)	288.00 SF @	0.62 =	178.56
67. Clean more than the walls and ceiling	288.00 SF @	0.33 =	95.04
68. Containment Barrier/Airlock/Decon. Chamber	208.00 SF @	0.81 =	168.48
69. Peel & seal zipper - heavy duty	1.00 EA @	15.80 =	15.80

Kitchen

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
70. Dehumidifier (per 24 hour period) - Large - No monitoring	5.00 EA @	79.96 =	399.80
71. Negative air fan/Air scrubber (24 hr period) - No monit.	5.00 DA @	70.00 =	350.00
72. Sink - double - Detach	0.50 EA @	143.87 =	71.94
73. Sink faucet - Detach	0.50 EA @	107.48 =	53.74
74. Countertop - Detach -	24.00 SF @	11.80 =	283.20
75. Garbage disposer - Detac	0.50 EA @	143.60 =	71.80
76. Cabinet - lower (base) unit - Detach	9.00 LF @	18.15 =	163.35
77. Tear out and bag wet insulation - Category 3 water	58.00 SF @	1.10 =	63.80
78. P-trap assembly - Detach	2.00 EA @	53.57 =	107.14
79. Remove Angle stop valve	3.00 EA @	6.30 =	18.90
80. Refrigerator - Detach	1.00 EA @	25.81 =	25.81
81. Dishwasher - Detach	1.00 EA @	50.19 =	50.19
82. Range - freestanding - electric - Detach	1.00 EA @	19.37 =	19.37
83. Microwave oven - over range type - Detach	0.50 EA @	113.13 =	56.57



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CONTINUED - Kitchen

DESCRIPTION	QTY	UNIT PRICE	TOTAL
84. Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	13.00 LF @	6.98 =	90.74
85. Apply plant-based anti-microbial agent to the surface area	202.46 SF @	0.25 =	50.62
86. Sand exposed framing - Walls	124.40 SF @	0.99 =	123.16
87. Clean stud wall	124.40 SF @	0.72 =	89.57
88. Seal the surface area w/anti-microbial coating - one coat	124.40 SF @	1.35 =	167.94
89. Floor protection - cardboard and tape	132.00 SF @	0.61 =	80.52
90. HEPA Vacuuming - Detailed - (PER SF)	632.00 SF @	0.62 =	391.84
91. Clean more than the walls and ceiling	632.00 SF @	0.33 =	208.56
92. Containment Barrier/Airlock/Decon. Chamber	256.00 SF @	0.81 =	207.36
93. Peel & seal zipper - heavy duty	1.00 EA @	15.80 =	15.80

Grand Total Areas:

784.00 SF Walls	212.00 SF Ceiling	996.00 SF Walls and Ceiling
212.00 SF Floor	23.56 SY Flooring	98.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	98.00 LF Ceil. Perimeter
212.00 Floor Area	243.11 Total Area	784.00 Interior Wall Area
792.00 Exterior Wall Area	88.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



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Summary for Dwelling

Line Item Total	15,295.10
Material Sales Tax	114.27
Subtotal	15,409.37
Laundering Tax	2.17
Replacement Cost Value	\$15,411.54
Net Claim	\$15,411.54

John DeCosta



Restoration USA

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Recap of Taxes

	Material Sales Tax (6%)	Laundering Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (6%)
Line Items	114.27	2.17	0.00	0.00
Total	114.27	2.17	0.00	0.00



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Recap by Room

Estimate: RODRIGUEZMOLD

General	5,527.66	36.14%
Area: Main Level		
Master Bath	3,302.86	21.59%
Guest bathroom	3,302.86	21.59%
Kitchen	3,161.72	20.67%
Area Subtotal: Main Level	9,767.44	63.86%
Subtotal of Areas	15,295.10	100.00%
Total	15,295.10	100.00%



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Recap by Category

Items	Total	%
APPLIANCES	128.37	0.83%
CABINETS	360.46	2.34%
CONT: GARMENT & SOFT GOODS CLN	108.30	0.70%
CLEANING	1,562.76	10.14%
GENERAL DEMOLITION	1,549.37	10.05%
HAZARDOUS MATERIAL REMEDIATION	751.03	4.87%
HEAT, VENT & AIR CONDITIONING	645.31	4.19%
MARBLE - CULTURED OR NATURAL	181.00	1.17%
PLUMBING	1,092.76	7.09%
PAINTING	633.14	4.11%
TOILET & BATH ACCESSORIES	313.92	2.04%
WATER EXTRACTION & REMEDIATION	7,968.68	51.71%
Subtotal	15,295.10	99.24%
Material Sales Tax	114.27	0.74%
Laundering Tax	2.17	0.01%
Total	15,411.54	100.00%



9570 Regency Square Blvd., Suite 400
Jacksonville, FL 32225
Phone: 877-262-9375, Fax: 904-482-4299

The intention of National Water Claim Services is to provide adjusters with an independent review of the mold remediation project. The following evaluation identifies areas of concern in the remediation bid that the adjuster may wish to address with the parties involved. Analyses and evaluations provided are recommendations only and should be viewed as such. There is no requirement for adjusters and/or contractors to abide by the pricing provided.

The following guidelines are used by National Water Claim Services to evaluate mold remediation claims:

- Line item overhead and profit charges are only allowed for subcontracted work,
- Xactimate costs, using the jobsite zip code,
- Standards and guidelines stated in IICRC Standard and Reference Guide for Professional Mold Remediation S520, and
- If available, the mold remediation protocol associated with the claims.

If there is additional case specific information or agreements affecting the costs involved, these need to be disclosed to National Water so that a fair and accurate assessment of the bid may be provided. This and any other attached documents may contain privileged/confidential information and **is intended EXCLUSIVELY for the addressee(s) named.**



9570 Regency Square Blvd., Suite 400
Jacksonville, FL 32225
Phone: 877-262-9375, Fax: 904-482-4299

September 27, 2021

Ms. Sarina Shadeed
Citizen's Property Insurance Corporation
7215 Financial Way
Jacksonville, Florida 32256
Sarina.Shadeed@citizensfla.com

RE: Rodriguez, Magadelan
Claim No.: 001-00-270779

		Cost Differential Sources	
Remediation Cost:	\$15,411.54	Dehumidification	\$314.00
Recommended Cost:	<u>\$13,707.47</u>	Structural Labor	\$607.75
Cost Differential:	<u>\$1,704.07</u>	Antimicrobials/Chemical	\$698.44
		Personal Protective Equipment	<u>\$83.88</u>
		Total	<u>\$1,704.07</u>

Dear Ms. Shadeed:

Thank you for the opportunity to evaluate the mold remediation estimate for the Rodriguez claim provided by Restoration USA. The evaluation performed by National Water Claim Services is presented in the following pages, including a summary of the recommended cost differential below and a detailed evaluation of the estimate as an enclosure.

The following areas make up the cost differential between the National Water Claim Services recommended cost and the estimate submitted by Restoration USA:

Dehumidification costs: The cost differential attributed to dehumidification is **\$314.00** for the reduction in the daily rental charge for a large LGR dehumidification unit from \$111.36 to \$79.96 based on the Xactimate recommended cost for the jobsite zip code.

Structural Labor costs: The cost differential attributed to structural labor is **\$607.75** which includes:

- **\$351.47** for the reduction in the number of labor hours for equipment setup, take down and monitoring from 11 hours to 4 hours based on the recommended amount of equipment setup and take down only (monitoring is not a typical charge for mold remediation), and



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- **\$256.28** for the removal of the line item charge for bathroom detach & reset in the Guest Bathroom because only a tile surround shower was present based on photographs provided.

Antimicrobial/Chemical costs: The cost differential attributed to antimicrobial/chemical use is **\$698.44** which includes:

- **\$194.62** for the removal of the line item charges for plant-based antimicrobial application because the IICRC does not recommend the use for mold remediation, and
- **\$503.82** for the removal of the line item charges for sealants because the IICRC does not recommend the use before clearance testing; therefore, would be more appropriate in a rebuild invoice.

Personal Protection Equipment (PPE) costs: The cost differential attributed to PPE use is **\$83.88** for the removal of the line item charge for personal protective gloves – heavy duty which are included in the contractor's operating overhead as tools of the trade.

This evaluation and recommendations are based on the information provided. This document and any attachments may contain privileged/confidential information and is intended solely for the addressee(s) named above, and any other stakeholders deemed necessary by the addressee. If you have any questions regarding the evaluation, please feel free to contact us at 877-262-9375.

Sincerely,



Danielle L. Springer, WRT, FSRT, TX Licensed Adjuster
Senior Claims Analyst – National Water Claim Services



Paul Winarski, WRT, ASD, TCST, FL Licensed Adjuster
Technical/Operations Manager - National Water Claim Services



Rachel L. Adams-Beja, WRT, ASD, MRS, AMRS, AMRT, CDS, MWR, TCST
Analyst Consultant

Enclosures:

Standards and Guidelines

Enclosure



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Standards and Guidelines

The basis of the evaluation includes the following standards/guidelines:

- ACGIH, Bioaerosols: Assessment and Control, American Conference of Governmental Industrial Hygienists, Cincinnati, OH.
- American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc., ASHRAE Standard Ventilation for Acceptable Indoor Air Quality, ANSI/ASHRAE Standard 62-2001.
- EPA, Mold Remediation in Schools and Commercial Building, US Environmental Protection Agency, EPA 402-K-01-001, March 2001.
- EPA, Building Air Quality, A Guide for Building Owners and Facility Managers, US
 - Environmental Protection Agency, ISBN 0-16-D35919-8, December 2001.
- IICRC, IICRC Standard and Reference Guide for Professional Water Damage Restoration S500, Institute of Inspection, Cleaning and Restoration Certification, 2021.
- IICRC, IICRC Standard and Reference Guide for Professional Mold Remediation S520, Institute of Inspection, Cleaning and Restoration Certification, 2015.
- Indoor Environmental Standards Organization, Standards of Practice for the Assessment of Indoor Environmental Quality, Volume 1, Mold Sampling; Assessment of Mold Contamination, 2002.
- National Air Duct Cleaners Association, ACR 2002, Assessment, Cleaning, & Restoration of HVAC Systems, 2002.
- NYC Department of Health, Guidelines on Assessment and Remediation of Fungi in Indoor Environments.
- OSHA, A Brief Guide to Mold in the Workplace, Safety and Health Information Bulletins, Occupational Safety and health Administration, SHIB 03-10-10



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Enclosure

Citizen's Property Insurance Corporation
Insured: Rodriguez, Magadelan
Claim No.: 001-00-270779



1 of 11
September 27, 2021

**Mold Remediation Evaluation
Restoration USA**

Based on protocol prepared by AirMD

Remediation Areas	Remediation	Recommended Cost
General	\$5,527.66	\$5,092.31
<u>Main Level</u>		
Master Bath	\$3,302.84	\$2,905.90
Guest bathroom	\$3,302.84	\$2,649.62
Kitchen	\$3,161.70	\$2,943.14
Summary for Dwelling	\$116.50	\$116.50
Total	\$15,411.54	\$13,707.47

Cost Differential = \$1,704.07

Source of Cost Differential		
Dehumidification costs	=	\$314.00
Negative Air/Scrubber costs	=	\$0.00
HEPA vacuum costs	=	\$0.00
Structural labor costs	=	\$607.75
Content labor costs	=	\$0.00
HVAC costs	=	\$0.00
Supply costs	=	\$0.00
Antimicrobial costs	=	\$698.44
PPE costs	=	\$83.88
Debris removal costs	=	\$0.00
Other costs	=	\$0.00
Total =		\$1,704.07

Note 1: Hourly labor rates and unit costs are based on the **FLFL8X_MAY21** Xactimate costing database for the job site zip code.

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Enclosure

Citizen's Property Insurance Corporation
 Insured: Rodriguez, Magadalan
 Claim No.: 001-00-270779



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 September 27, 2021

General Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total
Provide box, packing paper & tape - medium size	ea	18.00	\$3.41	\$61.38	Reasonable charge	18.00	\$3.41	\$61.38
Provide box & tape - large size	ea	12.00	\$3.91	\$46.92	Reasonable charge	12.00	\$3.91	\$46.92
Cleaning Blower	ea	1.00	\$250.00	\$250.00	Not evaluated. Recommend the adjuster obtains invoice from a licensed HVAC contractor.	1.00	\$250.00	\$250.00
Clean cold air return cover	ea	1.00	\$8.07	\$8.07	Not evaluated. Recommend the adjuster obtains invoice from a licensed HVAC contractor.	1.00	\$8.07	\$8.07
Clean ductwork - Interior - Heavy clean (PER REGISTER)	ea	11.00	\$43.92	\$483.12	Not evaluated. Recommend the adjuster obtains invoice from a licensed HVAC contractor.	11.00	\$43.92	\$483.12
Clean air handler	ea	1.00	\$40.16	\$40.16	Not evaluated. Recommend the adjuster obtains invoice from a licensed HVAC contractor.	1.00	\$40.16	\$40.16
Clean evaporator coil	ea	1.00	\$56.64	\$56.64	Not evaluated. Recommend the adjuster obtains invoice from a licensed HVAC contractor.	1.00	\$56.64	\$56.64
Coil - Detach & reset	ea	1.00	\$394.96	\$394.96	Not evaluated. Recommend the adjuster obtains invoice from a licensed HVAC contractor.	1.00	\$394.96	\$394.96
Clean register - heat / AC	ea	11.00	\$5.22	\$57.42	Not evaluated. Recommend the adjuster obtains invoice from a licensed HVAC contractor.	11.00	\$5.22	\$57.42

cont'd

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Enclosure

Citizen's Property Insurance Corporation
 Insured: Rodriguez, Magadelan
 Claim No.: 001-00-270779



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 September 27, 2021

General (cont'd)								
Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total
R&R Heat/AC register - Mechanically attached	ea	11.00	\$24.23	\$266.53	<i>Not evaluated. Recommend the adjuster obtains invoice from a licensed HVAC contractor.</i>	11.00	\$24.23	\$266.53
Cold air return cover - Detach & reset	ea	1.00	\$18.47	\$18.47	<i>Not evaluated. Recommend the adjuster obtains invoice from a licensed HVAC contractor.</i>	1.00	\$18.47	\$18.47
Add for HEPA filter (for negative air exhaust fan)	ea	3.00	\$190.00	\$570.00	Reasonable charge	3.00	\$190.00	\$570.00
Add for HEPA filter (for canister/backpack vacuums)	ea	2.00	\$68.00	\$136.00	Reasonable charge	2.00	\$68.00	\$136.00
Respirator cartridge - HEPA only (per pair)	ea	3.00	\$15.01	\$45.03	Reasonable charge	3.00	\$15.01	\$45.03
Add for personal protective equipment (hazardous cleanup)	ea	12.00	\$13.59	\$163.08	Reasonable charge	12.00	\$13.59	\$163.08
Eye protection - plastic goggles - Disposable	ea	3.00	\$9.73	\$29.19	Reasonable charge	3.00	\$9.73	\$29.19
Personal protective gloves - Heavy duty (per pair)	ea	12.00	\$6.99	\$83.88	Included in the contractor's operating overhead as tools of the trade	0.00	\$0.00	\$0.00
Boots - waterproof latex - Disposable (per pair)	ea	3.00	\$11.44	\$34.32	Reasonable charge	3.00	\$11.44	\$34.32
Equipment setup, take down, and monitoring (hourly charge)	hr	11.00	\$50.21	\$552.31	Based on the recommended amount of equipment, 4 hours for equipment setup, take down and monitoring is reasonable.	4.00	\$50.21	\$200.84
Single axle dump truck - per load - including dump fees	ea	1.00	\$223.18	\$223.18	Reasonable charge	1.00	\$223.18	\$223.18
Carbon vapor filter (for air scrubber) - 16" x 16"	ea	3.00	\$68.16	\$204.48	Reasonable charge	3.00	\$68.16	\$204.48

cont'd

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Enclosure

Citizen's Property Insurance Corporation
Insured: Rodriguez, Magadelan
Claim No.: 001-00-270779



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September 27, 2021

General (cont'd)									
Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total	
Contamination - pre & post test - full service (Bid Item)	ea	1.00	\$1,200.00	\$1,200.00	Not evaluated. Recommend the adjuster obtains invoice from a licensed contractor. Number of labor hours for content manipulation were not evaluated and would require the adjuster's approval.	1.00	\$1,200.00	\$1,200.00	
Water Extraction & Remediation Technician - per hour 2 technicians for 6 hours to clean, pack, and remove the contents from the affected areas	hr	12.00	\$50.21	\$602.52		12.00	\$50.21	\$602.52	
				Total				Total	\$5,092.31
				\$5,527.66					

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Enclosure

Citizen's Property Insurance Corporation
 Insured: Rodriguez, Magadelan
 Claim No.: 001-00-270779



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 September 27, 2021

Main Level

Master Bath								
Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total
Dehumidifier (per 24 hour period) - XLarge - No monitoring	ea	5.00	\$111.36	\$556.80	Based on the size and layout of the damaged area, 1 large LGR dehumidifier would maintain relative humidity below 59% inside the Master Bathroom containment. See Note 1 for a reasonable rental charge.	5.00	\$79.96	\$399.80
Negative air fan/Air scrubber (24 hr period) - No monit.	da	5.00	\$70.00	\$350.00	Based on the size and layout of the damaged area, 1 standard size (<700 cfm) negative air/scrubber inside the Master Bathroom containment. Reasonable rental charge	5.00	\$70.00	\$350.00
Add-on for tearing out trim/base from tile/grout	lf	26.00	\$0.60	\$15.60	Reasonable charge	26.00	\$0.60	\$15.60
Tear out wet drywall, cleanup, bag - Cat 3	sf	208.00	\$1.31	\$272.48	Reasonable charge	208.00	\$1.31	\$272.48
Apply plant-based anti-microbial agent to more than the walls and ceiling	sf	288.00	\$0.25	\$72.00	IICRC does not recommend the use of antimicrobials for mold remediation	0.00	\$0.00	\$0.00
Bathroom mirror - Detach	sf	16.00	\$9.81	\$156.96	Reasonable charge	16.00	\$9.81	\$156.96
Vanity top - Detach	lf	2.50	\$36.20	\$90.50	Reasonable charge	2.50	\$36.20	\$90.50
Sink faucet - Detach	ea	0.50	\$107.48	\$53.74	Reasonable charge	0.50	\$107.48	\$53.74
Vanity - Detach	lf	2.50	\$72.09	\$180.23	Reasonable charge	2.50	\$72.09	\$180.23
P-trap assembly - Detach	ea	0.50	\$53.57	\$26.79	Reasonable charge	0.50	\$53.57	\$26.79
Remove Angle stop valve	ea	3.00	\$6.30	\$18.90	Reasonable charge	3.00	\$6.30	\$18.90
Toilet - Detach	ea	1.00	\$44.40	\$44.40	Reasonable charge	1.00	\$44.40	\$44.40
Bathtub - Detach & reset	ea	0.50	\$512.56	\$256.28	Reasonable charge	0.50	\$512.56	\$256.28
Tub/shower faucet - Detach & reset	ea	0.50	\$186.31	\$93.16	Reasonable charge	0.50	\$186.31	\$93.16

cont'd

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Enclosure

Citizen's Property Insurance Corporation
Insured: Rodriguez, Magadalan
Claim No.: 001-00-270779



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September 27, 2021

Master Bath (cont'd)								
Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total
Remove Tile shower - 101 to 120 SF - High grade	ea	1.00	\$252.07	\$252.07	Reasonable charge	1.00	\$252.07	\$252.07
Sand exposed framing - Walls	sf	124.40	\$0.99	\$123.16	Reasonable charge	124.40	\$0.99	\$123.16
Clean stud wall	sf	124.40	\$0.72	\$89.57	Reasonable charge	124.40	\$0.72	\$89.57
Seal the surface area w/anti-microbial coating - one coat	sf	124.40	\$1.35	\$167.94	IICRC does not recommend the use of sealants before clearance testing for mold remediation. Therefore, this charge would be more appropriate in a rebuild invoice.	0.00	\$0.00	\$0.00
Floor protection - cardboard and tape	sf	40.00	\$0.61	\$24.40	Reasonable charge	40.00	\$0.61	\$24.40
HEPA Vacuuming - Detailed - (PER SF)	sf	288.00	\$0.62	\$178.56	Reasonable charge	288.00	\$0.62	\$178.56
Clean more than the walls and ceiling	sf	288.00	\$0.33	\$95.04	Assume damp wipe with a specialized cleaning agent	288.00	\$0.33	\$95.04
Containment	sf	208.00	\$0.81	\$168.48	Reasonable charge	208.00	\$0.81	\$168.48
Barrier/Airlock/Decon. Chamber	ea	1.00	\$15.80	\$15.80	Reasonable charge	1.00	\$15.80	\$15.80
Peel & seal zipper - heavy duty	ea	1.00	\$15.80	\$15.80	Reasonable charge	1.00	\$15.80	\$15.80
			Total	\$3,302.84			Total	\$2,905.90

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Enclosure

Citizen's Property Insurance Corporation
 Insured: Rodriguez, Magadelan
 Claim No.: 001-00-270779



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 September 27, 2021

Guest bathroom								
Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total
Dehumidifier (per 24 hour period) - XLarge - No monitoring	ea	5.00	\$111.36	\$556.80	Based on the size and layout of the damaged area, 1 large LGR dehumidifier would maintain relative humidity below 59% inside the Guest Bathroom containment. See Note 1 for a reasonable rental charge.	5.00	\$79.96	\$399.80
Negative air fan/Air scrubber (24 hr period) - No monit.	da	5.00	\$70.00	\$350.00	Based on the size and layout of the damaged area, 1 standard size (<700 cfm) negative air/scrubber inside the Guest Bathroom containment. Reasonable rental charge	5.00	\$70.00	\$350.00
Add-on for tearing out trim/base from tile/grout	lf	26.00	\$0.60	\$15.60	Reasonable charge	26.00	\$0.60	\$15.60
Tear out wet drywall, cleanup, bag - Cat 3	sf	208.00	\$1.31	\$272.48	Reasonable charge	208.00	\$1.31	\$272.48
Apply plant-based anti-microbial agent to more than the walls and ceiling	sf	288.00	\$0.25	\$72.00	IICRC does not recommend the use of antimicrobials for mold remediation	0.00	\$0.00	\$0.00
Bathroom mirror - Detach	sf	16.00	\$9.81	\$156.96	Reasonable charge	16.00	\$9.81	\$156.96
Vanity top - Detach	lf	2.50	\$36.20	\$90.50	Reasonable charge	2.50	\$36.20	\$90.50
Sink faucet - Detach	ea	0.50	\$107.48	\$53.74	Reasonable charge	0.50	\$107.48	\$53.74
Vanity - Detach	lf	2.50	\$72.09	\$180.23	Reasonable charge	2.50	\$72.09	\$180.23
P-trap assembly - Detach	ea	0.50	\$53.57	\$26.79	Reasonable charge	0.50	\$53.57	\$26.79
Remove Angle stop valve	ea	3.00	\$6.30	\$18.90	Reasonable charge	3.00	\$6.30	\$18.90
Toilet - Detach	ea	1.00	\$44.40	\$44.40	Reasonable charge	1.00	\$44.40	\$44.40
Bathtub - Detach & reset	ea	0.50	\$512.56	\$256.28	No bathtub in the Guest Bathroom. Only a tile surround - charged below	0.00	\$0.00	\$0.00
Tub/shower faucet - Detach & reset	ea	0.50	\$186.31	\$93.16	Reasonable charge	0.50	\$186.31	\$93.16

cont'd

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Enclosure

Citizen's Property Insurance Corporation
 Insured: Rodriguez, Magadalan
 Claim No.: 001-00-270779



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 September 27, 2021

Guest bathroom (cont'd)								
Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total
Remove Tile shower - 101 to 120 SF - High grade	ea	1.00	\$252.07	\$252.07	Reasonable charge	1.00	\$252.07	\$252.07
Sand exposed framing - Walls	sf	124.40	\$0.99	\$123.16	Reasonable charge	124.40	\$0.99	\$123.16
Clean stud wall	sf	124.40	\$0.72	\$89.57	Reasonable charge	124.40	\$0.72	\$89.57
Seal the surface area w/anti-microbial coating - one coat	sf	124.40	\$1.35	\$167.94	II/CRC does not recommend the use of sealants before clearance testing for mold remediation. Therefore, this charge would be more appropriate in a rebuild invoice.	0.00	\$0.00	\$0.00
Floor protection - cardboard and tape	sf	40.00	\$0.61	\$24.40	Reasonable charge	40.00	\$0.61	\$24.40
HEPA Vacuuming - Detailed - (PER SF)	sf	288.00	\$0.62	\$178.56	Reasonable charge	288.00	\$0.62	\$178.56
Clean more than the walls and ceiling	sf	288.00	\$0.33	\$95.04	Assume damp wipe with a specialized cleaning agent	288.00	\$0.33	\$95.04
Containment Barrier/Airlock/Decon. Chamber	sf	208.00	\$0.81	\$168.48	Reasonable charge	208.00	\$0.81	\$168.48
Peel & seal zipper - heavy duty	ea	1.00	\$15.80	\$15.80	Reasonable charge	1.00	\$15.80	\$15.80
			Total	\$3,302.84			Total	\$2,649.62

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Enclosure

Citizen's Property Insurance Corporation
 Insured: Rodriguez, Magadalan
 Claim No.: 001-00-270779



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 September 27, 2021

Kitchen								
Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total
Dehumidifier (per 24 hour period) - Large - No monitoring	ea	5.00	\$79.96	\$399.80	Based on the size and layout of the damaged area, 1 large LGR dehumidifier would maintain relative humidity below 59% inside the Guest Bathroom containment. Reasonable rental charge.	5.00	\$79.96	\$399.80
Negative air fan/Air scrubber (24 hr period) - No monit.	da	5.00	\$70.00	\$350.00	Based on the size and layout of the damaged area, 1 standard size (<700 cfm) negative air/scrubber inside the Guest Bathroom containment. Reasonable rental charge	5.00	\$70.00	\$350.00
Sink - double - Detach	ea	0.50	\$143.87	\$71.94	Reasonable charge	0.50	\$143.87	\$71.94
Sink faucet - Detach	ea	0.50	\$107.48	\$53.74	Reasonable charge	0.50	\$107.48	\$53.74
Countertop - Detach -	sf	24.00	\$11.80	\$283.20	Reasonable charge	24.00	\$11.80	\$283.20
Garbage disposer - Detach	ea	0.50	\$143.60	\$71.80	Reasonable charge	0.50	\$143.60	\$71.80
Cabinet - lower (base) unit - Detach	lf	9.00	\$18.15	\$163.35	Reasonable charge	9.00	\$18.15	\$163.35
Tear out and bag wet insulation - Category 3 water	sf	58.00	\$1.10	\$63.80	Reasonable charge	58.00	\$1.10	\$63.80
P-trap assembly - Detach	ea	2.00	\$53.57	\$107.14	Reasonable charge	2.00	\$53.57	\$107.14
Remove Angle stop valve	ea	3.00	\$6.30	\$18.90	Reasonable charge	3.00	\$6.30	\$18.90
Refrigerator - Detach	ea	1.00	\$25.81	\$25.81	Reasonable charge	1.00	\$25.81	\$25.81
Dishwasher - Detach	ea	1.00	\$50.19	\$50.19	Reasonable charge	1.00	\$50.19	\$50.19
Range - freestanding - electric - Detach	ea	1.00	\$19.37	\$19.37	Reasonable charge	1.00	\$19.37	\$19.37
Microwave oven - over range type - Detach	ea	0.50	\$113.13	\$56.57	Reasonable charge	0.50	\$113.13	\$56.57
Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	lf	13.00	\$6.98	\$90.74	Reasonable charge	13.00	\$6.98	\$90.74

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Enclosure

Citizen's Property Insurance Corporation
 Insured: Rodriguez, Magadelan
 Claim No.: 001-00-270779



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 September 27, 2021

Kitchen (cont'd)								
Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total
Apply plant-based anti-microbial agent to the surface area	sf	202.46	\$0.25	\$50.62	IIICRC does not recommend the use of antimicrobials for mold remediation	0.00	\$0.00	\$0.00
Sand exposed framing - Walls	sf	124.40	\$0.99	\$123.16	Reasonable charge	124.40	\$0.99	\$123.16
Clean stud wall	sf	124.40	\$0.72	\$89.57	Reasonable charge	124.40	\$0.72	\$89.57
Seal the surface area w/anti-microbial coating - one coat	sf	124.40	\$1.35	\$167.94	IIICRC does not recommend the use of sealants before clearance testing for mold remediation. Therefore, this charge would be more appropriate in a rebuild invoice.	0.00	\$0.00	\$0.00
Floor protection - cardboard and tape	sf	132.00	\$0.61	\$80.52	Reasonable charge	132.00	\$0.61	\$80.52
HEPA Vacuuming - Detailed - (PER SF)	sf	632.00	\$0.62	\$391.84	Reasonable charge	632.00	\$0.62	\$391.84
Clean more than the walls and ceiling	sf	632.00	\$0.33	\$208.56	Assume damp wipe with a specialized cleaning agent	632.00	\$0.33	\$208.56
Containment	sf	256.00	\$0.81	\$207.36	Reasonable charge	256.00	\$0.81	\$207.36
Barrier/Airlock/Decon. Chamber								
Peel & seal zipper - heavy duty	ea	1.00	\$15.80	\$15.80	Reasonable charge	1.00	\$15.80	\$15.80
			Total	\$3,161.70			Total	\$2,943.14

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Enclosure

Citizen's Property Insurance Corporation
Insured: Rodriguez, Magadelan
Claim No.: 001-00-270779



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September 27, 2021

Summary for Dwelling								
Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total
Material Sales Tax	ea	1.00	\$114.27	\$114.27	Not evaluated	1.00	\$114.27	\$114.27
Laundering Tax	ea	1.00	\$2.17	\$2.17	Not evaluated	1.00	\$2.17	\$2.17
Rounding Adjustment	ea	1.00	\$0.06	\$0.06	Not evaluated	1.00	\$0.06	\$0.06
			Total	\$116.50			Total	\$116.50

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Re: MOLD DOCUMENTS AND CITIZEN INVOLVEMENT FOR REMEDIATION ON PROPERTY ADDRESS 3101 PORTOFINO POINT G1

From Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Date Mon 6/8/2026 7:40 AM

To Capone, Briana <BCapone@coconutcreek.net>

ok

From: Capone, Briana <BCapone@coconutcreek.net>

Sent: Monday, June 8, 2026 7:28 AM

To: Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Subject: FW: MOLD DOCUMENTS AND CITIZEN INVOLVEMENT FOR REMEDIATION ON PROPERTY ADDRESS 3101 PORTOFINO POINT G1

The request is attached as Formal Legal Demands.

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

Sent: Tuesday, June 2, 2026 8:29 AM

To: Pyburn, Terrill <TPyburn@coconutcreek.net>; Mehaffey, Kathryn <KMehaffey@coconutcreek.net>

Cc: Capone, Briana <BCapone@coconutcreek.net>; Heraman, Reshma <RHeraman@coconutcreek.net>

Subject: RE: MOLD DOCUMENTS AND CITIZEN INVOLVEMENT FOR REMEDIATION ON PROPERTY ADDRESS 3101 PORTOFINO POINT G1

Thank you.

Briana.. please take a look at what is being requested and process.

Thanks,

Justin Proffitt, AICP, Director

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

City of Coconut Creek

Butterfly Capital of the World®

4800 West Copans Road

Coconut Creek, FL 33063

954.973.6756

www.coconutcreek.net

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

From: Pyburn, Terrill <TPyburn@coconutcreek.net>

Sent: Tuesday, June 2, 2026 7:31 AM

To: Mehaffey, Kathryn <KMehaffey@coconutcreek.net>

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

Subject: Fw: MOLD DOCUMENTS AND CITIZEN INVOLVEMENT FOR REMEDIATION ON PROPERTY ADDRESS 3101 PORTOFINO POINT G1

Re: Code Fine Reduction Confirmation 7/7/2026. Case Number C21100141. 3101 Portofino Point G1 Coconut Creek, FL

From Roxana Casines <roxanacasines@aol.com>

Date Thu 6/11/2026 5:39 PM

To Capone, Briana <BCapone@coconutcreek.net>

Cc Heraman, Reshma <RHeraman@coconutcreek.net>; Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Subject: Confirmation of Attendance – Case No. C21100141

Dear Ms. Capone:

Thank you for your email.

I hereby confirm that I will be present at the Code Fine Reduction Hearing scheduled for July 7, 2026, at 11:30 a.m., regarding Case No. C21100141, 3101 Portofino Point G1, Coconut Creek, Florida.

I respectfully request clarification as to whether this hearing was scheduled in response to my Administrative Demand and Request for Hearing submitted to the City on June 1, 2026.

Additionally, please advise:

1. The authority under which this hearing is being conducted.
2. The current amount of fines, costs, or penalties claimed by the City in this matter.
3. Whether the hearing body has authority to eliminate or dismiss fines in their entirety.
4. Whether the issues raised in my June 1, 2026 Administrative Demand may be presented and considered at the hearing.

Thank you for your attention to this matter. I look forward to your response and to appearing at the hearing.

Respectfully,

Roxana Casines
3101 Portofino Point G1
Coconut Creek, FL 33066

**Code Fine Reduction Confirmation 7/7/2026. Case Number C21100141. 3101 Portofino Point G1
Coconut Creek, FL**

From Capone, Briana <BCapone@coconutcreek.net>

Date Fri 6/5/2026 9:42 AM

To 'roxanacasines@aol.com' <roxanacasines@aol.com>

Cc Heraman, Reshma <RHeraman@coconutcreek.net>; Montano Garcia, Luis
<LMontanoGarcia@coconutcreek.net>

Good Morning,

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

Below are the details of the hearing:

July 7, 2026

At

11:30 a.m.

City of Coconut Creek
City Commission – Public Meeting Room
4800 West Copans Road
Coconut Creek, FL 33063

Briana K. Capone
Code Compliance Supervisor



4800 W. Copans Road
Coconut Creek, FL 33063
954-956-1458
www.coconutcreek.gov

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

Re: Code Fine Reduction Confirmation 7/7/2026. Case Number C21100141. 3101 Portofino Point G1 Coconut Creek, FL

From Roxana Casines <roxanacasines@aol.com>

Date: Thu 6/11/2026 5:39 PM

To Capone, Briana <BCapone@coconutcreek.net>

Cc Heraman, Reshma <RHeraman@coconutcreek.net>; Montano Garcia, Luis
<LMontanoGarcia@coconutcreek.net>

Subject: Confirmation of Attendance – Case No. C21100141

Dear Ms. Capone:

Thank you for your email.

I hereby confirm that I will be present at the Code Fine Reduction Hearing scheduled for July 7, 2026, at 11:30 a.m., regarding Case No. C21100141, 3101 Portofino Point G1, Coconut Creek, Florida.

I respectfully request clarification as to whether this hearing was scheduled in response to my Administrative Demand and Request for Hearing submitted to the City on June 1, 2026.

Additionally, please advise:

1. The authority under which this hearing is being conducted.
2. The current amount of fines, costs, or penalties claimed by the City in this matter.
3. Whether the hearing body has authority to eliminate or dismiss fines in their entirety.
4. Whether the issues raised in my June 1, 2026 Administrative Demand may be presented and considered at the hearing.

Thank you for your attention to this matter. I look forward to your response and to appearing at the hearing.

Respectfully,

Roxana Casines
3101 Portofino Point G1
Coconut Creek, FL 33066

On Jun 5, 2026, at 9:42 AM, Capone, Briana <BCapone@coconutcreek.net> wrote:

Good Morning,

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

Below are the details of the hearing:

July 7, 2026

At

11:30 a.m.

City of Coconut Creek

City Commission – Public Meeting Room

4800 West Copans Road

Coconut Creek, FL 33063

Briana K. Capone

Code Compliance Supervisor

<image001.jpg>

4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1458

www.coconutcreek.gov



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

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



Outlook

RE: Code Fine Reduction Confirmation 7/7/2026. Case Number C21100141. 3101 Portofino Point G1 Coconut Creek, FL

From Capone, Briana <BCapone@coconutcreek.net>

Date Mon 6/15/2026 9:14 AM

To 'Roxana Casines' <roxanacasines@aol.com>

Cc Heraman, Reshma <RHeraman@coconutcreek.net>; Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

 1 attachment (253 KB)

Aff_of_comp_100141.pdf;

Good morning,

Please see the below responses in red.

Briana K. Capone

Code Compliance Supervisor



4800 W. Copans Road
Coconut Creek, FL 33063
954-956-1458
www.coconutcreek.gov



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

From: Roxana Casines <roxanacasines@aol.com>

Sent: Thursday, June 11, 2026 5:39 PM

To: Capone, Briana <BCapone@coconutcreek.net>

Cc: Heraman, Reshma <RHeraman@coconutcreek.net>; Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Subject: Re: Code Fine Reduction Confirmation 7/7/2026. Case Number C21100141. 3101 Portofino Point G1 Coconut Creek, FL

Subject: Confirmation of Attendance – Case No. C21100141

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Thank you for your email.

I hereby confirm that I will be present at the Code Fine Reduction Hearing scheduled for July 7, 2026, at 11:30 a.m., regarding Case No. C21100141, 3101 Portofino Point G1, Coconut Creek, Florida.

I respectfully request clarification as to whether this hearing was scheduled in response to my Administrative Demand and Request for Hearing submitted to the City on June 1, 2026.

Additionally, please advise:

1. The authority under which this hearing is being conducted. **Per the City's Code of Ordinances Sec. 2-239.**
https://library.municode.com/fl/coconut_creek/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTVBOCOCO_DIV3COENBO_S2-239FIREPR
2. The current amount of fines, costs, or penalties claimed by the City in this matter. **\$56,675.00. Please see the attached Affidavit of Compliance.**
3. Whether the hearing body has authority to eliminate or dismiss fines in their entirety. **Please see code section 2-239.**
4. Whether the issues raised in my June 1, 2026 Administrative Demand may be presented and considered at the hearing. **The attachment you provided for Formal Legal Demands will be added to the packet to the presentation to the board.**

Thank you for your attention to this matter. I look forward to your response and to appearing at the hearing.

Respectfully,

Roxana Casines
3101 Portofino Point G1
Coconut Creek, FL 33066

On Jun 5, 2026, at 9:42 AM, Capone, Briana <BCapone@coconutcreek.net> wrote:

Good Morning,

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

Below are the details of the hearing:

July 7, 2026

At

11:30 a.m.

City of Coconut Creek

City Commission – Public Meeting Room

4800 West Copans Road

Coconut Creek, FL 33063

Briana K. Capone

Code Compliance Supervisor

<image001.jpg>

4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1458

www.coconutcreek.gov



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

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

> Dear Ms. Capone:

> I am formally contesting the alleged code violation(s) underlying Case No. C21100141, 3101 Portofino Point G1, Coconut Creek, FL, in their entirety. The City bears the burden of producing competent substantial evidence establishing that a violation actually exists. Based on the record to date, no such evidence has been produced.

> In advance of the July 7, 2026 hearing, I am requesting the following records, which the City must already have on file in order to support its case:

> 1. The current, active inspection report(s) underlying Case No. C21100141, including the inspector's findings and the specific code section(s) cited as violated

> 2. All photographs taken by the City in connection with this specific case

> 3. The itemized calculation showing how the \$56,675.00 in fines was determined, including the date the alleged violation began accruing fines and the daily/per-incident rate applied

> 4. The original notice of violation for this case, including the date issued and proof of service

> 5. Any and all other documents, evidence, reports, or exhibits the City intends to present or rely upon at the July 7, 2026 hearing that are not already identified above

> These items are the minimum evidentiary basis required to support the City's claim. If the City cannot produce them, there is no factual foundation for the case to proceed, and I will move for dismissal at the hearing on that basis. I further put the City on notice that I will object to the introduction of any evidence at the hearing that was not disclosed to me in advance of the proceeding.

> I also want to clarify the record regarding my prior email of June 11, 2026. My confirmation that I would be present at the hearing was confirmation of attendance only. It was not, and should not be construed as, agreement with, acceptance of, or acquiescence to the \$56,675.00 in fines or to the underlying violation itself. That email also posed specific questions regarding the authority under which the hearing is being conducted, whether the hearing body has authority to dismiss fines in their entirety, and whether my June 1st 2026 Administrative Demand would be considered at the hearing. Those questions were not substantively answered, and I am renewing them here alongside this records request.

> Please provide all of the above prior to July 7, 2026 so that I may review them before the hearing. I reserve all rights to challenge the sufficiency, accuracy, and validity of any documents produced, and I am not waiving any other rights, defenses, or remedies, which I reserve for separate proceedings.

Respectfully

> Roxana Casines

> 3101 Portofino Point, Unit G1

> Coconut Creek, FL



Outlook

RE: Demand for Evidentiary Proof of Alleged Violation - Case No. C21100141

From Capone, Briana <BCapone@coconutcreek.net>

Date: Tue 6/16/2026 3:30 PM

To 'Roxana Casines' <roxanacasines@aol.com>

Cc Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

 11 attachments (5 MB)

RODRIGUEZ_C21100141_INTENT_TO_FILE_LIEN.pdf; Massey_C21100141 (3).pdf; FO_C21100141 (3).pdf; Extended_Comp_C21100141 (1).pdf; Aff_of_comp_100141 (1).pdf; 3101_Portofino_Isle_G1 (1).pdf; Special Magistrate packet C21100141.pdf; Timeline 0141.pdf; Request for Status 0141.pdf; Case History 0141.pdf; Fine Amount 0141.png;

Good afternoon,

Please see the attached documents per your request. Additionally, the backup material that will be presented at the Code Fine Reduction on July 7, 2026 will be available on Tuesday, June 30th when the agenda is posted to our website. Your Administrative Demand email will be included in the record presented to the board.

Briana K. Capone
Code Compliance Supervisor

4800 W. Copans Road
Coconut Creek, FL 33063
954-956-1458
www.coconutcreek.gov

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

-----Original Message-----

From: Roxana Casines <roxanacasines@aol.com>

Sent: Tuesday, June 16, 2026 6:09 AM

To: Capone, Briana <BCapone@coconutcreek.net>

Subject: Fwd: Demand for Evidentiary Proof of Alleged Violation - Case No. C21100141



DEPARTMENT OF SUSTAINABLE DEVELOPMENT
CODE COMPLIANCE DIVISION
4800 WEST COPANS ROAD
COCONUT CREEK, FL 33063

JUSTIN PROFFITT
DEPARTMENT DIRECTOR

January 15, 2025

RODRIGUEZ MAGDALENA ILDA
3101 PORTOFINO PT #G1
COCONUT CREEK, FL 33066

RE: Notice of Intent to File Lien

To Whom It May Concern:

Please allow this letter to serve as notice of the City of Coconut Creek's intent to file a lien against your property. The subject lien is for an unpaid accruing fine associated with Code Enforcement case number C21100141. Claim of Lien documents will be filed in the Official Record Books of Broward County against your property located at 3101 Portofino Pt #G1 Coconut Creek, FL 33066

Should you have any questions, please contact our office at 954-956-1476.

Sincerely,

Dan Nelson
Community Enhancement Manager



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

RODRIGUEZ MAGDALENA ILDA
3101 PORTOFINO PT #G1
COCONUT CREEK, FL 33066



SCOTT STOUDENMIRE
DEPARTMENT DIRECTOR

VIA CERTIFIED MAIL- 7020 0090 0002 1150 8407

July 7, 2022

RODRIGUEZ, MAGDALENA ILDA
3101 PORTOFINO POINT #G1
COCONUT CREEK FL 33066

RE: City of Coconut Creek vs. RODRIGUEZ, MAGDALENA ILDA
Address: 3101 Portofino Point #G1, Coconut Creek, FL 33066
Parcel ID: 4842 29 GA 0070
Code Enforcement Case No. C21 10 0141

Dear Sir or Madam:

You are hereby notified that the above-referenced code enforcement case, which was adjudicated by the Special Magistrate at a hearing on February 23, 2022 resulted in the issuance of a Final Order that included the imposition of fines. A copy of the Final Order is attached.

An Affidavit of Non-Compliance, dated July 5, 2022 a copy of which is attached, has been filed with the City of Coconut Creek by the Code Officer, which Affidavit certifies under oath that the corrective action or the fine imposed by the Special Magistrate has not been satisfied. As a result, there exists an outstanding code enforcement fine against the property located 3101 Portofino Point #G1, Coconut Creek, FL 33066.

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

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

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

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

Sincerely,

Daniella Thomas,
Senior Staff Assistant
cc: Dan Nelson, Community Enhancement Manager

**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: **C21-10 -0141**

MAGDALENA ILDA RODRIGUEZ

3101 PORTOFINO POINT #G1

COCONUT CREEK FL 33066

Respondent

FINAL ORDER

***VIOLATION: FAILURE TO OBTAIN REQUIRED BUILDING PERMIT FOR
BATHROOM & KITCHEN RENOVATION / CITY CODE SEC. 13-38 (A)***

An administrative hearing was held before the undersigned Special Magistrate on February 23, 2022. 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 3101 Portofino Point #G1, C and more particularly described as follows:

Property Id: 4842 29 GA 0070

PORTOFINO VILLAGE 2-A CONDO UNIT G1 PER CDO BK/PG: 8882/611

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 have required building permit for bathroom and kitchen renovation, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and contested the violation.

CONCLUSIONS OF LAW:

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

ORDER

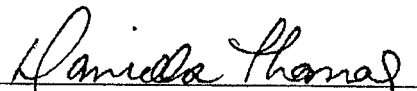
THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL APRIL 28, 2022 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

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

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

DONE AND ORDERED THIS 24th DAY OF FEBRUARY, 2022

CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE

2/28/2022
Date Received



DEPARTMENT OF SUSTAINABLE DEVELOPMENT
CODE COMPLIANCE DIVISION
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

AFFIDAVIT OF NON-COMPLIANCE

Summons/Case #C21 10 0141

On **April 27, 2022**, Rodriguez, Magdalena Ilda was issued an Order of the Special Magistrate to comply with Chapter(s) **13-38-a** by **Thursday, June 23, 2022** for Summons to Appear **#C21 10 0141**.

At approximately **9:21 AM**, on **July 5, 2022**, Sean Flanagan, confirmed that all required inspections for permit **#22001191** have not been passed. Therefore, Rodriguez, Magdalena Ilda has not complied with the Order of the Special Magistrate.

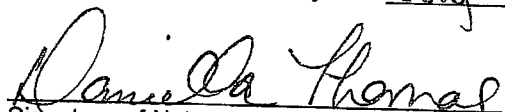
The fine amount will continue to accrue until the violation is corrected, and you notified the Code Compliance Division.



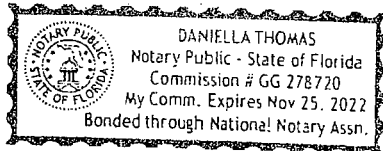
Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5 day of July, 2022, by Sean Flanagan.



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



CERTIFIED MAIL®



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



7020 0090 0002 1150 8407

RODRIGUEZ, MAGDALENA ILDA
3101 PORTOFINO POINT #G1
COCONUT CREEK FL 33066



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

RODRIGUEZ, MAGDALENA ILDA
3101 PORTOFINO POINT #G1
COCONUT CREEK FL 33066

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$
Sent	1
Street	
City, State	
PS Form 3800, April 2010 PSN 7530-02-000-9001 See reverse for instructions	

C21100141
Massey
Postmark
Here
SF 7/7

RODRIGUEZ, MAGDALENA ILDA
3101 PORTOFINO POINT #G1
COCONUT CREEK FL 33066

2048 0511 2000 0600 0202

Capone, Briana

From: Grant, Darnette
Sent: Thursday, June 25, 2026 2:34 PM
To: Capone, Briana
Subject: Fw: Fwd: Request to Include Supplemental Evidence and Public Records Requests in Official Case File – Case No. C21100141

FYI.

From: Roxana Casines <roxanacasines@aol.com>
Sent: Thursday, June 25, 2026 12:57 PM
To: Public Records
Subject: Fw: Fwd: Request to Include Supplemental Evidence and Public Records Requests in Official Case File – Case No. C21100141

Sent from my iPhone

Begin forwarded message:

From: Roxana Casines <roxanacasines@aol.com >
Date: June 24, 2026 at 8:46:42 M EDT
To: Roxana Casines <roxanacasines@aol.com >
Subject: Fwd: Request to Include Supplemental Evidence and Public Records Requests in Official Case File – Case No. C21100141

Sent from my iPhone

Begin forwarded message:

From: Roxana Casines <roxanacasines@aol.com >
Date: June 23, 2026 at 5:52:33 M EDT
To: Roxana casines <roxanacasines@aol.com >
Subject: Fwd: Request to Include Supplemental Evidence and Public Records Requests in Official Case File – Case No. C21100141

Begin forwarded message:

From: Roxana Casines <roxanacasines@aol.com >

Subject: Request to Include Supplemental Evidence and Public Records Requests in Official Case File – Case No. C21100141

Date: June 22, 2026 at 2:40:20 M EDT

To: Roxana Casines <roxanacasines@aol.com >

To: Joseph Kavanagh, City Clerk

Subject: Formal Demand to Include Supplemental Evidence and Public Records Requests in Official Case File – Case No. C21100141

Dear Mr. Kavanagh:

Pursuant to my rights under Chapter 119, Florida Statutes, and in furtherance of my due process rights, I hereby formally demand that this correspondence, together with all previously submitted materials, be incorporated into and maintained as part of the official record and case file for Code Compliance Case No. C21100141 concerning 3101 Portofino Point, Unit G-1, Coconut Creek, Florida.

This demand is made to ensure the preservation of all evidence, administrative objections, due process challenges, and public records requests associated with this matter within the City's official file. Such inclusion is necessary to guarantee full transparency, accountability, and lawful review by all City officials involved, including but not limited to the City Attorney, City Manager, Code Compliance Division, and any committee, board, magistrate, or hearing officer assigned to adjudicate any aspect of this case.

You are hereby directed to include and preserve the following submissions within the official case file:

1. My June 1, 2026 Administrative Demand for Review, Dismissal, and Corrective Action;
2. All subsequent notices documenting the City's failure to respond within the specified timeframes;
3. All evidence previously submitted concerning emergency remediation, water intrusion, mold damage, root intrusion, insurance involvement, contractor documentation, and related photographic evidence;
4. The Wynmoor Architectural Authorization explicitly stating "NO CITY PERMIT REQUIRED";
5. Evidence demonstrating deficiencies in service, notice, and due process, including issues related to certified mail service and associated records;

6. My formal objections to the scheduling of a Fine Reduction Hearing while my administrative review requests remain pending and unresolved;
7. My Chapter 119 Public Records Request seeking the complete Code Compliance file, including internal communications, service records, hearing documentation, reassignment records, and materials pertaining to the authority and handling of this case;
8. Any and all supplemental public records requests submitted concerning photographs, inspection records, and communications with Wynmoor, Restoration USA, Citizens Property Insurance, and any other involved parties.

Additionally, all records produced in response to my Chapter 119 requests must be promptly associated with and preserved within the official case file.

Given the extensive procedural irregularities, factual disputes, and administrative deficiencies that have arisen over the course of the past four years, the maintenance of a complete and accurate record is essential to safeguard my due process rights and to ensure lawful and meaningful review.

To the extent that any requested records are withheld, unavailable, destroyed, or claimed to be exempt from disclosure, you are required to identify each such record with specificity and provide the precise legal basis for any such determination, as mandated by Chapter 119.

Please confirm in writing receipt of this correspondence and certify that it has been duly incorporated into the official file for Case No. C21100141.

Your prompt compliance with this demand is expected.

Respectfully submitted,

Roxana Casines
3101 Portofino Point, Unit G-1
Coconut Creek, Florida 33063
379 Lyons Road, Unit 134
Coconut Creek, Florida 33073
roxanacasines@aol.com
305-305-8577

Sent from my iPhone

In addition to the hearing transcript I requested separately, I'm also requesting documentation of the case officer transfer in Case No. C21100141 (3101 Portofino Pt G-1).

Specifically, I'm requesting any record showing how and when this case was transferred from Officer Luis Montano-Garcia (who issued the original Written Warning dated 10/19/2021) to Officer Sean Flanagan (who executed the Affidavit of Service dated 2/9/2022). This would include any reassignment memo, internal note, or case management log entry reflecting that transfer.

If no such record exists, please confirm that in writing so I have an accurate response for my records.

I'd appreciate this as soon as you're able, given the upcoming July 7 hearing.

Thank you,
Roxana Casines
3101 Portofino Point, Unit G1
Coconut Creek, FL 33063

Sent from my iPhone



Outlook

FW: Request for Case Transfer Documentation — Case No. C21100141

From Capone, Briana <BCapone@coconutcreek.net>

Date Mon 6/22/2026 12:28 PM

To Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

 1 attachment (31 KB)

Case History 0141.pdf;

Just an FYI

-----Original Message-----

From: Capone, Briana

Sent: Monday, June 22, 2026 12:28 PM

To: 'Roxana Casines' <roxanacasines@aol.com>

Subject: RE: Request for Case Transfer Documentation — Case No. C21100141

Please see the attached case history provided in my previous email. I've highlighted the date that the case was transferred.

Briana K. Capone
Code Compliance Supervisor

4800 W. Copans Road
Coconut Creek, FL 33063
954-956-1458
www.coconutcreek.gov

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

-----Original Message-----

From: Roxana Casines <roxanacasines@aol.com>

Sent: Saturday, June 20, 2026 1:56 PM

To: Capone, Briana <BCapone@coconutcreek.net>

Subject: Request for Case Transfer Documentation — Case No. C21100141

Briana,

INSPECTION HISTORY
CITY OF COCONUT CREEK

Page 1

CASE NO : C21100141
ADDRESS : 3101 PORTOFINO PT G-1
OWNER : RPXANA DECOR LLC
DATE : Jun 16, 2026
DESCRIP : Failure to obtain permit (13-38-a): Kitchen and Bathroom Renovations
Permit# - 22001191

VIOLATION DESCRIPTION:
A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land.

CORRECTIVE ACTION REQUIRED:
Contact the Building Division to obtain the required permit(s): 954-973-6750 or <https://coconutcreek.net/sd/building-department>.

Special Magistrate hearing: 2/23/22
Resident/Owner present: YES
Ruling: Found for the City

Accruing Fine: \$50 per diem + \$25 Admin. Fee, if not in compliance by: [4/28/22]

Permit# 22001191

DATE	TIME	TYPE	INSP	COMMENTS
07/07/26	11:04:06	REI	322	
06/08/26	11:02:59	REI	322	PROPERTY OWNER REQUESTED CFR CONFIRMED TO 07/07/26.
06/05/26	09:43:32	COM		IN COMPLIANCE 13-38-a COMPLIANCE DATE WAS : 07/31/25
05/16/26	11:02:34	REI	363	
03/16/26	08:02:01	REI	304	CASE TRANSFER TO CCO T. BELL.
				ROXANA CASINES (ON ESTATE DEED FOR MAGDALENA ILDA RODRIGUEZ) DID A DEED TRANSFER TO AN RPXANA DECOR LLC, WHICH SHE SERVES AS THE REGISTERED AGENT. NO CHANGE ON BCPA OR CLERK OF COURTS. PERMIT REMAINS OPEN.
08/05/24	14:25:56	REI	339	NO CHANGE ON BCPA OR CLERK OF COURTS. PERMIT REMAINS OPEN.
02/21/24	09:11:59	REI	339	NO CHANGE ON BCPA OR CLERK OF COURTS. PERMIT REMAINS OPEN.
07/25/23	16:07:17	REI	339	NO CHANGE ON BCPA OR CLERK OF COURTS. PERMIT REMAINS OPEN.
05/07/23	13:54:11	REI	339	NO CHANGE ON BCPA OR CLERK OF COURTS. PERMIT REMAINS OPEN.
01/04/23	08:44:11	REI	339	NO CHANGE TO BCPA OR CLERK OF COURTS. OPEN PERMIT.
10/04/22	07:26:59	REI	339	NO CHANGES TO BCPA. CLERK OF COURTS CLEAR.
08/31/22	14:58:49	REI	339	NO CHANGES TO BCPA. PERMIT REMAINS OPEN.
07/05/22	09:34:49	COM		ADDED FINE ON 1-8-d START DATE: FINE AMT: 25.00
07/05/22	09:34:16	COM		ADDED FINE ON 13-38-a START DATE: 06/24/22 FINE AMT: 50.00

INSPECTION HISTORY
CITY OF COCONUT CREEK

Page 2

CASE NO : C21100141
ADDRESS : 3101 PORTOFINO PT G-1
OWNER : RPXANA DECOR LLC
DATE : Jun 16, 2026
07/05/22 09:23:45 REI 339 AFFIDAVIT OF NON-COMPLIANCE. MASSEY SENT BY MAIL.
04/27/22 10:31:49 REI 339 STATUS CONFERENCE - ASKING FOR 60 MORE DAYS - GRANTED
02/23/22 11:00:28 REI 339 SM HEARD CASE - FINAL ORDER: COMP BY 4/26/22
02/08/22 12:49:24 REI 339 SUMMONS FOR HEARING ON 2/23. POSTED & CERTIFIED MAIL.
01/06/22 11:00:24 REI 339 2ND WW BY 1/31/22. POSTED.
12/13/21 07:36:30 REI 322 UNABLE TO OBSERVE VIOLATION/OBTAIN EVIDENCE.
11/03/21 09:53:19 REI 322 CASE TRANSFERRED TO CCO FLANAGAN
10/19/21 13:27:07 INS 322 NVO - MONITOR FOR ACTIVITY
10/19/21 13:26:14 CREATE WW BY 11/02/21
VIOLATION RECORDED Imontano

DATE-----TIME-----NOTES-----OPERATOR
04/18/2024 CRM 21766. Justin Browne, 9543244300, jmoppert
justin@wynmoorcc.org, on behalf of Arlene Nelson,
building director. She is out of town. Observed bulding
materials delivered.
I also received a phone call from Bernie Katz,
5168162087. He confirmed that they are removing some of
the kitchen that had been installed. Advised him that
there is a running fine and permit expired. They will
need to renew the permit before any more work can be
done.
03/29/2022 3/29 - Spoke with contractor who was requesting more seflanag
time to complete the job. Explained the only way to get
any kind of extension would be from the special
Magistrate at a status conference.
02/22/2022 2/18 - Received complaint about continued work without seflanag
a permit - workers allegedly climbed through the
windows to gain entry to the unit.
12/13/2021 Remediation company is working in the unit without a seflanag
permit and removing cabinets in Bathroom and Kitchen to
eliminate mold.
A stop work order has been issued by building but they
have been reported to continue working.
-working continuing to work 12/20

Capone, Briana

From: Grant, Darnette
Sent: Thursday, June 25, 2026 2:34 PM
To: Capone, Briana
Subject: Fw: Fwd: Request to Include Supplemental Evidence and Public Records Requests in Official Case File – Case No. C21100141

FYI.

From: Roxana Casines <roxanacasines@aol.com>
Sent: Thursday, June 25, 2026 12:57 PM
To: Public Records
Subject: Fw: Fwd: Request to Include Supplemental Evidence and Public Records Requests in Official Case File – Case No. C21100141

Sent from my iPhone

Begin forwarded message:

From: Roxana Casines <roxanacasines@aol.com >
Date: June 24, 2026 at 8:46:42 M EDT
To: Roxana Casines <roxanacasines@aol.com >
Subject: Fwd: Request to Include Supplemental Evidence and Public Records Requests in Official Case File – Case No. C21100141

Sent from my iPhone

Begin forwarded message:

From: Roxana Casines <roxanacasines@aol.com >
Date: June 23, 2026 at 5:52:33 M EDT
To: Roxana casines <roxanacasines@aol.com >
Subject: Fwd: Request to Include Supplemental Evidence and Public Records Requests in Official Case File – Case No. C21100141

Begin forwarded message:

From: Roxana Casines <roxanacasines@aol.com >

Subject: Request to Include Supplemental Evidence and Public Records Requests in Official Case File – Case No. C21100141

Date: June 22, 2026 at 2:40:20 M EDT

To: Roxana Casines <roxanacasines@aol.com >

To: Joseph Kavanagh, City Clerk

Subject: Formal Demand to Include Supplemental Evidence and Public Records Requests in Official Case File – Case No. C21100141

Dear Mr. Kavanagh:

Pursuant to my rights under Chapter 119, Florida Statutes, and in furtherance of my due process rights, I hereby formally demand that this correspondence, together with all previously submitted materials, be incorporated into and maintained as part of the official record and case file for Code Compliance Case No. C21100141 concerning 3101 Portofino Point, Unit G-1, Coconut Creek, Florida.

This demand is made to ensure the preservation of all evidence, administrative objections, due process challenges, and public records requests associated with this matter within the City's official file. Such inclusion is necessary to guarantee full transparency, accountability, and lawful review by all City officials involved, including but not limited to the City Attorney, City Manager, Code Compliance Division, and any committee, board, magistrate, or hearing officer assigned to adjudicate any aspect of this case.

You are hereby directed to include and preserve the following submissions within the official case file:

1. My June 1, 2026 Administrative Demand for Review, Dismissal, and Corrective Action;
2. All subsequent notices documenting the City's failure to respond within the specified timeframes;
3. All evidence previously submitted concerning emergency remediation, water intrusion, mold damage, root intrusion, insurance involvement, contractor documentation, and related photographic evidence;
4. The Wynmoor Architectural Authorization explicitly stating "NO CITY PERMIT REQUIRED";
5. Evidence demonstrating deficiencies in service, notice, and due process, including issues related to certified mail service and associated records;

6. My formal objections to the scheduling of a Fine Reduction Hearing while my administrative review requests remain pending and unresolved;
7. My Chapter 119 Public Records Request seeking the complete Code Compliance file, including internal communications, service records, hearing documentation, reassignment records, and materials pertaining to the authority and handling of this case;
8. Any and all supplemental public records requests submitted concerning photographs, inspection records, and communications with Wynmoor, Restoration USA, Citizens Property Insurance, and any other involved parties.

Additionally, all records produced in response to my Chapter 119 requests must be promptly associated with and preserved within the official case file.

Given the extensive procedural irregularities, factual disputes, and administrative deficiencies that have arisen over the course of the past four years, the maintenance of a complete and accurate record is essential to safeguard my due process rights and to ensure lawful and meaningful review.

To the extent that any requested records are withheld, unavailable, destroyed, or claimed to be exempt from disclosure, you are required to identify each such record with specificity and provide the precise legal basis for any such determination, as mandated by Chapter 119.

Please confirm in writing receipt of this correspondence and certify that it has been duly incorporated into the official file for Case No. C21100141.

Your prompt compliance with this demand is expected.

Respectfully submitted,

Roxana Casines
3101 Portofino Point, Unit G-1
Coconut Creek, Florida 33063
379 Lyons Road, Unit 134
Coconut Creek, Florida 33073
roxanacasines@aol.com
305-305-8577

Sent from my iPhone



9570 Regency Square Blvd., Suite 400
Jacksonville, FL 32225
Phone: 877-262-9375, Fax: 904-482-4299

The intention of National Water Claim Services is to provide adjusters with an independent review of the mold remediation project. The following evaluation identifies areas of concern in the remediation bid that the adjuster may wish to address with the parties involved. Analyses and evaluations provided are recommendations only and should be viewed as such. There is no requirement for adjusters and/or contractors to abide by the pricing provided.

The following guidelines are used by National Water Claim Services to evaluate mold remediation claims:

- Line item overhead and profit charges are only allowed for subcontracted work,
- Xactimate costs, using the jobsite zip code,
- Standards and guidelines stated in IICRC Standard and Reference Guide for Professional Mold Remediation S520, and
- If available, the mold remediation protocol associated with the claims.

If there is additional case specific information or agreements affecting the costs involved, these need to be disclosed to National Water so that a fair and accurate assessment of the bid may be provided. This and any other attached documents may contain privileged/confidential information and **is intended EXCLUSIVELY for the addressee(s) named.**



9570 Regency Square Blvd., Suite 400
Jacksonville, FL 32225
Phone: 877-262-9375, Fax: 904-482-4299

September 27, 2021

Ms. Sarina Shadeed
Citizen's Property Insurance Corporation
7215 Financial Way
Jacksonville, Florida 32256
Sarina.Shadeed@citizensfla.com

RE: Rodriguez, Magadelan
Claim No.: 001-00-270779

Remediation Cost: \$15,411.54
Recommended Cost: \$13,707.47
Cost Differential: \$1,704.07

Cost Differential Sources

Dehumidification	\$314.00
Structural Labor	\$607.75
Antimicrobials/Chemical	\$698.44
Personal Protective Equipment	\$83.88
Total	\$1,704.07

Dear Ms. Shadeed:

Thank you for the opportunity to evaluate the mold remediation estimate for the Rodriguez claim provided by Restoration USA. The evaluation performed by National Water Claim Services is presented in the following pages, including a summary of the recommended cost differential below and a detailed evaluation of the estimate as an enclosure.

The following areas make up the cost differential between the National Water Claim Services recommended cost and the estimate submitted by Restoration USA:

Dehumidification costs: The cost differential attributed to dehumidification is **\$314.00** for the reduction in the daily rental charge for a large LGR dehumidification unit from \$111.36 to \$79.96 based on the Xactimate recommended cost for the jobsite zip code.

Structural Labor costs: The cost differential attributed to structural labor is **\$607.75** which includes:

- **\$351.47** for the reduction in the number of labor hours for equipment setup, take down and monitoring from 11 hours to 4 hours based on the recommended amount of equipment setup and take down only (monitoring is not a typical charge for mold remediation), and



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- **\$256.28** for the removal of the line item charge for bathroom detach & reset in the Guest Bathroom because only a tile surround shower was present based on photographs provided.

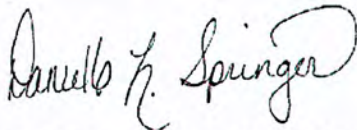
Antimicrobial/Chemical costs: The cost differential attributed to antimicrobial/chemical use is **\$698.44** which includes:

- **\$194.62** for the removal of the line item charges for plant-based antimicrobial application because the IICRC does not recommend the use for mold remediation, and
- **\$503.82** for the removal of the line item charges for sealants because the IICRC does not recommend the use before clearance testing; therefore, would be more appropriate in a rebuild invoice.

Personal Protection Equipment (PPE) costs: The cost differential attributed to PPE use is **\$83.88** for the removal of the line item charge for personal protective gloves – heavy duty which are included in the contractor's operating overhead as tools of the trade.

This evaluation and recommendations are based on the information provided. This document and any attachments may contain privileged/confidential information and is intended solely for the addressee(s) named above, and any other stakeholders deemed necessary by the addressee. If you have any questions regarding the evaluation, please feel free to contact us at 877-262-9375.

Sincerely,



Danielle L. Springer, WRT, FSRT, TX Licensed Adjuster
Senior Claims Analyst – National Water Claim Services



Paul Winarski, WRT, ASD, TCST, FL Licensed Adjuster
Technical/Operations Manager - National Water Claim Services



Rachel L. Adams-Beja, WRT, ASD, MRS, AMRS, AMRT, CDS, MWR, TCST
Analyst Consultant

Enclosures:

Standards and Guidelines
Enclosure



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Standards and Guidelines

The basis of the evaluation includes the following standards/guidelines:

- ACGIH, Bioaerosols: Assessment and Control, American Conference of Governmental Industrial Hygienists, Cincinnati, OH.
- American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc., ASHRAE Standard Ventilation for Acceptable Indoor Air Quality, ANSI/ASHRAE Standard 62-2001.
- EPA, Mold Remediation in Schools and Commercial Buildings, US Environmental Protection Agency, EPA 402-K-01-001, March 2001.
- EPA, Building Air Quality. A Guide for Building Owners and Facility Managers, US Environmental Protection Agency, ISBN 0-16-D35919-8, December 2001.
- IICRC, IICRC Standard and Reference Guide for Professional Water Damage Restoration S500, Institute of Inspection, Cleaning and Restoration Certification, 2021.
- IICRC, IICRC Standard and Reference Guide for Professional Mold Remediation S520, Institute of Inspection, Cleaning and Restoration Certification, 2015.
- Indoor Environmental Standards Organization, Standards of Practice for the Assessment of Indoor Environmental Quality, Volume 1, Mold Sampling; Assessment of Mold Contamination, 2002.
- National Air Duct Cleaners Association, ACR 2002, Assessment, Cleaning, & Restoration of HVAC Systems, 2002.
- NYC Department of Health, Guidelines on Assessment and Remediation of Fungi in Indoor Environments.
- OSHA, A Brief Guide to Mold in the Workplace, Safety and Health Information Bulletins, Occupational Safety and Health Administration, SHIB 03-10-10



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Enclosure

Citizen's Property Insurance Corporation
Insured: Rodriguez, Magadelan
Claim No.: 001-00-270779



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September 27, 2021

**Mold Remediation Evaluation
Restoration USA**

Based on protocol prepared by AirMD

Remediation Areas	Remediation	Recommended Cost
General	\$5,527.66	\$5,092.31
<u>Main Level</u>		
Master Bath	\$3,302.84	\$2,905.90
Guest bathroom	\$3,302.84	\$2,649.62
Kitchen	\$3,161.70	\$2,943.14
Summary for Dwelling	\$116.50	\$116.50
Total	\$15,411.54	\$13,707.47

Cost Differential = \$1,704.07

Source of Cost Differential		
Dehumidification costs	=	\$314.00
Negative Air/Scrubber costs	=	\$0.00
HEPA vacuum costs	=	\$0.00
Structural labor costs	=	\$607.75
Content labor costs	=	\$0.00
HVAC costs	=	\$0.00
Supply costs	=	\$0.00
Antimicrobial costs	=	\$698.44
PPE costs	=	\$83.88
Debris removal costs	=	\$0.00
Other costs	=	\$0.00
Total =		\$1,704.07

Note 1: Hourly labor rates and unit costs are based on the **FLFL8X_MAY21** Xactimate costing database for the job site zip code.

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Enclosure

Citizen's Property Insurance Corporation
 Insured: Rodriguez, Magadelan
 Claim No.: 001-00-270779



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 September 27, 2021

General Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total
Provide box, packing paper & tape - medium size	ea	18.00	\$3.41	\$61.38	Reasonable charge	18.00	\$3.41	\$61.38
Provide box & tape - large size	ea	12.00	\$3.91	\$46.92	Reasonable charge	12.00	\$3.91	\$46.92
Cleaning Blower	ea	1.00	\$250.00	\$250.00	Not evaluated. Recommend the adjuster obtains invoice from a licensed HVAC contractor.	1.00	\$250.00	\$250.00
Clean cold air return cover	ea	1.00	\$8.07	\$8.07	Not evaluated. Recommend the adjuster obtains invoice from a licensed HVAC contractor.	1.00	\$8.07	\$8.07
Clean ductwork - Interior - Heavy clean (PER REGISTER)	ea	11.00	\$43.92	\$483.12	Not evaluated. Recommend the adjuster obtains invoice from a licensed HVAC contractor.	11.00	\$43.92	\$483.12
Clean air handler	ea	1.00	\$40.16	\$40.16	Not evaluated. Recommend the adjuster obtains invoice from a licensed HVAC contractor.	1.00	\$40.16	\$40.16
Clean evaporator coil	ea	1.00	\$56.64	\$56.64	Not evaluated. Recommend the adjuster obtains invoice from a licensed HVAC contractor.	1.00	\$56.64	\$56.64
Coil - Detach & reset	ea	1.00	\$394.96	\$394.96	Not evaluated. Recommend the adjuster obtains invoice from a licensed HVAC contractor.	1.00	\$394.96	\$394.96
Clean register - heat / AC	ea	11.00	\$5.22	\$57.42	Not evaluated. Recommend the adjuster obtains invoice from a licensed HVAC contractor.	11.00	\$5.22	\$57.42

cont'd

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Enclosure

Citizen's Property Insurance Corporation
 Insured: Rodriguez, Magadelan
 Claim No.: 001-00-270779



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 September 27, 2021

General (cont'd)								
Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total
R&R Heat/AC register - Mechanically attached	ea	11.00	\$24.23	\$266.53	<i>Not evaluated. Recommend the adjuster obtains invoice from a licensed HVAC contractor.</i>	11.00	\$24.23	\$266.53
Cold air return cover - Detach & reset	ea	1.00	\$18.47	\$18.47		1.00	\$18.47	\$18.47
Add for HEPA filter (for negative air exhaust fan)	ea	3.00	\$190.00	\$570.00	Reasonable charge	3.00	\$190.00	\$570.00
Add for HEPA filter (for canister/backpack vacuums)	ea	2.00	\$68.00	\$136.00	Reasonable charge	2.00	\$68.00	\$136.00
Respirator cartridge - HEPA only (per pair)	ea	3.00	\$15.01	\$45.03	Reasonable charge	3.00	\$15.01	\$45.03
Add for personal protective equipment (hazardous cleanup)	ea	12.00	\$13.59	\$163.08	Reasonable charge	12.00	\$13.59	\$163.08
Eye protection - plastic goggles - Disposable	ea	3.00	\$9.73	\$29.19	Reasonable charge	3.00	\$9.73	\$29.19
Personal protective gloves - Heavy duty (per pair)	ea	12.00	\$6.99	\$83.88	Included in the contractor's operating overhead as tools of the trade	0.00	\$0.00	\$0.00
Boots - waterproof latex - Disposable (per pair)	ea	3.00	\$11.44	\$34.32	Reasonable charge	3.00	\$11.44	\$34.32
Equipment setup, take down, and monitoring (hourly charge)	hr	11.00	\$50.21	\$552.31	Based on the recommended amount of equipment, 4 hours for equipment setup, take down and monitoring is reasonable.	4.00	\$50.21	\$200.84
Single axle dump truck - per load - including dump fees	ea	1.00	\$223.18	\$223.18	Reasonable charge	1.00	\$223.18	\$223.18
Carbon vapor filter (for air scrubber) - 16" x 16"	ea	3.00	\$68.16	\$204.48	Reasonable charge	3.00	\$68.16	\$204.48

cont'd

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Enclosure

Citizen's Property Insurance Corporation
Insured: Rodriguez, Magadelan
Claim No.: 001-00-270779



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September 27, 2021

General (cont'd)								
Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total
Contamination - pre & post test - full service (Bid Item)	ea	1.00	\$1,200.00	\$1,200.00	Not evaluated. Recommend the adjuster obtains invoice from a licensed contractor.	1.00	\$1,200.00	\$1,200.00
Water Extraction & Remediation Technician - per hour 2 technicians for 6 hours to clean, pack, and remove the contents from the affected areas	hr	12.00	\$50.21	\$602.52	Number of labor hours for content manipulation were not evaluated and would require the adjuster's approval.	12.00	\$50.21	\$602.52
				Total			Total	\$5,092.31
				\$5,527.66				

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Enclosure

Citizen's Property Insurance Corporation
 Insured: Rodriguez, Magadelan
 Claim No.: 001-00-270779



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 September 27, 2021

Main Level

Master Bath Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total
Dehumidifier (per 24 hour period) - XLarge - No monitoring	ea	5.00	\$111.36	\$556.80	Based on the size and layout of the damaged area, 1 large LGR dehumidifier would maintain relative humidity below 59% inside the Master Bathroom containment. See Note 1 for a reasonable rental charge.	5.00	\$79.96	\$399.80
Negative air fan/Air scrubber (24 hr period) - No monit.	da	5.00	\$70.00	\$350.00	Based on the size and layout of the damaged area, 1 standard size (<700 cfm) negative air/scrubber inside the Master Bathroom containment. Reasonable rental charge	5.00	\$70.00	\$350.00
Add-on for tearing out trim/base from tile/grout	lf	26.00	\$0.60	\$15.60	Reasonable charge	26.00	\$0.60	\$15.60
Tear out wet drywall, cleanup, bag - Cat 3	sf	208.00	\$1.31	\$272.48	Reasonable charge	208.00	\$1.31	\$272.48
Apply plant-based anti-microbial agent to more than the walls and ceiling	sf	288.00	\$0.25	\$72.00	IICRC does not recommend the use of antimicrobials for mold remediation	0.00	\$0.00	\$0.00
Bathroom mirror - Detach	sf	16.00	\$9.81	\$156.96	Reasonable charge	16.00	\$9.81	\$156.96
Vanity top - Detach	lf	2.50	\$36.20	\$90.50	Reasonable charge	2.50	\$36.20	\$90.50
Sink faucet - Detach	ea	0.50	\$107.48	\$53.74	Reasonable charge	0.50	\$107.48	\$53.74
Vanity - Detach	lf	2.50	\$72.09	\$180.23	Reasonable charge	2.50	\$72.09	\$180.23
P-trap assembly - Detach	ea	0.50	\$53.57	\$26.79	Reasonable charge	0.50	\$53.57	\$26.79
Remove Angle stop valve	ea	3.00	\$6.30	\$18.90	Reasonable charge	3.00	\$6.30	\$18.90
Toilet - Detach	ea	1.00	\$44.40	\$44.40	Reasonable charge	1.00	\$44.40	\$44.40
Bathtub - Detach & reset	ea	0.50	\$512.56	\$256.28	Reasonable charge	0.50	\$512.56	\$256.28
Tub/shower faucet - Detach & reset	ea	0.50	\$186.31	\$93.16	Reasonable charge	0.50	\$186.31	\$93.16

cont'd

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Enclosure

Citizen's Property Insurance Corporation
 Insured: Rodriguez, Magadelan
 Claim No.: 001-00-270779



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 September 27, 2021

Master Bath (cont'd)								
Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total
Remove Tile shower - 101 to 120	ea	1.00	\$252.07	\$252.07	Reasonable charge	1.00	\$252.07	\$252.07
SF - High grade								
Sand exposed framing - Walls	sf	124.40	\$0.99	\$123.16	Reasonable charge	124.40	\$0.99	\$123.16
Clean stud wall	sf	124.40	\$0.72	\$89.57	Reasonable charge	124.40	\$0.72	\$89.57
Seal the surface area w/anti-microbial coating - one coat	sf	124.40	\$1.35	\$167.94	IICRC does not recommend the use of sealants before clearance testing for mold remediation. Therefore, this charge would be more appropriate in a rebuild invoice.	0.00	\$0.00	\$0.00
Floor protection - cardboard and tape	sf	40.00	\$0.61	\$24.40	Reasonable charge	40.00	\$0.61	\$24.40
HEPA Vacuuming - Detailed - (PER SF)	sf	288.00	\$0.62	\$178.56	Reasonable charge	288.00	\$0.62	\$178.56
Clean more than the walls and ceiling	sf	288.00	\$0.33	\$95.04	Assume damp wipe with a specialized cleaning agent	288.00	\$0.33	\$95.04
Containment	sf	208.00	\$0.81	\$168.48	Reasonable charge	208.00	\$0.81	\$168.48
Barrier/Airlock/Decon. Chamber								
Peel & seal zipper - heavy duty	ea	1.00	\$15.80	\$15.80	Reasonable charge	1.00	\$15.80	\$15.80
			Total	\$3,302.84			Total	\$2,905.90

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Enclosure

Citizen's Property Insurance Corporation
 Insured: Rodriguez, Magadelan
 Claim No.: 001-00-270779



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 September 27, 2021

Guest bathroom								
Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total
Dehumidifier (per 24 hour period) - XLarge - No monitoring	ea	5.00	\$111.36	\$556.80	Based on the size and layout of the damaged area, 1 large LGR dehumidifier would maintain relative humidity below 59% inside the Guest Bathroom containment. See Note 1 for a reasonable rental charge.	5.00	\$79.96	\$399.80
Negative air fan/Air scrubber (24 hr period) - No monit.	da	5.00	\$70.00	\$350.00	Based on the size and layout of the damaged area, 1 standard size (<700 cfm) negative air/scrubber inside the Guest Bathroom containment. Reasonable rental charge	5.00	\$70.00	\$350.00
Add-on for tearing out trim/base from tile/grout	lf	26.00	\$0.60	\$15.60	Reasonable charge	26.00	\$0.60	\$15.60
Tear out wet drywall, cleanup, bag - Cat 3	sf	208.00	\$1.31	\$272.48	Reasonable charge	208.00	\$1.31	\$272.48
Apply plant-based anti-microbial agent to more than the walls and ceiling	sf	288.00	\$0.25	\$72.00	IICRC does not recommend the use of antimicrobials for mold remediation	0.00	\$0.00	\$0.00
Bathroom mirror - Detach	sf	16.00	\$9.81	\$156.96	Reasonable charge	16.00	\$9.81	\$156.96
Vanity top - Detach	lf	2.50	\$36.20	\$90.50	Reasonable charge	2.50	\$36.20	\$90.50
Sink faucet - Detach	ea	0.50	\$107.48	\$53.74	Reasonable charge	0.50	\$107.48	\$53.74
Vanity - Detach	lf	2.50	\$72.09	\$180.23	Reasonable charge	2.50	\$72.09	\$180.23
P-trap assembly - Detach	ea	0.50	\$53.57	\$26.79	Reasonable charge	0.50	\$53.57	\$26.79
Remove Angle stop valve	ea	3.00	\$6.30	\$18.90	Reasonable charge	3.00	\$6.30	\$18.90
Toilet - Detach	ea	1.00	\$44.40	\$44.40	Reasonable charge	1.00	\$44.40	\$44.40
Bathtub - Detach & reset	ea	0.50	\$512.56	\$256.28	No bathtub in the Guest Bathroom. Only a tile surround - charged below	0.00	\$0.00	\$0.00
Tub/shower faucet - Detach & reset	ea	0.50	\$186.31	\$93.16	Reasonable charge	0.50	\$186.31	\$93.16

cont'd

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Enclosure

Citizen's Property Insurance Corporation
Insured: Rodriguez, Magadelan
Claim No.: 001-00-270779



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September 27, 2021

Guest bathroom (cont'd)								
Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total
Remove Tile shower - 101 to 120 SF - High grade	ea	1.00	\$252.07	\$252.07	Reasonable charge	1.00	\$252.07	\$252.07
Sand exposed framing - Walls	sf	124.40	\$0.99	\$123.16	Reasonable charge	124.40	\$0.99	\$123.16
Clean stud wall	sf	124.40	\$0.72	\$89.57	Reasonable charge	124.40	\$0.72	\$89.57
Seal the surface area w/anti-microbial coating - one coat	sf	124.40	\$1.35	\$167.94	IICRC does not recommend the use of sealants before clearance testing for mold remediation. Therefore, this charge would be more appropriate in a rebuild invoice.	0.00	\$0.00	\$0.00
Floor protection - cardboard and tape	sf	40.00	\$0.61	\$24.40	Reasonable charge	40.00	\$0.61	\$24.40
HEPA Vacuuming - Detailed - (PER SF)	sf	288.00	\$0.62	\$178.56	Reasonable charge	288.00	\$0.62	\$178.56
Clean more than the walls and ceiling	sf	288.00	\$0.33	\$95.04	Assume damp wipe with a specialized cleaning agent	288.00	\$0.33	\$95.04
Containment Barrier/Airlock/Decon. Chamber	sf	208.00	\$0.81	\$168.48	Reasonable charge	208.00	\$0.81	\$168.48
Peel & seal zipper - heavy duty	ea	1.00	\$15.80	\$15.80	Reasonable charge	1.00	\$15.80	\$15.80
			Total	\$3,302.84			Total	\$2,649.62

This document and any attachments may contain privileged/confidential information and is intended solely for the addressee(s) named above, and any other stakeholders deemed necessary by the addressee. Recommendations are based on information provided.

Enclosure

Citizen's Property Insurance Corporation
 Insured: Rodriguez, Magadelan
 Claim No.: 001-00-270779



9 of 11
 September 27, 2021

Kitchen								
Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total
Dehumidifier (per 24 hour period) - Large - No monitoring	ea	5.00	\$79.96	\$399.80	Based on the size and layout of the damaged area, 1 large LGR dehumidifier would maintain relative humidity below 59% inside the Guest Bathroom containment. Reasonable rental charge.	5.00	\$79.96	\$399.80
Negative air fan/Air scrubber (24 hr period) - No monit.	da	5.00	\$70.00	\$350.00	Based on the size and layout of the damaged area, 1 standard size (<700 cfm) negative air/scrubber inside the Guest Bathroom containment. Reasonable rental charge.	5.00	\$70.00	\$350.00
Sink - double - Detach	ea	0.50	\$143.87	\$71.94	Reasonable charge	0.50	\$143.87	\$71.94
Sink faucet - Detach	ea	0.50	\$107.48	\$53.74	Reasonable charge	0.50	\$107.48	\$53.74
Countertop - Detach -	sf	24.00	\$11.80	\$283.20	Reasonable charge	24.00	\$11.80	\$283.20
Garbage disposer - Detach	ea	0.50	\$143.60	\$71.80	Reasonable charge	0.50	\$143.60	\$71.80
Cabinet - lower (base) unit - Detach	lf	9.00	\$18.15	\$163.35	Reasonable charge	9.00	\$18.15	\$163.35
Tear out and bag wet insulation - Category 3 water	sf	58.00	\$1.10	\$63.80	Reasonable charge	58.00	\$1.10	\$63.80
P-trap assembly - Detach	ea	2.00	\$53.57	\$107.14	Reasonable charge	2.00	\$53.57	\$107.14
Remove Angle stop valve	ea	3.00	\$6.30	\$18.90	Reasonable charge	3.00	\$6.30	\$18.90
Refrigerator - Detach	ea	1.00	\$25.81	\$25.81	Reasonable charge	1.00	\$25.81	\$25.81
Dishwasher - Detach	ea	1.00	\$50.19	\$50.19	Reasonable charge	1.00	\$50.19	\$50.19
Range - freestanding - electric - Detach	ea	1.00	\$19.37	\$19.37	Reasonable charge	1.00	\$19.37	\$19.37
Microwave oven - over range type - Detach	ea	0.50	\$113.13	\$56.57	Reasonable charge	0.50	\$113.13	\$56.57
Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	lf	13.00	\$6.98	\$90.74	Reasonable charge	13.00	\$6.98	\$90.74

cont'd

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Enclosure

Citizen's Property Insurance Corporation
 Insured: Rodriguez, Magadelan
 Claim No.: 001-00-270779



10 of 11
 September 27, 2021

Kitchen (cont'd)								
Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total
Apply plant-based anti-microbial agent to the surface area	sf	202.46	\$0.25	\$50.62	IICRC does not recommend the use of antimicrobials for mold remediation	0.00	\$0.00	\$0.00
Sand exposed framing - Walls	sf	124.40	\$0.99	\$123.16	Reasonable charge	124.40	\$0.99	\$123.16
Clean stud wall	sf	124.40	\$0.72	\$89.57	Reasonable charge	124.40	\$0.72	\$89.57
Seal the surface area w/anti-microbial coating - one coat	sf	124.40	\$1.35	\$167.94	IICRC does not recommend the use of sealants before clearance testing for mold remediation. Therefore, this charge would be more appropriate in a rebuild invoice.	0.00	\$0.00	\$0.00
Floor protection - cardboard and tape	sf	132.00	\$0.61	\$80.52	Reasonable charge	132.00	\$0.61	\$80.52
HEPA Vacuuming - Detailed - (PER SF)	sf	632.00	\$0.62	\$391.84	Reasonable charge	632.00	\$0.62	\$391.84
Clean more than the walls and ceiling	sf	632.00	\$0.33	\$208.56	Assume damp wipe with a specialized cleaning agent	632.00	\$0.33	\$208.56
Containment Barrier/Airlock/Decon. Chamber	sf	256.00	\$0.81	\$207.36	Reasonable charge	256.00	\$0.81	\$207.36
Peel & seal zipper - heavy duty	ea	1.00	\$15.80	\$15.80	Reasonable charge	1.00	\$15.80	\$15.80
			Total	\$3,161.70			Total	\$2,943.14

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Enclosure

Citizen's Property Insurance Corporation
Insured: Rodriguez, Magadelan
Claim No.: 001-00-270779



11 of 11
September 27, 2021

Summary for Dwelling								
Description	Units	Quantity	Unit Cost	Total	Evaluation	Quantity	Unit Cost	Total
Material Sales Tax	ea	1.00	\$114.27	\$114.27	Not evaluated	1.00	\$114.27	\$114.27
Laundering Tax	ea	1.00	\$2.17	\$2.17	Not evaluated	1.00	\$2.17	\$2.17
Rounding Adjustment	ea	1.00	\$0.06	\$0.06	Not evaluated	1.00	\$0.06	\$0.06
			Total	\$116.50			Total	\$116.50

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Outlook

RE: Code Fine Reduction Confirmation Rescheduling to 8/11/2026. Case Number C21100141. 3101 Portofino Point G1 Coconut Creek, FL

From Heraman, Reshma <RHeraman@coconutcreek.net>

Date Mon 6/29/2026 10:17 AM

To 'roxanacasines@aol.com' <roxanacasines@aol.com>

Cc Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>; Capone, Briana <BCapone@coconutcreek.net>

Good morning,

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

Below are the details of the hearing:

August 11, 2026

At

11:30 a.m.

City of Coconut Creek

City Commission – Public Meeting Room

4800 West Copans Road

Coconut Creek, FL 33063

Briana K. Capone

Code Compliance Supervisor



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4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1458

www.coconutcreek.gov



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

From: Capone, Briana <BCapone@coconutcreek.net>

Sent: Friday, June 5, 2026 9:43 AM

To: 'roxanacasines@aol.com' <roxanacasines@aol.com>

Cc: Heraman, Reshma <RHeraman@coconutcreek.net>; Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Subject: Code Fine Reduction Confirmation 7/7/2026. Case Number C21100141. 3101 Portofino Point G1 Coconut Creek, FL

Good Morning,

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

Below are the details of the hearing:

July 7, 2026

At

11:30 a.m.

City of Coconut Creek

City Commission – Public Meeting Room

4800 West Copans Road

Coconut Creek, FL 33063

Briana K. Capone

Code Compliance Supervisor



4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1458

www.coconutcreek.gov



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



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 484229GA0070

Property Owner(s): RPXANA DECOR LLC

Mailing Address: 5379 LYONS RD #134 COCONUT CREEK, FL 33073

Property Address: 3101 PORTOFINO POINT # G1 COCONUT CREEK, 33066

Property Use: 04 - Condominium

Millage Code: 3212

Adj. Bldg. S.F: 1156

Bldg Under Air S.F: 1156

Effective Year: 1981

Year Built: 1980

Units/Beds/Baths: 1 / 2 / 2

Deputy Appraiser: Condo Department

Appraisers Number: 954-357-6832

Email: condoinfo@bcpa.net

Zoning : PUD - PLANNED UNIT DEVELOPMENT

Abbr. Legal Des.: PORTOFINO VILLAGE II-A CONDO UNIT G1 PER CDO BK/PG: 8882/611

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$13,070	\$117,600	0	\$130,670	\$130,670	
2025	\$18,220	\$163,980	0	\$182,200	\$182,200	\$4,150.11
2024	\$17,470	\$157,250	0	\$174,720	\$174,720	\$3,977.53

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$130,670	\$130,670	\$130,670	\$130,670
Portability	0	0	0	0
Assessed / SOH	\$130,670	\$130,670	\$130,670	\$130,670
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$130,670	\$130,670	\$130,670	\$130,670

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
02/27/2025	Warranty Deed Non-Sale Title Change	\$100	120083481
11/05/2019	Deed Non-Sale Title Change	\$100	116184603
11/02/2016	Warranty Deed Qualified Sale	\$70,000	114046259
08/01/2000	Warranty Deed	\$66,000	30728 / 1703
12/22/1998	Quit Claim Deed	\$100	29249 / 1979

LAND CALCULATIONS

Unit Price Units Type

This Document Prepared By:
ELIZABETH J. KATES, ESQ.
4411 Northwest Tenth Street
Pompano Beach, FL 33066
Property ID Number: 4842 29 GA 0070

ENHANCED LIFE ESTATE DEED

This Deed executed and delivered this 5th day of November, 2019, by MAGDALENA ILDA RODRIGUEZ, a single woman, as "Grantor", to MAGDALENA ILDA RODRIGUEZ (the same), a life estate for her life with extended reservation of rights, remainder to her daughter, ROXANA CASINES ("Second Party"), collectively the "Grantees" whose address is 3101 Portofino Point G-1, Coconut Creek, FL 33066:

Witnesseth that the Grantor, for and in consideration of love and affection and the sum of Ten Dollars and No Cents (\$10.00), in hand paid by the said Grantees, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantees, forever, all the right, title interest, claim and demand which the said Grantor has in and to the following described real property, situate, lying and being in Broward County, Florida, to-wit:

Unit No. G-1, of PORTOFINO VILLAGE II "A" Condominium, a condominium according to the Declaration of Condominium thereof recorded in Official Records Book 8882, Page 611 et seq., of the Public Records of Broward County, Florida.

This Deed includes and conveys all appurtenances, fixtures, and tangible personal property in the premises.
This property is and remains the homestead property of Magdalena Ilda Rodriguez. ID Number: 4842 29 GA 0070

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in any way appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantees forever, subject to the following:

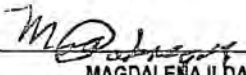
GRANTOR RESERVES to herself during her lifetime: exclusive possession of the property, and the right to sell, lease, encumber, pledge, lien, and otherwise transfer and convey, in whole or in part, any interest in the property by gift, sale, or otherwise, and to alter or terminate the interests of Grantees in any manner except by devise; upon the death of the Grantor, all right and title to the property remaining fully shall vest in the Second Party, subject to such liens and encumbrances as exist at that time.

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

Signed, sealed and delivered in our presence:

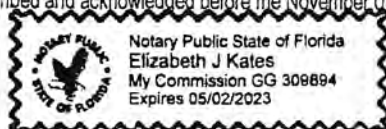

Witness: Reed Young


Witness: Elizabeth J. Kates


MAGDALENA ILDA RODRIGUEZ, GRANTOR
3101 Portofino Point G-1, Coconut Creek, FL 33066

STATE OF FLORIDA
COUNTY OF BROWARD

Subscribed and acknowledged before me November 0, 2019, by MAGDALENA ILDA RODRIGUEZ, personally known to me.




Elizabeth J. Kates, Notary Public, State of Florida
My Commission Expires May 2, 2023

Prepared by and return to:

Stephen A. Schorr
Attorney at Law Stephen
A. Schorr, P.A. 1640 NW
2nd Avenue Boca Raton,
FL 33432 561-826-2400
File Number: 25-0215

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27 day of February 2025 between Roxana Casines, a single person, whose post office address is 6162 N.W. 15 Avenue, Coconut Creek, FL 33073, grantor, RPXANA DÉCOR, LLC, a Florida Limited Liability Company, grantee whose post office address is 5379 Lyons Road, 134, Coconut Creek, Florida 33073.

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

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

Unit No. G-1, of PORTOFINO VILLAGE II "A", a Condominium, according to the Declaration of Condominium recorded in Official Records Book 8882, Page 611, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

a/k/a 3101 Portofino Point, Unit G1, Coconut Creek, FL 33067

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2022**.

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

Signed, sealed and delivered in our presence:

Page 2

Casines to Rpxana Décor LLC

Witness

Address

Ileana Palomino
614 S. W. 22nd St
Boca Raton, FL 33428

Witness

Address

STEPHEN A. SCITORA
3416 DUICH RD
POMMANO BEACH, FL 33062

ROXANA CASINES

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of February 2025 by ROXANA CASINES, who ☒ is personally known to me or ☐ has produced a as identification.

[Notary Seal]



ILEANA PALOMINO
Commission # HH 509222
Expires March 27, 2028

Notary Public

Printed Name: _____

My Commission Expires: _____

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

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C21-10 -0141**

MAGDALENA ILDA RODRIGUEZ

3101 PORTOFINO POINT #G1

COCONUT CREEK FL 33066

Respondent

FINAL ORDER

***VIOLATION: FAILURE TO OBTAIN REQUIRED BUILDING PERMIT FOR
BATHROOM & KITCHEN RENOVATION / CITY CODE SEC. 13-38 (A)***

An administrative hearing was held before the undersigned Special Magistrate on February 23, 2022. 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 3101 Portofino Point #G1, C and more particularly described as follows:

Property Id: 4842 29 GA 0070

PORTOFINO VILLAGE 2-A CONDO UNIT G1 PER CDO BK/PG: 8882/611

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 have required building permit for bathroom and kitchen renovation, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and contested the violation.

CONCLUSIONS OF LAW:

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

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL APRIL 28, 2022 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

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

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

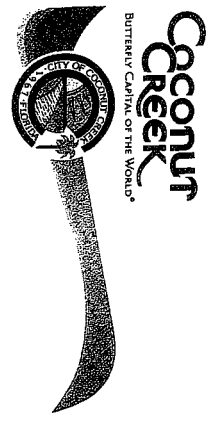
DONE AND ORDERED THIS 24th DAY OF FEBRUARY, 2022

CITY OF COCONUT CREEK, FLORIDA

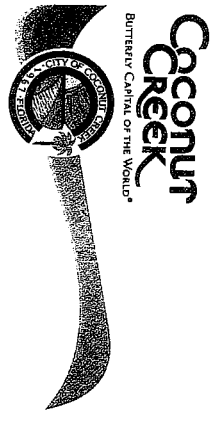

SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE

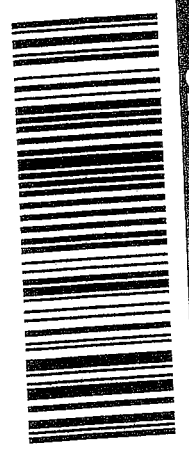
2/28/2022
Date Received



Dept. of Sustainable Development
Code Compliance Division
1800 West Copans Road
Coconut Creek, FL 33063



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



7020 0090 0002 1151 0493

RODRIGUEZ, MAGDALENA ILDA
3101 PORTOFINO POINT #G1
COCONUT CREEK FL 33066

RODRIGUEZ, MAGDALENA ILDA
3101 PORTOFINO POINT #G1
COCONUT CREEK FL 33066

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COCONUT CREEK FL 33066

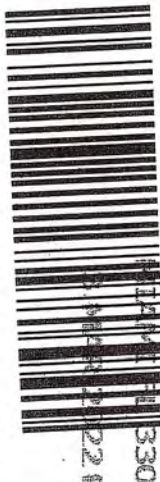
PS Form 38

EB40 TSTT 2000 0600 0202



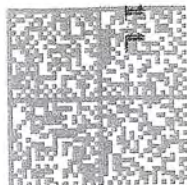
Dept. of Sustainable Development
Code Compliance Division
4800 West Copans Road
Coconut Creek, FL 33063

6605 / 6605
LN / 03/10/2022
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7020 0090 0002 1151 0493

RODRIGUEZ, MAGDALENA ILDA
3101 PORTOFINO POINT #G1
COCONUT CREEK FL 33066



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C21100141

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

Request for Status Conference

From: roxana <roxanacasines@aol.com>

Sent: Tuesday, April 12, 2022 4:31 PM

To: Nelson, Daniel <DNelson@coconutcreek.net>

Cc: Boone, Jack <JBoone@coconutcreek.net>

Subject: FW: 3101 PORTOFINO POINT #G1 - COCONUT CREEK - FL 33066 - 04.04.2022.pdf

God afternoon Dan

My name is Roxana Casines daughter to Magdalena Rodriguez, Property address:
3101 PORTOFINO POINT G1. Wynmoor.

I have the opportunity, yesterday, of meeting with Jack Boone, trying to get an extension for the condo Permits for a remediation job, in which, they did Not pull a permit, and as a consequence of it, we are On this predicament, trying to get an extension to be Able to comply with the city requirements, as well as, the Wynmoor.

Jack explained to me the issues at hand, in this kind of Situations with the Remediation companies and their Limitations, The Insurance companies, and with the Wynmoor Association, and the importance to submit permit applications to them first, since they have the power to tear down Everything built if we do not go through the right process. (Nothing has been built in that unit yet)and he made very clear to me, as well, that NO PERMIT APPLICATION could be submitted to the City Without Wynmoor's job's approval first, and the reason being was For Our own self interest and protection.

An extension is fundamental to be able to comply with all The requirements needed, since, as you well know Everything moves in slow motion after the Pandemic. Hit us.

Jack told me that the City's main concern in this kind of situation, is, that we show diligence and action, to be able to get an extension, and that is, why I wanted to show you our God will and effort by attaching required documentation from Wynmoor, for their approval.

We, as well, have completed the City's documentation requirements for Approval of job permit, The only thing that is missing, is the seal from the Engineering Department to complete package, which, it will be completed and for submission, as well, by the end of this week. I would very much appreciate if you grant us this most Needed extension.

Thanks for your help.

Best regards

Roxana Casines

**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: **C21-10 -0141**

MAGDALENA ILDA RODRIGUEZ

3101 PORTOFINO POINT #G1

COCONUT CREEK FL 33066

Respondent

Property Address: 3101 Portofino Point #G1

ORDER EXTENDING TIME FOR COMPLIANCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on April 27, 2022. 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 23, 2022. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

DONE AND ORDERED MAY 3, 2022

CITY OF COCONUT CREEK, FLORIDA

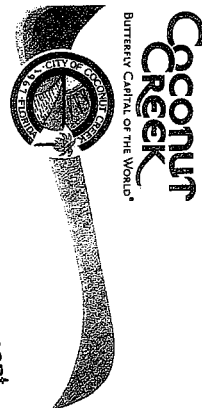

SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE

5/5/2022

Date Received

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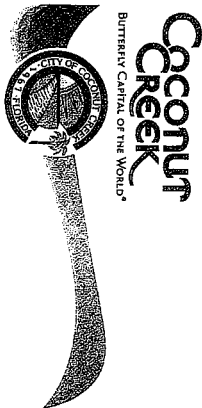


Dept. of Sustainable Development
Code Compliance Division
4800 West Copans Road
Coconut Creek, FL 33063



7020 0090 0002 1150 9404

RODRIGUEZ, MAGDALENA ILDA
3101 PORTOFINO POINT #G1
COCONUT CREEK FL 33066



Dept. of Sustainable Development
Code Compliance Division
4800 West Copans Road
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RODRIGUEZ, MAGDALENA ILDA
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RODRIGUEZ, MAGDALENA ILDA
3101 PORTOFINO POINT #G1
COCONUT CREEK FL 33066

PS Form 38

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MAIL

41-12-21030-4891# 00648569033 :DB

DEPT. OF SUSTAINABLE DEVELOPMENT
CODE COMPLIANCE DIVISION
4800 WEST COPANS ROAD
COCONUT CREEK, FL 33063

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RODRIGUEZ, MAGDALENA ILDA
3101 PORTOFINO POINT #G1
COCONUT CREEK FL 33066

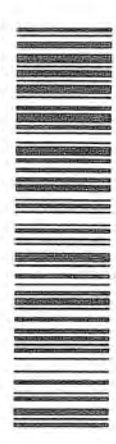
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33066-122971

41-12-21030-4891#

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



AFFIDAVIT OF NON-COMPLIANCE

Summons/Case #C21 10 0141

On April 27, 2022, Rodriguez, Magdalena Ilda was issued an Order of the Special Magistrate to comply with Chapter(s) 13-38-a by Thursday, June 23, 2022 for Summons to Appear #C21 10 0141.

At approximately 9:21 AM, on July 5, 2022 I, Sean Flanagan, confirmed that all required inspections for permit #22001191 have not been passed. Therefore, Rodriguez, Magdalena Ilda has not complied with the Order of the Special Magistrate.

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



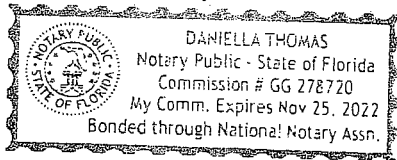
Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to ~~(or affirmed)~~ and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5 day of July, 2022, by Sean Flanagan.



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced





SCOTT SToudenMIRE
DEPARTMENT DIRECTOR

VIA CERTIFIED MAIL- 7020 0090 0002 1150 8407

July 7, 2022

RODRIGUEZ, MAGDALENA ILDA
3101 PORTOFINO POINT #G1
COCONUT CREEK FL 33066

RE: City of Coconut Creek vs. RODRIGUEZ, MAGDALENA ILDA
Address: 3101 Portofino Point #G1, Coconut Creek, FL 33066
Parcel ID: 4842 29 GA 0070
Code Enforcement Case No. C21 10 0141

Dear Sir or Madam:

You are hereby notified that the above-referenced code enforcement case, which was adjudicated by the Special Magistrate at a hearing on February 23, 2022 resulted in the issuance of a Final Order that included the imposition of fines. A copy of the Final Order is attached.

An Affidavit of Non-Compliance, dated July 5, 2022 a copy of which is attached, has been filed with the City of Coconut Creek by the Code Officer, which Affidavit certifies under oath that the corrective action or the fine imposed by the Special Magistrate has not been satisfied. As a result, there exists an outstanding code enforcement fine against the property located 3101 Portofino Point #G1, Coconut Creek, FL 33066.

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

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

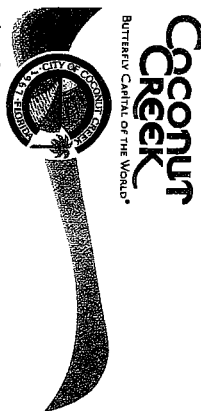
Any hearing hereunder shall occur as soon as practical and shall be limited to consideration of findings necessary to impose a fine and create a lien. If a request for a hearing is not timely received by the Code Compliance Office, the code enforcement order and resulting fine shall constitute a lien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

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

Sincerely,

Daniella Thomas,
Senior Staff Assistant
cc: Dan Nelson, Community Enhancement Manager

CERTIFIED MAIL®

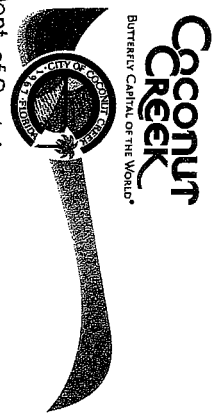


Dept. of Sustainable Development
Code Compliance Division
1800 West Copans Road
Coconut Creek, FL 33063



7020 0090 0002 1150 8407

RODRIGUEZ, MAGDALENA ILDA
3101 PORTOFINO POINT #G1
COCONUT CREEK FL 33066



Dept. of Sustainable Development
Code Compliance Division
1800 West Copans Road
Coconut Creek, FL 33063

RODRIGUEZ, MAGDALENA ILDA
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RODRIGUEZ, MAGDALENA ILDA
3101 PORTOFINO POINT #G1
COCONUT CREEK FL 33066

PS Form 3800, October 2002

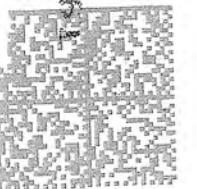
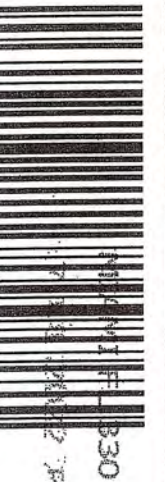
Instructions

2048 0511 2000 0600 0202

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4800 West Copans Road
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4800 West Copans Road
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DEPARTMENT OF SUSTAINABLE DEVELOPMENT
CODE COMPLIANCE DIVISION

4800 WEST COPANS ROAD
COCONUT CREEK, FL 33063

JUSTIN PROFFITT
DEPARTMENT DIRECTOR

January 15, 2025

RODRIGUEZ MAGDALENA ILDA
3101 PORTOFINO PT #G1
COCONUT CREEK, FL 33066

RE: Notice of Intent to File Lien

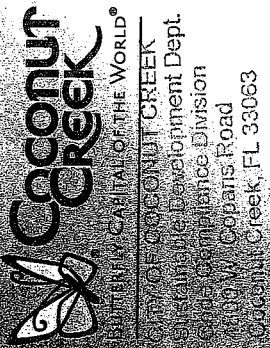
To Whom It May Concern:

Please allow this letter to serve as notice of the City of Coconut Creek's intent to file a lien against your property. The subject lien is for an unpaid accruing fine associated with Code Enforcement case number C21100141. Claim of Lien documents will be filed in the Official Record Books of Broward County against your property located at 3101 Portofino Pt #G1 Coconut Creek, FL 33066

Should you have any questions, please contact our office at 954-956-1476.

Sincerely,

Dan Nelson
Community Enhancement Manager



RODRIGUEZ MAGDALENA ILDA
3101 PORTOFINO PT #G1
COCONUT CREEK, FL 33066

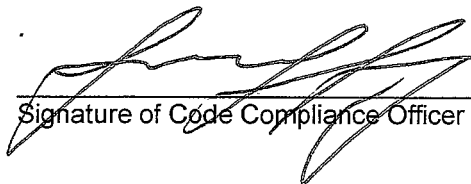


AFFIDAVIT OF COMPLIANCE

Summons/Case # C2110 0141

On April 27, 2022, **Magdalena Ilda Rodriguez** was issued an Order of the Special Magistrate extending the time to comply with Chapter(s) 13-38-a by June 23, 2022, for Summons to Appear #C2110-0141.

At approximately 10:55 AM, on June 7, 2026, I, Luis Montano-Garcia, observed permit #24002794 Closed with compliance date of July 31, 2025. Therefore, **Magdalena Ilda Rodriguez** has complied with the Order of the Special Magistrate. The total fine amount owed as of July 31, 2025 is **\$50,650.00** along with an administrative fee of **\$25.00** for a total amount due of **\$50,675.00**.



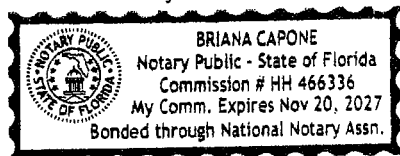
Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 8 day of June, 2026, by Luis Monatno-Garcia.



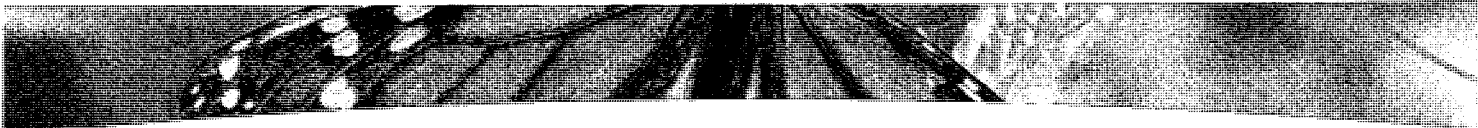
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced





PERMIT STATUS

Permit #: 24002794

Property ID: 484229GA0070

Permit Desc: KITCHEN & BATH RENOVATION

Property Address: 3101 PORTOFINO PT G-1 COCONUT CREEK, FL 33066

Amount Due: .00

Pending Payment: .00

Permit

Permit Information

Permit Number:	24002794	C.O. Number:	
Status:	Closed	C.O. Operator:	dthomas
Type:	B-KIT/BATH	C.O. Issued:	7/31/2025
Applied Date:	8/29/2024	C-404 Type:	437
Operator:	online	Usage Class:	04

Issued 11/12/2024
Date:

Applied 8500
Value:

Operator: trobain

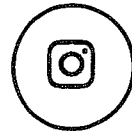
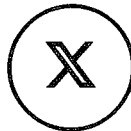
Units: 0

Master
Number:

Calc Value:

Project
Number:

Contractor: 64224



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Cases # - C23120008- 23120009 Sr. Code Compliance Officer: Luis Montano-Garcia
6710 N State Road 7 – Parcel ID: 484206300010
Owner: Coconut Creek CP LLC

Warranty Deed: 02/02/2018

12/05/2023 – Code compliance I received a referral from Fire Marshal, Ryan Banyas for failure to obtain Business Tax Receipt due to a change of use for Beirut restaurant. The inspection revealed that commercial alterations were made, and a building permit was required. Written warnings were issued.

0009-13-38-a Failure to obtain permit for commercial alterations

0008-18-29 Failure to obtain BTR for Beirut restaurant

On December 27, 2023; January 15, 2024; and February 1, 2024 extension were granted.

03/11/2024 -summons were issued for both cases, for March 2024 Special Magistrate hearing.

*Service was obtained by signed summons and certified mail receipt for owner and registered agent.

03/27/2024 – The Special Magistrate entered a **Final Order to remedy the violations by 04/25/2024** or face a \$25 administration fee plus \$50 per day until the violation is in compliance, for the failure to complete permit process case. And a \$25 administration fee plus a one time \$250 fine, for the BTR case. The cases were set for status conference on 04/24/24.

Respondent was present at the hearing.

**The Final Orders were sent by Certified Mail and signed green cards were received.*

04/24/2024 – The Special Magistrate entered an **Order extending the time to comply by 06/27/2024**. The cases were set for status conference on 06/26/24.

The Orders were sent by Certified Mail and signed green cards were received.

06/26/2024- The Special Magistrate entered an **Order extending the time to comply by 08/15/2024**.

Orders were sent by Certified Mail and signed green cards were received.

08/19/2024 – Affidavits of Non-Compliance were issued.

07/30/2024 – Massey Letters were sent certified *and signed green card were received*

05/05/2026 – Affidavit of Compliance was entered into the case file with compliance date of 04/14/2024. for case ending in 0009 .

04/20/26-BTR for Beirut restaurant was obtained.

Cases # - C23120008- 23120009 Sr. Code Compliance Officer: Luis Montano-Garcia
6710 N State Road 7 – Parcel ID: 484206300010
Owner: Coconut Creek CP LLC

Warranty Deed: 02/02/2018

06/15/2026 – Ms. Amanada Atallah submitted a request for this code fine reduction meeting, which was confirmed on 06/23/2026.

07/07/26 - Ms. Atalla sente a request to reschedule the meeting.

07/28/26-Confirmation for 08/07/26 meeting was sent via email to Ms. Atalla.

CODE FINE SUMMARY: C23120008: A one-time fine of \$250.00 plus \$25.00 administration fee, was imposed.

CODE FINE SUMMARY: C23120009 Fine started on August 16, 2024, and accrued until April 14, 2026. Total days accrued are 606 days at \$50 per day, plus a one-time \$25 administration fee, for a total amount of \$30,600.00.

STAFF TOTAL = 21_HOURS for both cases

Case #	Vio Code	Sum	Hearing	Ext. Hearing	Ext. Hearing	DTC	Complied	Staff Hours
C23120008	18-29	03/11/24	03/27/24	04/24/224	06/26/24	08/15/24	04/20/26	21
C23120009	13-38-a	03/11/24	03/27/24	04/24/224	06/26/24	08/15/24	04/14/26	21.

COMPOSITE EXHIBIT FOR CODE FINE REDUCTION HEARING:

1. Request for meeting
2. Acceptance for meeting
3. BCPA detail and warranty deed
4. Final Orders and Extensions
5. Affidavits of Non-Compliance
6. Massey Letters
7. Affidavit of Compliance for case ending in 0009.

FW: Code fine reduction request

From Heraman, Reshma <RHeraman@coconutcreek.net>
Date Tue 6/16/2026 11:41 AM
To Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>
Cc Capone, Briana <BCapone@coconutcreek.net>

 1 attachment (903 KB)
3154.jpg;

From: Amanda A <Amanda.atallah@hotmail.com>
Sent: Tuesday, June 16, 2026 11:34 AM
To: Proffitt, Justin <JProffitt@coconutcreek.net>; Heraman, Reshma <RHeraman@coconutcreek.net>
Subject: Code fine reduction request

Hello Justin & Reshma, I hope this finds you both well.

We are seeking a code fine reduction. Please advise on next steps and find the requested information below.

Address : 6710. N state road 7 (see attached)

Recap explaining the whole situation from start:

I am Amanda Atallah, daughter of the owner of Yalla Market. We've been experiencing issues, and I took sometime off my work because my dad health condition doesn't permit to solve this at this time.

We've been operating our business (yalla market 6718 N. State road 7, coconut creek, fl, 33073) in coconut creek since 2017 almost 10 years now, and never had such violations.

We always consult the city and get city support prior to doing anything.

The whole reason we are in this situation is because of the initial interactions and guidance from the city of coconut creek. Here is the context.

When we decided to make changes to our Coconut Creek location, we consulted the city and were told by the City that based on what we are looking to do, we're cleared to proceed since the changes to the space did not warrant building permits. (We have call logs and email records documenting these communications). Based on that direction, we moved forward and opened accordingly.

Shortly after completing the Coconut Creek changes, we moved on to opening a new, much bigger project and location in Dania Beach. We did the permit and plans process with the city of Dania beach the proper way and according to city guidelines and directions, as we usually operate. We worked closely with their staff for direction and compliance. In fact, the city guided us very well, and we were grateful for the support. The mechanical reviewer Brian Canfield was even helping us at the time in Dania beach on the project/location referred to.

Brian recently relocated to the city of coconut creek, so perhaps he can attest to the unfortunate timing and situation we were in.

The timing issue and situation that led to this happened because, almost a year later in Coconut Creek, we were informed that additional action was required. By that time, we were already financially and operationally committed to construction in Dania Beach. We did not have the financial capacity nor the time to manage both projects simultaneously. On top of being limited in resources once we started the process which was (requested late) from Coconut Creek, more and more things needed came up.

The delays that followed were not due to inaction. They were caused by:

- Contractor and subcontractor issues
- Delays in receiving drawings and completed work
- An architect who stopped responding
- A contractor who changed his terms
- Termination of the original contractor, which ended up requiring legal involvement
- Hiring a replacement contractor
- Financial strain from the new Dania Beach buildout and permit costs
- Time constraints due to new Dania Beach location
- More importantly, my father suddenly went through some medical issues which became ongoing family health challenges requiring significant time and attention

I can provide documentation to prove every statement above, demonstrating consistent communication with the general contractor, subcontractors, architects, and city representatives, medical documents, bills, as well as proof of our efforts to move the project forward, etc...

During the extensions granted by the City, we actively worked toward resolution (as best as we can considering our other ongoing project and constraints).

It has been a few years of financial hardship, contractor complications, and serious family health challenges while operating two locations. We are a small family-owned business with limited resources; we do not have corporation resources with dedicated compliance staff.

Our family has been under severe stress throughout this process. In addition to the financial strain, my father, who is responsible for all these began experiencing heart issues. The stress related to managing these pressures has significantly impacted his health. We are navigating recurring medical concerns, and I am deeply concerned about adding further financial hardship and stress to our family during this fragile time.

We are sincerely hoping for help in the code compliance reduction department as we can not afford much more at this time.

Thank you for your time and help.

Amanda & Family

FW: Email correspondences with timeline

From Capone, Briana <BCapone@coconutcreek.net>
Date Tue 6/23/2026 2:03 PM
To Proffitt, Justin <JProffitt@coconutcreek.net>
Cc Heraman, Reshma <RHeraman@coconutcreek.net>; Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

 5 attachments (10 MB)

6110.jpg; 6108.jpg; 6119.jpg; 6120.jpg; 6114.jpg;

Hi Justin,

Please see the additional documentation provided. Are we ok with placing this on our agenda for July 7?

Thank you,

Briana K. Capone
Code Compliance Supervisor
Resilient Design & Development
Ext. 1458

From: Amanda A <amandatallah1@gmail.com>
Sent: Tuesday, June 23, 2026 1:35 PM
To: Capone, Briana <BCapone@coconutcreek.net>
Subject: Email correspondences with timeline

This message needs your attention

-  • This is a personal email address.

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Hello, please find a the timeline of email correspondence with the city (attached) and an **important summary below** explaining our situation.

Timeline of Email Correspondence

Prior to January 11th 2023

It is important to note that this timeline reflects only email correspondence and does not include the numerous phone conversations prior to this date seeking guidance on the required to get started.

January 11, 2023

We sent an email seeking clarification regarding the requirements for the changes. In that email, we asked whether any additional information or documentation was required from us.

January 16, 2023

We provided requested documents, and once again asked whether there were any further steps we needed to take.

January 16, 2023

We received confirmation that the documents were received, and no further action was required on our part.

December 2023

Nearly one year later, the City requested an Occupational License Inspection and advised that a Business Tax Receipt review was required due to a change of use.

At that time, we already had 4 active permit processes underway with the City of Dania Beach (starting around July 2023), copies of which are attached. Those projects were already requiring substantial time, effort, and financial resources, leaving us without the capacity to address new requirements that had not previously been communicated.

Summary

In short, **had these requirements been communicated to us at the outset**, we would have completed them as part of our original process in Coconut Creek.

The reason we find ourselves in violation today is not because we ignored instructions, but because the requirements now being cited were not requested when we initially sought guidance. Had these requirements been communicated to us at the outset, we would have addressed them in the normal course of business, budgeted accordingly, and completed them alongside our other obligations. Instead, we were placed in an after the fact position where compliance became significantly more difficult, costly, and disruptive. We would have invested the necessary time, resources, and funds **when they were available to us** and would have ensured full compliance from the beginning (which is what we were proactively seeking upon the start).

Furthermore, our history **of operating in Coconut Creek demonstrates a consistent commitment to compliance**, as we had no comparable violations during the (almost 10 years) time we conducted business there.

Beyond the financial burden, this situation has had a significant personal impact on our family. The unexpected requirements, communicated nearly a year after we were advised that no further action was necessary, created substantial stress while we were already managing 4 active permit projects with the City of Dania Beach.

The resulting uncertainty, financial exposure, and threat of substantial code enforcement fines have placed our family under considerable strain. We can provide documentation demonstrating that the

circumstances surrounding this matter contributed to serious health and medical issues experienced during this period.

We respectfully submit that the violations at issue were not the result of disregard for the City's requirements.

To the contrary, the record demonstrates that we repeatedly sought clarification, provided requested documentation, and specifically asked whether any further action was required. We relied in good faith on the information provided to us.

The severe financial consequences now being imposed stem from requirements that were not communicated when we initially sought guidance and confirmation from the City.

For these reasons, we respectfully request that the City take into account our good faith efforts to comply, the City's prior representations, the avoidable nature of the current violation, and the substantial personal, medical, and financial hardship that has resulted from this situation.

Thank you kindly for your help and understanding.

Amanda Atallah (daughter of the owner Naji Atallah)

3/27/24, 12:02 AM

Gmail - 6710 n state road 7 coconut creek case #c22120006

addresses contained therein, may be subject to public disclosure.

Banyas, Ryan <RBanyas@coconutcreek.net>

Thu, Dec 14, 2023 at 4:35 PM

To: Naji Atallah <najiatallah62@gmail.com>, "Montano Garcia, Luis" <LMontanoGarcia@coconutcreek.net>

Cc: Business Tax Receipts <btr@coconutcreek.net>, "Flanagan, Sean" <SFlanagan@coconutcreek.net>

Good Afternoon Amanda,

I apologize for any miscommunication in reference to the below email stating that "no further action is required". Since your business is now occupying unit 6710 there needs be an Occupation License Inspection for that space. Additionally, a building permit is required for review due to the "change of use" and potential new occupancy classification.

The permit should include the new floor plan with square footage, exits, occupant load, and occupancy classification. Any demolition, work performed to combine the suites, or additions shall be clearly stated on the plans.

Please contact me and/or the building department (954-973-6750) with any further questions

Thank you,

Ryan Banyas, MPA, CFPS

Fire Marshal



4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1563

954-420-5855 fax

www.coconutcreek.net

From: Naji Atallah <najiatallah62@gmail.com>

Sent: Tuesday, December 12, 2023 3:43 PM

To: Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>; Banyas, Ryan <RBanyas@coconutcreek.net>

Subject: Fwd: 6710 n state road 7 coconut creek case #c22120006

entity. Even on our sign outside the name of the restaurant is **Beiruty by yalla**, not beiruty. Therefore there are no licenses or permits or additional tax ids required as per our understanding. Can you please confirm ?

Kind regards

Yalla team



INNOVATIVE INCLUSIVE PROGRESSIVE
with a small-town personal touch

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.

Naji Atallah <najiataallah62@gmail.com>

To: btr@coconutcreek.net, LMontanoGarcia@coconutcreek.net

Thu, Jan 19, 2023 at 2:59 PM

Hello,
Hope this finds you well!

Please let us know if the below is enough documentation, if we need to provide other documents and take any other steps.

Thank you kindly!
Yalla team

From: OnlineWebFic@dos.state.fl.us

Sent: Thursday, January 19, 2023, 6:21 AM

To: Accounting Specialty Group <info@asgtax.com>

Subject: Fictitious Name Registration - G23000008246; 600400843986

Subject: BEIRUTY

REGISTRATION NUMBER: G23000008246

This will acknowledge the filing of the above fictitious name registration which was registered on January 18, 2023. This registration gives no rights to ownership of the name.

Each fictitious name registration must be renewed every five years between January 1 and December 31 of the expiration year to maintain registration. Three months prior to the expiration date a statement of renewal will be mailed.

If the mailing address of this business changes, please notify this office in writing, or through the link provided on our website https://urldefense.proofpoint.com/v2/url?u=http-3A__www.sunbiz.org&d=DwICAQ&c=euGZstcaTDIlvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=snYydpc4rJ7lQnVSBeg2bA&m=DsSD4wCiZ-hBzd8plsflfx26W8AYIzJu-PGuv9CyMBw&s=KF6Gp0GSdeZaz8jjVnVDOFDMLpRXDP

https://urldefense.proofpoint.com/v2/url?u=http-3A__www.sunbiz.org&d=DwICAQ&c=euGZstcaTDIlvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=snYydpc4rJ7lQnVSBeg2bA&m=DsSD4wCiZ-hBzd8plsflfx26W8AYIzJu-PGuv9CyMBw&s=dFgWP2ZuxQ0-lBuBXIV7Q-ZWvfwAXeM-aail.google.com/mail/u/1/?ik=d2ca756830&view=pt&search=all&permthid=thread-f:1754302781287358683&dsqt=1&simpl=msg-f:1754302781287358683

Permit Summary

Permit Type ICOM-MECHANICAL
Permit # 2023-00001203
Application # 2023-00001203
Status Pending Payment as of 03/12/2024
Issued To Contractor

Payment Summary

Total Charges \$2,729.83
Amount Collected \$250.00
Total Due \$2,479.83
Paid 03/10/2023

Location

Primary Owner AI COMMERCIAL GROUP LLC
Address 1104 S FEDERAL HWY Dania Beach FL 33004
Parcel 514203106370
Location Description
Lot Number
Subdivision

Permit Details

Description
COMMERCIAL HOOD INSTALLATION

Email PAYA0801@YAHOO.COM
Phone Number (305) 883-9033
EXT.
Current Property Value \$526,750.00
Est. Improvement Value \$53,500.00
Improvement Sq. Ft. 0.01
Printed
Master Permit
Comments MASTER PERMIT # 22-1274 FIRE SUPPRESSION # 23-1742

Inspections

3/27/24, 12:02 AM

Gmail - 6710 n state road 7 coconut creek case #c22120006

954-973-6752

954-956-1424 Fax

www.coconutcreek.net



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

Please note that City Hall is closed on Fridays. Hours of operation are Monday through Thursday 7:00 am to 6:00 pm.

From: Yalla Market <yallamarketinc@gmail.com>
Sent: Wednesday, January 11, 2023 12:23 PM
To: Business Tax Receipts <btr@coconutcreek.net>
Cc: Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>
Subject: Fwd: 6710 n state road 7 coconut creek case #c22120006

Hello, To whom this may concern.

The purpose of this email is to clarify the current situation between Beiruty restaurant by yalla & the code compliance division. We would like to better understand what it is the division is requesting from us.

Prior to our opening we spoke with an official from the division which assured us no additional permits are required seeing how we currently have a license of occupation for 53 people and with our expansion we do not exceed said limitation. We simply made it more comfortable for our customers by taking more space.

All we did for the location was simply add tables and do light decoration. However, Beiruty by yalla is a DBA of yalla market. We operate under the same tax id and use the same cash register since we are a dba, it is not a separate entity. Even on our sign outside the name of the restaurant is **Beiruty by yalla**, not beiruty. Therefore there are no licenses or permits or additional tax ids required as per our understanding. Can you please confirm ?

Kind regards

Yalla team



INNOVATIVE INCLUSIVE PROGRESSIVE
 with a small-town personal touch

3/27/24, 12:02 AM

Gmail - 6710 n state road 7 coconut creek case #c22120006

Tue, Dec 12, 2023 at 3:42 PM

Naji Atallah <najiatallah62@gmail.com>

To: LMontanoGarcia@coconutcreek.net, rbanyas@coconutcreek.net

----- Forwarded message -----

From: **Business Tax Receipts** <btr@coconutcreek.net>

Date: Thu, Jan 19, 2023 at 4:16 PM

Subject: RE: 6710 n state road 7 coconut creek case #c22120006

To: Naji Atallah <najiatallah62@gmail.com>

Cc: Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Good afternoon,

Thank you for the updated information. No further action is required.

City of Coconut Creek

BUSINESS TAX RECEIPT

4800 W. Copans Rd

Coconut Creek, FL 33063

954-973-6752

954-956-1424 Fax

www.coconutcreek.net



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

Please note that City Hall is closed on Fridays. Hours of operation are Monday through Thursday 7:00 am to 6:00 pm.

From: Naji Atallah <najiatallah62@gmail.com>

Sent: Thursday, January 19, 2023 3:00 PM

To: Business Tax Receipts <btr@coconutcreek.net>; Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Subject: Re: 6710 n state road 7 coconut creek case #c22120006

Hello,

Code Fine Reduction Confirmation for 07/07/2026

From Heraman, Reshma <RHeraman@coconutcreek.net>

Date Tue 6/23/2026 5:34 PM

To Amanda.atallah@hotmail.com <Amanda.atallah@hotmail.com>; amandatallah1@gmail.com
<amandatallah1@gmail.com>

Cc Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>; Capone, Briana <BCapone@coconutcreek.net>

Good Morning,

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

Below are the details of the hearing:

July 7, 2025

At

11:30 a.m.

City of Coconut Creek

City Commission – Public Meeting Room

4800 West Copans Road

Coconut Creek, FL 33063

Thank you,

Reshma Heraman

Senior Staff Assistant

4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1476

www.coconutcreek.gov



Please consider the environment before printing this email. Thank you

Re: Code Fine Reduction Confirmation for 07/07/2026

From Amanda A <amandatallah1@gmail.com>

Date Tue 6/23/2026 5:55 PM

To Heraman, Reshma <RHeraman@coconutcreek.net>

Cc Amanda A <Amanda.atallah@hotmail.com>; Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>; Capone, Briana <BCapone@coconutcreek.net>

This message needs your attention

- This is a personal email address.
- You've never replied to this person.

i

Mark Safe

Report

Powered by Mimecast

Hello, confirmed thank you so much

On Tue, Jun 23, 2026, 5:34 PM Heraman, Reshma <RHeraman@coconutcreek.net> wrote:

Good Morning,

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

Below are the details of the hearing:

July 7, 2025

At

11:30 a.m.

City of Coconut Creek

FW: Fine Reduction rescheduling

From Heraman, Reshma <RHeraman@coconutcreek.net>
Date Tue 7/7/2026 7:36 AM
To Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>
Cc Capone, Briana <BCapone@coconutcreek.net>

fyi

From: Amanda A <Amanda.atallah@hotmail.com>
Sent: Tuesday, July 7, 2026 7:34 AM
To: Heraman, Reshma <RHeraman@coconutcreek.net>
Cc: MICHEAL SABA <michaelsaba@bellsouth.net>
Subject: Fine Reduction rescheduling

This message needs your attention

- This is a personal email address.

[Mark Safe](#) - [Report](#)

Powered by Mimecast

Hello to all, I sincerely apologize, but I am unable to make it to today's meeting due to a serious medical issue that requires my immediate attention.

I apologize for the short notice and any inconvenience this may cause. I would greatly appreciate the opportunity to reschedule our meeting for another day at your convenience.

Thank you for your understanding,

Amanda 954 707 7107

Sent from my Verizon, Samsung Galaxy smartphone
Sent from [Outlook for Android](#)

From: Heraman, Reshma <RHeraman@coconutcreek.net>
Sent: Tuesday, June 23, 2026 5:34:54 PM
To: Amanda.atallah@hotmail.com <Amanda.atallah@hotmail.com>; amandatallah1@gmail.com <amandatallah1@gmail.com>
Cc: Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>; Capone, Briana <BCapone@coconutcreek.net>
Subject: Code Fine Reduction Confirmation for 07/07/2026

Updated Code Fine Reduction Confirmation for 8/11/2026

From Heraman, Reshma <RHeraman@coconutcreek.net>

Date Tue 7/28/2026 2:18 PM

To amanda.atallah@hotmail.com <amanda.atallah@hotmail.com>

Cc Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Hello Amanda,

I am resending the Code Fine Reduction Confirmation because the previous confirmation contained the incorrect year.
All other information remains unchanged.

I apologize for any inconvenience or confusion this may have caused and I appreciate your understanding.

-

-

Please respond to this updated confirmation.

Good morning,

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

Below are the details of the hearing:

August 11, 2026

At

11:30 a.m.

City of Coconut Creek

City Commission – Public Meeting Room

4800 West Copans Road

Coconut Creek, FL 33063

Thank you,

Reshma Heraman

Senior Staff Assistant

4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1476

www.coconutcreek.gov



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



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 11-03 Retail - 5,000 sq. ft. to 20,000 sq. ft.	Deputy Appraiser: Alec Rosales
Property ID: 484206030010		Appraisers Number: 954-357-6835
Property Owner(s): COCONUT CREEK CP LLC	Millage Code: 3212	Email: commercialtrim@bcpa.net
Mailing Address: 16950 JOG RD. #104 DELRAY BEACH, FL 33446	Adj. Bldg. S.F: 13806	Zoning : B-2 - CONVENIENCE SHOPPING
Property Address: 6706 - 6750 N STATE ROAD 7 COCONUT CREEK, 33073	Bldg Under Air S.F:	Abbr. Legal Des.: EL RANCHO SEVEN PLAT 101-25 B PARCEL A LESS SOUTH 211
	Effective Year: 1989	
	Year Built: 1988	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$1,687,660	\$2,824,190	0	\$4,511,850	\$4,511,850	
2025	\$1,012,600	\$3,127,400	0	\$4,140,000	\$4,140,000	\$102,796.76
2024	\$1,012,600	\$3,127,400	0	\$4,140,000	\$4,011,490	\$99,812.89

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$4,511,850	\$4,511,850	\$4,511,850	\$4,511,850
Portability	0	0	0	0
Assessed / SOH	\$4,511,850	\$4,511,850	\$4,511,850	\$4,511,850
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$4,511,850	\$4,511,850	\$4,511,850	\$4,511,850

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
01/31/2018	Warranty Deed Qualified Sale	\$3,500,000	114869033
10/29/1998	Warranty Deed	\$1,365,000	28974 / 566
02/15/1996	Warranty Deed	\$471,000	24496 / 784
10/01/1991	Quit Claim Deed	\$100	18847 / 847

LAND CALCULATIONS

Unit	Units	Type
Price		
\$20.00	84,383	Square
	SqFt	Foot

RECENT SALES IN THIS SUBDIVISION

Prepared by:
Richard G. Coker, Jr., Esq.
Coker & Feiner
1404 S. Andrews Avenue
Ft. Lauderdale, FL 33316

Property Appraisers Parcel ID
(Folio) No: 4842 06 03 0010

STATUTORY WARRANTY DEED

THIS INDENTURE, made this 21st day of Jan, 2018, by S & K HOLDINGS, INC., a Florida Corporation, party of the first part, and COCONUT CREEK CP, LLC, a Florida Limited Liability Company, whose post office address is: 498 West Hillsboro Boulevard, Deerfield Beach, FL 33441, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its successors and assigns forever, the following described land to wit:

Parcel "A", of "El-Rancho-Seven-Plat", a subdivision according to the Plat thereof, as recorded in Plat Book 101, Page 25, of the Public Records of Broward County, Florida, less the South 211 feet, as measured along the East line of said Parcel "A"; and less the East 25 feet of the North 25 feet thereof, together with right, title and interest under that certain Cross Easement Agreement for Traffic Flow dated July 2, 1985, recorded in Official Records Book 13491, Page 148, amended by that certain Corrective Cross Easement Agreement by and between S & K Holdings, Inc., a Florida corporation, and CREC Coconut Creek Partnership, Ltd., a Florida limited partnership, recorded in Official Records Book 47000, Page 1095, of the Public Records of Broward County, Florida.

and the said party of the first part does hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

SUBJECT TO:

- 1) Zoning and/or restrictions and prohibitions imposed by governmental authority;

- 2) Restrictions, Easements, Covenants and other matters appearing on the plat, common to the subdivision and/or recorded in the Public Records, none of which are hereby reimposed; and
- 3) Taxes for the year 2018 and subsequent years, not yet due and payable;

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

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

AND the party of the first part hereby covenants with said party of the second part that the party of the first part is lawfully seized of the land in fee simple, that the party of the first part has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

(SIGNATURES CONTINUED ON NEXT PAGE)

IN WITNESS WHEREOF, the said party of the first part has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Theresa Montgomery
 Signature
Theresa Montgomery
 Printed Name
Andrew S. Gill
 Signature
Andrew S. Gill
 Printed Name

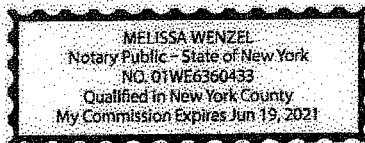
S & K HOLDINGS, INC., a Florida Corporation

By: [Signature]
 K. David Isaacs, Vice President

1800 SE 10th Avenue, Suite 300
Ft. Lauderdale, FL 33316
 Post Office Address

STATE OF New York :
 COUNTY OF New York : SS.

The foregoing instrument was acknowledged before me this 31st day of January 2018, by K. David Isaacs, as Vice President of S & K Holdings, Inc., a Florida Corporation, on behalf of said corporation. He is personally known to me or has produced N4DL as identification and who did not take an oath.



[Signature]
 Signature of Notary Public

Print, type or stamp name of Notary and Commission No.

**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: C23-12 -0008

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

[YALLA MARKET INC.]

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 March 27, 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 6706-6750 N State Road 7 and more particularly described as follows:

Property Id: 4842 06 03 0010

EL RANCHO SEVEN PLAT 101-25 B PARCEL A LESS SOUTH 211

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 restaurant business in the City without having the required 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 APRIL 25, 2024 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 FOR A TOTAL FINE AMOUNT OF **TWO HUNDRED SEVENTY-FIVE DOLLARS (\$275.00)**

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 24, 2024 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 24, 2024 SPECIAL MAGISTRATE HEARING

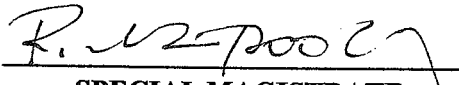
THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 28th DAY OF MARCH, 2024

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE

4/3/2024
Date Received

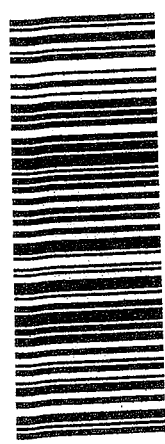


COCONUT CREEK
Strategic Development Dept.
Compliance Division
30 W. Copans Road
Coconut Creek, FL 33063



COCONUT CREEK
Strategic Development Dept.
Compliance Division
30 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



7020 3160 0000 9884 9029

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH, FL 33446

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH, FL 33446

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

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

OFFICIAL USE

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

Postage	\$
Total Postage	\$

C23120008
C2312 0009
Fo Postmark Here
LMG

Sent To	COCONUT CREEK CP LLC
Street and	16950 JOG RD. #104
City, State, .	DELRAY BEACH, FL 33446
PS Form 3849	Instructions

6206 4996 0000 09TE 0202

CERTIFIED MAIL



7020 3160 0000 9884 9036

ATALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073



COCONUT CREEK
Sustainable Development Dept.
State Compliance Division
680 W. Copans Road
Pompano Beach, FL 33063



COCONUT CREEK
Sustainable Development Dept.
State Compliance Division
680 W. Copans Road
Pompano Beach, FL 33063

SENDER: COMPLETE THIS SECTION

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

ATALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073



9590 9402 8067 2349 3292 85

2. Article Number (Transfer from service label)

7020 3160 0000 9884 9036

PS Form 3811, July 2020 PSN 7530-02-000-9058

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent ☐ Addressee

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

2/10/24

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

[Handwritten signature]

3. Service Type

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

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OFFICIAL USE

Certified Mail Fee \$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage \$	
Total Post \$	
Sent To	
Street and	
City, State	

C23120008
C23120009
Postmark Here
Fo
LMG

ATALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073

PS Form

9506 4886 0000 071E 0202

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: **C23-12 -0008**

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

[YALLA MARKET INC.]
Respondent

Property Address: 6710 N. State Road 7

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on April 24, 2024. 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 27, 2024. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

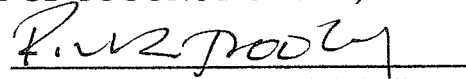
THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JUNE 26, 2024 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 26, 2024 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED APRIL 26, 2024

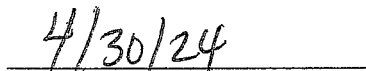
CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received

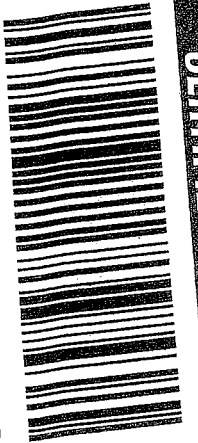


CITY OF COCONUT CREEK
Sustainable Development Dept
Code Compliance Division
800 W. Copans Road
Coconut Creek, FL 33063



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

VERIFIED MAIL



7020 0090 0002 1150 8681

ATALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, 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:

ATALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073



9590 9402 8580 3244 9299 10

2. Article Number (Transfer from service label)

7020 0090 0002 1150 8681

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

COMPLETE THIS SECTION ON DELIVERY

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

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

Domestic Return Receipt

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OFFICIAL USE

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

Postage \$

Total Postage \$

Sent To

Street and /

City, State,

PS Form 3811

C23120008
C23120009
Ext Postmark Here
FO una

ATALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073

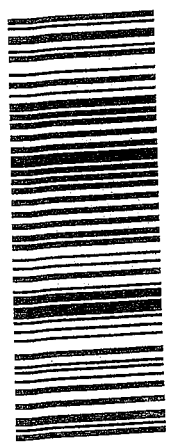


TY OF COCONUT CREEK
 Sustainable Development Dept.
 Compliance Division
 100 W. Copans Road
 Coconut Creek, FL 33063



TY OF COCONUT CREEK
 Sustainable Development Dept.
 Compliance Division
 100 W. Copans Road
 Coconut Creek, FL 33063

CERTIFIED MAIL



7020 0090 0002 1150 8674
 COCONUT CREEK CP LLC
 16950 JOG RD. #104
 DELRAY BEACH FL 33446

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:
 COCONUT CREEK CP LLC
 16950 JOG RD. #104
 DELRAY BEACH FL 33446



9590 9402 8580 3244 9299 03

2. Article Number (Transfer from service label)

7020 0090 0002 1150 8674

PS Form 3811, July 2020 PSN 7530-02-000-9063

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Adult Signature ☐ Agent

B. Received by (Printed Name) ☐ Addressee

C. Date of Delivery
 5/8/24
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type

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

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OFFICIAL USE

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

Postage \$
 Total Po \$

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 City, Sta

PS Form

C23120008
 C23120009
 Postmark Here
 Extfo
 UMG

COCONUT CREEK CP LLC
 16950 JOG RD. #104
 DELRAY BEACH FL 33446

4298 0511 2000 0600 0202

**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: **C23-12 -0008**

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

[YALLA MARKET INC.]

Property Address: 6710 N. State Road 7

ORDER EXTENDING TIME FOR COMPLIANCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on June 26, 2024. 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.

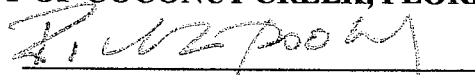
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF AUGUST 15, 2024. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

DONE AND ORDERED JULY 1, 2024

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE

7/9/24
Date Received

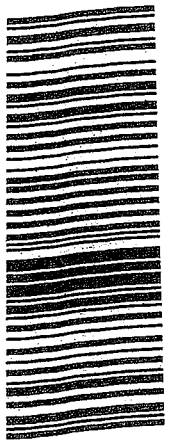


COCONUT CREEK
Development Dept.
Compliance Division
108 NW Copans Road
Coconut Creek, FL 33063



COCONUT CREEK
Development Dept.
Compliance Division
108 NW Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



7022 2410 0002 9360 2408

ATALLAH, NAJI
6718 North State Road 7
Pompano Beach, FL 33073

SENDER: COMPLETE THIS SECTION

- 1. Complete 1, 2, and 3. So that we can return the card to you.
- 2. Attach this card to the back of the mailpiece, or on the front if space permits.

ATALLAH, NAJI
6718 North State Road 7
Pompano Beach, FL 33073



9590 9402 8015 2305 3595 13

2. Article Number (Transfer from service label)

7022 2410 0002 9360 2408

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Signature Sebastian ☐ Agent
- B. Received by (Printed Name) Sebastian ☐ Addressee
- C. Date of Delivery 7/17/24

D. Is delivery address different from item 1? ☐ Yes ☒ No

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

U.S. Postal Service™
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OFFICIAL USE

223120008
223120009
Postmark Here
Ex+FO
LMG

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Post \$
Sent To \$
Street and \$
City, State \$

ATALLAH, NAJI
6718 North State Road 7
Pompano Beach, FL 33073

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

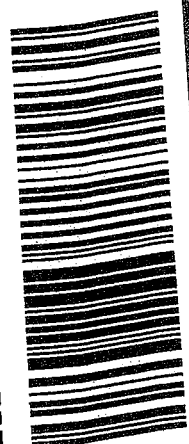


OFFICE OF COCONUT CREEK
Sustainable Development Dept.
Estate Compliance Division
16950 Jog Road
Coconut Creek, FL 33063



OFFICE OF COCONUT CREEK
Sustainable Development Dept.
Estate Compliance Division
16950 Jog Road
Coconut Creek, FL 33063

CERTIFIED MAIL



7022 2410 0002 9360 2392

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

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.

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446



9590 9402 8015 2305 3595 06

2. Article Number (Transfer from service label)

7022 2410 0002 9360 2392

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

COMPLETE THIS SECTION ON DELIVERY

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

3. Service Type

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

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Post	\$
Sent To	
Street and	
City, State,	

02312 0008
02312 0009
Postmark Here
Ext Fo
L116

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

26E2 09E6 2000 0142 2202



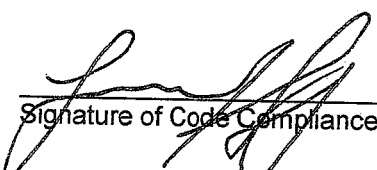
AFFIDAVIT OF NON-COMPLIANCE

Summons/Case #C23 12 0008

On June 26, 2024, Coconut Creek CP LLC [Yalla Market Inc.], were issued an Order of the Special Magistrate to comply with Chapter(s) 18-29 by Thursday, August 15, 2024 for Summons to Appear #C23120008.

At approximately 8:00 AM, on August 19, 2024 I, Luis Montano-Garcia verified that the Business tax receipt for Beiruty Restaurant has not been obtained. Therefore, Coconut Creek CP LLC [Yalla Market Inc], have not complied with the Order of the Special Magistrate.

A one-time fine of \$250.00 plus a \$25.00 administrative fee, for a total of \$275.00 has been imposed for non-compliance.



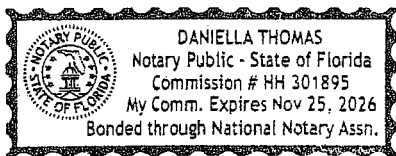
Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 19 day of August, 2024, by Luis Montano-Garcia.



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced





DEPARTMENT OF SUSTAINABLE DEVELOPMENT
CODE COMPLIANCE DIVISION
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

JUSTIN PROFFITT
DEPARTMENT DIRECTOR

VIA CERTIFIED MAIL 9589 0710 5270 0954 9553 30

August 7, 2024

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

RE: City of Coconut Creek vs. COCONUT CREEK CP LLC [YALLA MARKET INC.]
Address: 6710 N. State Road 7 Coconut Creek, FL 33073
Parcel ID: 4842 06 03 0010
Code Enforcement Case No. C23 12 0008 & C23 12 0009

Dear Sir or Madam:

You are hereby notified that the above-referenced code enforcement case, which was adjudicated by the Special Magistrate at a hearing on March 27, 2024 resulted in the issuance of a Final Order that included the imposition of a fine. A copy of the Final Order is attached.

An Affidavit of Non-Compliance, dated August 19, 2024 a copy of which is attached, has been filed with the City of Coconut Creek by the Code Officer, which Affidavit certifies under oath that the corrective action or the fine imposed by the Special Magistrate has not been satisfied. As a result, there exists an outstanding code enforcement fine against the property located 6710 N. State Road 7 Coconut Creek, FL 33073.

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

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

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

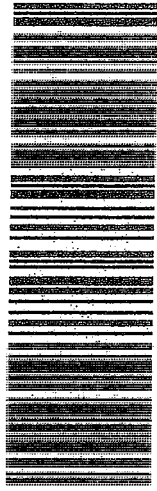
If a hearing is requested, you shall be notified of the date, time and place via U.S. Mail.

Sincerely,

Daniella Thomas
Senior Staff Assistant

cc: Dan Nelson, Community Enhancement Manager

CERTIFIED MAIL



9589 0710 5270 0954 9553 30

COCONUT CREEK CP LLC

16950 JOG RD. #104

DELRAY BEACH FL 33446



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



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

U.S. Postal Service® CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Postmark Here (23120009) Masey LM6

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	\$

Total Postage \$

Sent To **COCONUT CREEK CP LLC**
16950 JOG RD. #104
DELRAY BEACH FL 33446

City, State, ZIP

PS Form 3811, July 2015 PSN 7530-02-000-9053

DE 9556 4560 0225 0720 0954 9589

SENDER: COMPLETE THIS SECTION

2. 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.

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

9590 9402 4272 8121 0683 20

Article Number (transfer from service label)
9589 0710 5270 0954 9553 30

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) John A. [Signature] ☐ Yes ☐ No

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

3. Service Type

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

Domestic Return Receipt

Business Information

Business Number 260000093

Business Name BEIRUTY RESTAURANT LLC

Address 6710 N STATE RD 7

License	Category	▼ St...	Expiration	Balance	
BL11002303	190010	Printed	09/30/2026	0.00	
ZL11001460	000001	Closed	09/30/2026	0.00	
77	000000	Closed	09/30/2026	0.00	

Date	Type	Debit	Credit	Description	Operator	Interface Date
04/20/2026	PRINT	0.00	0.00	PRINT LICENSE	njosiah	
04/16/2026	PAY	0.00	63.80	RCPT No. OL001180826	gpierre	04/20/2026
04/16/2026	PAY FEE	0.00	150.00	R# OL001180826 L-INSPECT	gpierre	04/20/2026
04/09/2026	POST	150.00	0.00	FEE ID L-INSPECT	njosiah	
04/09/2026	EXEMPT	0.00	63.81	HALF YEAR EXEMPTION	njosiah	
04/09/2026	FEE	127.61	0.00	LICENSE FEE	njosiah	

Cases # - C23120008- 23120009 Sr. Code Compliance Officer: Luis Montano-Garcia
6710 N State Road 7 – Parcel ID: 484206300010
Owner: Coconut Creek CP LLC

Warranty Deed: 02/02/2018

12/05/2023 – Code compliance I received a referral from Fire Marshal, Ryan Banyas for failure to obtain Business Tax Receipt due to a change of use for Beiruty restaurant. The inspection revealed that commercial alterations were made, and a building permit was required. Written warnings were issued.

0009-13-38-a Failure to obtain permit for commercial alterations

0008-18-29 Failure to obtain BTR for Beiruty restaurant

On December 27, 2023; January 15, 2024; and February 1, 2024 extension were granted.

03/11/2024 -summons were issued for both cases, for March 2024 Special Magistrate hearing.

*Service was obtained by signed summons and certified mail receipt for owner and registered agent.

03/27/2024 – The Special Magistrate entered a **Final Order to remedy the violations by 04/25/2024** or face a \$25 administration fee plus \$50 per day until the violation is in compliance, for the failure to complete permit process case. And a \$25 administration fee plus a one time \$250 fine, for the BTR case. The cases were set for status conference on 04/24/24.

Respondent was present at the hearing.

**The Final Orders were sent by Certified Mail and signed green cards were received.*

04/24/2024 – The Special Magistrate entered an **Order extending the time to comply by 06/27/2024**. The cases were set for status conference on 06/26/24.

The Orders were sent by Certified Mail and signed green cards were received.

06/26/2024- The Special Magistrate entered an **Order extending the time to comply by 08/15/2024**.

Orders were sent by Certified Mail and signed green cards were received.

08/19/2024 – Affidavits of Non-Compliance were issued.

07/30/2024 – Massey Letters were sent certified *and signed green card were received*

05/05/2026 – Affidavit of Compliance was entered into the case file with compliance date of 04/14/2024. for case ending in 0009 .

04/20/26-BTR for Beiruty restaurant was obtained.

Cases # - C23120008- 23120009 Sr. Code Compliance Officer: Luis Montano-Garcia
6710 N State Road 7 – Parcel ID: 484206300010
Owner: Coconut Creek CP LLC

Warranty Deed: 02/02/2018

06/15/2026 – Ms. Amanada Atallah submitted a request for this code fine reduction meeting, which was confirmed on 06/23/2026.

07/07/26 - Ms. Atalla sente a request to reschedule the meeting.

07/28/26-Confirmation for 08/07/26 meeting was sent via email to Ms. Atalla.

CODE FINE SUMMARY: C23120008: A one-time fine of \$250.00 plus \$25.00 administration fee, was imposed.

CODE FINE SUMMARY: C23120009 Fine started on August 16, 2024, and accrued until April 14, 2026. Total days accrued are 606 days at \$50 per day, plus a one-time \$25 administration fee, for a total amount of \$30,600.00.

STAFF TOTAL = 21_HOURS for both cases

Case #	Vio Code	Sum	Hearing	Ext. Hearing	Ext. Hearing	DTC	Complied	Staff Hours
C23120008	18-29	03/11/24	03/27/24	04/24/224	06/26/24	08/15/24	04/20/26	21
C23120009	13-38-a	03/11/24	03/27/24	04/24/224	06/26/24	08/15/24	04/14/26	21.

COMPOSITE EXHIBIT FOR CODE FINE REDUCTION HEARING:

1. Request for meeting
2. Acceptance for meeting
3. BCPA detail and warranty deed
4. Final Orders and Extensions
5. Affidavits of Non-Compliance
6. Massey Letters
7. Affidavit of Compliance for case ending in 0009.

FW: Code fine reduction request

From Heraman, Reshma <RHeraman@coconutcreek.net>
Date Tue 6/16/2026 11:41 AM
To Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>
Cc Capone, Briana <BCapone@coconutcreek.net>

 1 attachment (903 KB)

3154.jpg;

From: Amanda A <Amanda.atallah@hotmail.com>
Sent: Tuesday, June 16, 2026 11:34 AM
To: Proffitt, Justin <JProffitt@coconutcreek.net>; Heraman, Reshma <RHeraman@coconutcreek.net>
Subject: Code fine reduction request

Hello Justin & Reshma, I hope this finds you both well.

We are seeking a code fine reduction. Please advise on next steps and find the requested information below.

Address : 6710. N state road 7 (see attached)

Recap explaining the whole situation from start:

I am Amanda Atallah, daughter of the owner of Yalla Market. We've been experiencing issues, and I took sometime off my work because my dad health condition doesn't permit to solve this at this time.

We've been operating our business (yalla market 6718 N. State road 7, coconut creek, fl, 33073) in coconut creek since 2017 almost 10 years now, and never had such violations.

We always consult the city and get city support prior to doing anything.

The whole reason we are in this situation is because of the initial interactions and guidance from the city of coconut creek. Here is the context.

When we decided to make changes to our Coconut Creek location, we consulted the city and were told by the City that based on what we are looking to do, we're cleared to proceed since the changes to the space did not warrant building permits. (We have call logs and email records documenting these communications). Based on that direction, we moved forward and opened accordingly.

Shortly after completing the Coconut Creek changes, we moved on to opening a new, much bigger project and location in Dania Beach. We did the permit and plans process with the city of Dania beach the proper way and according to city guidelines and directions, as we usually operate. We worked closely with their staff for direction and compliance. In fact, the city guided us very well, and we were grateful for the support. The mechanical reviewer Brian Canfield was even helping us at the time in Dania beach on the project/location referred to.

Brian recently relocated to the city of coconut creek, so perhaps he can attest to the unfortunate timing and situation we were in.

The timing issue and situation that led to this happened because, almost a year later in Coconut Creek, we were informed that additional action was required. By that time, we were already financially and operationally committed to construction in Dania Beach. We did not have the financial capacity nor the time to manage both projects simultaneously. On top of being limited in resources once we started the process which was (requested late) from Coconut Creek, more and more things needed came up.

The delays that followed were not due to inaction. They were caused by:

- Contractor and subcontractor issues
- Delays in receiving drawings and completed work
- An architect who stopped responding
- A contractor who changed his terms
- Termination of the original contractor, which ended up requiring legal involvement
- Hiring a replacement contractor
- Financial strain from the new Dania Beach buildout and permit costs
- Time constraints due to new Dania Beach location
- More importantly, my father suddenly went through some medical issues which became ongoing family health challenges requiring significant time and attention

I can provide documentation to prove every statement above, demonstrating consistent communication with the general contractor, subcontractors, architects, and city representatives, medical documents, bills, as well as proof of our efforts to move the project forward, etc...

During the extensions granted by the City, we actively worked toward resolution (as best as we can considering our other ongoing project and constraints).

It has been a few years of financial hardship, contractor complications, and serious family health challenges while operating two locations. We are a small family-owned business with limited resources; we do not have corporation resources with dedicated compliance staff.

Our family has been under severe stress throughout this process. In addition to the financial strain, my father, who is responsible for all these began experiencing heart issues. The stress related to managing these pressures has significantly impacted his health. We are navigating recurring medical concerns, and I am deeply concerned about adding further financial hardship and stress to our family during this fragile time.

We are sincerely hoping for help in the code compliance reduction department as we can not afford much more at this time.

Thank you for your time and help.

Amanda & Family

FW: Email correspondences with timeline

From Capone, Briana <BCapone@coconutcreek.net>
Date Tue 6/23/2026 2:03 PM
To Proffitt, Justin <JProffitt@coconutcreek.net>
Cc Heraman, Reshma <RHeraman@coconutcreek.net>; Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

 5 attachments (10 MB)

6110.jpg; 6108.jpg; 6119.jpg; 6120.jpg; 6114.jpg;

Hi Justin,

Please see the additional documentation provided. Are we ok with placing this on our agenda for July 7?

Thank you,

Briana K. Capone
Code Compliance Supervisor
Resilient Design & Development
Ext. 1458

From: Amanda A <amandatallah1@gmail.com>
Sent: Tuesday, June 23, 2026 1:35 PM
To: Capone, Briana <BCapone@coconutcreek.net>
Subject: Email correspondences with timeline

This message needs your attention

- i**
- This is a personal email address.

[Mark Safe](#) - [Report](#)

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Hello, please find a the timeline of email correspondence with the city (attached) and an **important summary below** explaining our situation.

Timeline of Email Correspondence

Prior to January 11th 2023

It is important to note that this timeline reflects only email correspondence and does not include the numerous phone conversations prior to this date seeking guidance on the required to get started.

January 11, 2023

We sent an email seeking clarification regarding the requirements for the changes. In that email, we asked whether any additional information or documentation was required from us.

January 16, 2023

We provided requested documents, and once again asked whether there were any further steps we needed to take.

January 16, 2023

We received confirmation that the documents were received, and no further action was required on our part.

December 2023

Nearly one year later, the City requested an Occupational License Inspection and advised that a Business Tax Receipt review was required due to a change of use.

At that time, we already had 4 active permit processes underway with the City of Dania Beach (starting around July 2023), copies of which are attached. Those projects were already requiring substantial time, effort, and financial resources, leaving us without the capacity to address new requirements that had not previously been communicated.

Summary

In short, **had these requirements been communicated to us at the outset**, we would have completed them as part of our original process in Coconut Creek.

The reason we find ourselves in violation today is not because we ignored instructions, but because the requirements now being cited were not requested when we initially sought guidance. Had these requirements been communicated to us at the outset, we would have addressed them in the normal course of business, budgeted accordingly, and completed them alongside our other obligations. Instead, we were placed in an after the fact position where compliance became significantly more difficult, costly, and disruptive. We would have invested the necessary time, resources, and funds **when they were available to us** and would have ensured full compliance from the beginning (which is what we were proactively seeking upon the start).

Furthermore, our history **of operating in Coconut Creek demonstrates a consistent commitment to compliance**, as we had no comparable violations during the (almost 10 years) time we conducted business there.

Beyond the financial burden, this situation has had a significant personal impact on our family. The unexpected requirements, communicated nearly a year after we were advised that no further action was necessary, created substantial stress while we were already managing 4 active permit projects with the City of Dania Beach.

The resulting uncertainty, financial exposure, and threat of substantial code enforcement fines have placed our family under considerable strain. We can provide documentation demonstrating that the

circumstances surrounding this matter contributed to serious health and medical issues experienced during this period.

We respectfully submit that the violations at issue were not the result of disregard for the City's requirements.

To the contrary, the record demonstrates that we repeatedly sought clarification, provided requested documentation, and specifically asked whether any further action was required. We relied in good faith on the information provided to us.

The severe financial consequences now being imposed stem from requirements that were not communicated when we initially sought guidance and confirmation from the City.

For these reasons, we respectfully request that the City take into account our good faith efforts to comply, the City's prior representations, the avoidable nature of the current violation, and the substantial personal, medical, and financial hardship that has resulted from this situation.

Thank you kindly for your help and understanding.

Amanda Atallah (daughter of the owner Naji Atallah)

addresses contained therein, may be subject to public disclosure.

Banyas, Ryan <RBanyas@coconutcreek.net>

Thu, Dec 14, 2023 at 4:35 PM

To: Naji Atallah <najiatallah62@gmail.com>, "Montano Garcia, Luis" <LMontanoGarcia@coconutcreek.net>

Cc: Business Tax Receipts <btr@coconutcreek.net>, "Flanagan, Sean" <SFlanagan@coconutcreek.net>

Good Afternoon Amanda,

I apologize for any miscommunication in reference to the below email stating that "no further action is required". Since your business is now occupying unit 6710 there needs be an Occupation License Inspection for that space. Additionally, a building permit is required for review due to the "change of use" and potential new occupancy classification.

The permit should include the new floor plan with square footage, exits, occupant load, and occupancy classification. Any demolition, work performed to combine the suites, or additions shall be clearly stated on the plans.

Please contact me and/or the building department (954-973-6750) with any further questions

Steps

Thank you,

Ryan Banyas, MPA, CFPS

Fire Marshal



4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1563

954-420-5855 fax

www.coconutcreek.net

From: Naji Atallah <najiatallah62@gmail.com>

Sent: Tuesday, December 12, 2023 3:43 PM

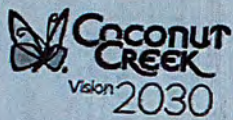
To: Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>; Banyas, Ryan <RBanyas@coconutcreek.net>

Subject: Fwd: 6710 n state road 7 coconut creek case #c22120006

entity. Even on our sign outside the name of the restaurant is **Beiruty by yalla**, not beiruty. Therefore there are no licenses or permits or additional tax ids required as per our understanding. Can you please confirm ?

Kind regards

Yalla team



INNOVATIVE INCLUSIVE PROGRESSIVE
with a small-town personal touch

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.

Naji Atallah <najiatallah62@gmail.com>

To: btr@coconutcreek.net, LMontanoGarcia@coconutcreek.net

Thu, Jan 19, 2023 at 2:59 PM

Hello,
Hope this finds you well!

Please let us know if the below is enough documentation, if we need to provide other documents and take any other steps.

Thank you kindly!
Yalla team

From: OnlineWebFic@dos.state.fl.us

Sent: Thursday, January 19, 2023, 6:21 AM

To: Accounting Specialty Group <info@asgtax.com>

Subject: Fictitious Name Registration - G23000008246; 600400843986

Subject: BEIRUTY

REGISTRATION NUMBER: G23000008246

This will acknowledge the filing of the above fictitious name registration which was registered on January 18, 2023. This registration gives no rights to ownership of the name.

Each fictitious name registration must be renewed every five years between January 1 and December 31 of the expiration year to maintain registration. Three months prior to the expiration date a statement of renewal will be mailed.

If the mailing address of this business changes, please notify his office in writing, or through the link provided on our website

https://urldefense.proofpoint.com/v2/url?u=http-3A__www.sunbiz.org&d=DwlCAQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=snYydp4rJ7lQnVSBeg2bA&m=DsSD4wCiZ-hBzd8pIsfifx26W8AYIzJu-PGuv9CyMBw&s=KF6Gp0GSdeZaz8jjVnVDOFDMLpRXDP

mail.google.com/mail/u/1/?ik=d2ca756830&view=pt&search=all&permthid=thread-f:1754302781287358683&dsqt=1&siml=msg-f:175430278128735868

Permit Summary

Permit Type ICOM-MECHANICAL
Permit # 2023-00001203
Application # 2023-00001203
Status Pending Payment as of 03/12/2024
Issued To Contractor

Payment Summary

Total Charges \$2,729.83
Amount Collected \$250.00
Total Due \$2,479.83
Paid 03/10/2023

Location

Primary Owner AI COMMERCIAL GROUP LLC
Address 1104 S FEDERAL HWY Dania Beach FL 33004
Parcel 514203106370

Location Description
Lot Number
Subdivision

Permit Details

Description
COMMERCIAL HOOD INSTALLATION

Email PAVAO801@YAHOO.COM
Phone Number (305) 883-9033

EXT.

Current Property Value \$526,750.00

Est. Improvement Value \$53,500.00

Improvement Sq. Ft. 0.01

Printed

Master Permit

Comments

MASTER PERMIT # 22-1274 FIRE SUPPRESSION # 23-1742

Inspections

9:27:54 AM

Coconut Creek Case #22120006

554-973-6752

854-856-1424 Fax

www.coconutcreek.net



Please consider the environment before printing this e-mail. Thank you.

Please note that City Hall is closed on Fridays. Hours of operation are Monday through Thursday 7:00 am to 6:00 pm.

From: Yalla Market <yallamarketinc@gmail.com>
Sent: Wednesday, January 11, 2023 12:23 PM
To: Business Tax Receipts <btr@coconutcreek.net>
Cc: Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>
Subject: Fwd: 6710 n state road 7 coconut creek case #c22120006

Hello, To whom this may concern.

The purpose of this email is to clarify the current situation between Beirut restaurant by yalla & the code compliance division. We would like to better understand what it is the division is requesting from us.

Prior to our opening we spoke with an official from the division which assured us no additional permits are required seeing how we currently have a license of occupation for 53 people and with our expansion we do not exceed said limitation. We simply made it more comfortable for our customers by taking more space.

All we did for the location was simply add tables and do light decoration. However Beirut by yalla is a DBA of yalla market. We operate under the same tax id and use the same cash register since we are a dba, it is not a separate entity. Even on our sign outside the name of the restaurant is Beirut by yalla, not beirut. Therefore there are no licenses or permits or additional tax ids required as per our understanding. Can you please confirm?

Kind regards

Yalla team



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with a small-town personal touch

3/27/24, 12:02 AM

Gmail - 6710 n state road 7 coconut creek case #c22120006

Tue, Dec 12, 2023 at 3:42 PM

Naji Atallah <najiatallah62@gmail.com>

To: LMontanoGarcia@coconutcreek.net, rbanyas@coconutcreek.net

----- Forwarded message -----

From: **Business Tax Receipts** <btr@coconutcreek.net>

Date: Thu, Jan 19, 2023 at 4:16 PM

Subject: RE: 6710 n state road 7 coconut creek case #c22120006

To: Naji Atallah <najiatallah62@gmail.com>

Cc: Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Good afternoon,

Thank you for the updated information. No further action is required.

City of Coconut Creek

BUSINESS TAX RECEIPT

4800 W. Copans Rd

Coconut Creek, FL 33063

954-973-6752

954-956-1424 Fax

www.coconutcreek.net



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

Please note that City Hall is closed on Fridays. Hours of operation are Monday through Thursday 7:00 am to 6:00 pm.

From: Naji Atallah <najiatallah62@gmail.com>

Sent: Thursday, January 19, 2023 3:00 PM

To: Business Tax Receipts <btr@coconutcreek.net>; Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Subject: Re: 6710 n state road 7 coconut creek case #c22120006

Hello,

Code Fine Reduction Confirmation for 07/07/2026

From Heraman, Reshma <RHeraman@coconutcreek.net>

Date Tue 6/23/2026 5:34 PM

To Amanda.atallah@hotmail.com <Amanda.atallah@hotmail.com>; amandatallah1@gmail.com
<amandatallah1@gmail.com>

Cc Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>; Capone, Briana <BCapone@coconutcreek.net>

Good Morning,

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

Below are the details of the hearing:

July 7, 2025

At

11:30 a.m.

City of Coconut Creek

City Commission – Public Meeting Room

4800 West Copans Road

Coconut Creek, FL 33063

Thank you,

Reshma Heraman

Senior Staff Assistant

4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1476

www.coconutcreek.gov



Please consider the environment before printing this email. Thank you

Re: Code Fine Reduction Confirmation for 07/07/2026

From Amanda A <amandatallah1@gmail.com>

Date Tue 6/23/2026 5:55 PM

To Heraman, Reshma <RHeraman@coconutcreek.net>

Cc Amanda A <Amanda.atallah@hotmail.com>; Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>; Capone, Briana <BCapone@coconutcreek.net>

This message needs your attention

- This is a personal email address.
- You've never replied to this person.

Mark Safe

Report

Powered by Mimecast

Hello, confirmed thank you so much

On Tue, Jun 23, 2026, 5:34 PM Heraman, Reshma <RHeraman@coconutcreek.net> wrote:

Good Morning,

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

Below are the details of the hearing:

July 7, 2025

At

11:30 a.m.

City of Coconut Creek

FW: Fine Reduction rescheduling

From Heraman, Reshma <RHeraman@coconutcreek.net>
Date Tue 7/7/2026 7:36 AM
To Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>
Cc Capone, Briana <BCapone@coconutcreek.net>

fyi

From: Amanda A <Amanda.atallah@hotmail.com>
Sent: Tuesday, July 7, 2026 7:34 AM
To: Heraman, Reshma <RHeraman@coconutcreek.net>
Cc: MICHEAL SABA <michaelsaba@bellsouth.net>
Subject: Fine Reduction rescheduling

This message needs your attention

- This is a personal email address.

[Mark Safe](#) - [Report](#)

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Hello to all, I sincerely apologize, but I am unable to make it to today's meeting due to a serious medical issue that requires my immediate attention.

I apologize for the short notice and any inconvenience this may cause. I would greatly appreciate the opportunity to reschedule our meeting for another day at your convenience.

Thank you for your understanding,

Amanda 954 707 7107

Sent from my Verizon, Samsung Galaxy smartphone
Sent from [Outlook for Android](#)

From: Heraman, Reshma <RHeraman@coconutcreek.net>
Sent: Tuesday, June 23, 2026 5:34:54 PM
To: Amanda.atallah@hotmail.com <Amanda.atallah@hotmail.com>; amandatallah1@gmail.com <amandatallah1@gmail.com>
Cc: Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>; Capone, Briana <BCapone@coconutcreek.net>
Subject: Code Fine Reduction Confirmation for 07/07/2026

Updated Code Fine Reduction Confirmation for 8/11/2026

From Heraman, Reshma <RHeraman@coconutcreek.net>

Date Tue 7/28/2026 2:18 PM

To amanda.atallah@hotmail.com <amanda.atallah@hotmail.com>

Cc Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Hello Amanda,

I am resending the Code Fine Reduction Confirmation because the previous confirmation contained the incorrect year.

All other information remains unchanged.

I apologize for any inconvenience or confusion this may have caused and I appreciate your understanding.

-

-

Please respond to this updated confirmation.

Good morning,

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

Below are the details of the hearing:

August 11, 2026

At

11:30 a.m.

City of Coconut Creek

City Commission – Public Meeting Room

4800 West Copans Road

Coconut Creek, FL 33063

Thank you,

Reshma Heraman

Senior Staff Assistant

4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1476

www.coconutcreek.gov



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



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 11-03 Retail - 5,000 sq. ft. to 20,000 sq. ft.	Deputy Appraiser: Alec Rosales
Property ID: 484206030010	Millage Code: 3212	Appraisers Number: 954-357-6835
Property Owner(s): COCONUT CREEK CP LLC	Adj. Bldg. S.F: 13806	Email: commercialtrim@bcpa.net
Mailing Address: 16950 JOG RD. #104 DELRAY BEACH, FL 33446	Bldg Under Air S.F:	Zoning : B-2 - CONVENIENCE SHOPPING
Property Address: 6706 - 6750 N STATE ROAD 7 COCONUT CREEK, 33073	Effective Year: 1989	Abbr. Legal Des.: EL RANCHO SEVEN PLAT 101-25 B PARCEL A LESS SOUTH 211
	Year Built: 1988	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$1,687,660	\$2,824,190	0	\$4,511,850	\$4,511,850	
2025	\$1,012,600	\$3,127,400	0	\$4,140,000	\$4,140,000	\$102,796.76
2024	\$1,012,600	\$3,127,400	0	\$4,140,000	\$4,011,490	\$99,812.89

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$4,511,850	\$4,511,850	\$4,511,850	\$4,511,850
Portability	0	0	0	0
Assessed / SOH	\$4,511,850	\$4,511,850	\$4,511,850	\$4,511,850
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$4,511,850	\$4,511,850	\$4,511,850	\$4,511,850

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
01/31/2018	Warranty Deed Qualified Sale	\$3,500,000	114869033
10/29/1998	Warranty Deed	\$1,365,000	28974 / 566
02/15/1996	Warranty Deed	\$471,000	24496 / 784
10/01/1991	Quit Claim Deed	\$100	18847 / 847

LAND CALCULATIONS

Unit		
Price	Units	Type
\$20.00	84,383	Square
	SqFt	Foot

RECENT SALES IN THIS SUBDIVISION

Prepared by:
Richard G. Coker, Jr., Esq.
Coker & Feiner
1404 S. Andrews Avenue
Ft. Lauderdale, FL 33316

Property Appraisers Parcel ID
(Folio) No: 4842 06 03 0010

STATUTORY WARRANTY DEED

THIS INDENTURE, made this 7th day of Jan, 2018, by S & K HOLDINGS, INC., a Florida Corporation, party of the first part, and COCONUT CREEK CP, LLC, a Florida Limited Liability Company, whose post office address is: 498 West Hillsboro Boulevard, Deerfield Beach, FL 33441, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its successors and assigns forever, the following described land to wit:

Parcel "A", of "El-Rancho-Seven-Plat", a subdivision according to the Plat thereof, as recorded in Plat Book 101, Page 25, of the Public Records of Broward County, Florida, less the South 211 feet, as measured along the East line of said Parcel "A"; and less the East 25 feet of the North 25 feet thereof, together with right, title and interest under that certain Cross Easement Agreement for Traffic Flow dated July 2, 1985, recorded in Official Records Book 13491, Page 148, amended by that certain Corrective Cross Easement Agreement by and between S & K Holdings, Inc., a Florida corporation, and CREC Coconut Creek Partnership, Ltd., a Florida limited partnership, recorded in Official Records Book 47000, Page 1095, of the Public Records of Broward County, Florida.

and the said party of the first part does hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

SUBJECT TO:

- 1) Zoning and/or restrictions and prohibitions imposed by governmental authority;

- 2) Restrictions, Easements, Covenants and other matters appearing on the plat, common to the subdivision and/or recorded in the Public Records, none of which are hereby reimposed; and
- 3) Taxes for the year 2018 and subsequent years, not yet due and payable;

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

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

AND the party of the first part hereby covenants with said party of the second part that the party of the first part is lawfully seized of the land in fee simple, that the party of the first part has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

(SIGNATURES CONTINUED ON NEXT PAGE)

IN WITNESS WHEREOF, the said party of the first part has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Theresa Montgomery

Signature

Theresa Montgomery

Printed Name

Carolyn S. Gill

Signature

Carolyn S. Gill

Printed Name

S & K HOLDINGS, INC., a Florida Corporation

By: [Signature]

K. David Isaacs, Vice President

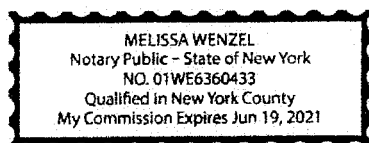
1800 SE 10th Avenue, Suite 300

Ft. Lauderdale, FL 33316

Post Office Address

STATE OF New York :
: SS.
COUNTY OF New York :

The foregoing instrument was acknowledged before me this 31st day of January 2018, by K. David Isaacs, as Vice President of S & K Holdings, Inc., a Florida Corporation, on behalf of said corporation. He is personally known to me or has produced NYDL as identification and who did not take an oath.



[Signature]
Signature of Notary Public

Print, type or stamp name of Notary and Commission No.

**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: **C23-12 -0009**

COCONUT CREEK CP LLC

16950 JOG RD. #104

DELRAY BEACH FL 33446

[YALLA MARKET INC.]

Respondent

FINAL ORDER

***VIOLATION: FAILURE TO COMPLETE PERMIT PROCESS FOR COMMERCIAL
ALTERATION WORK DONE / CITY CODE SEC. 13-38 (a)***

An administrative hearing was held before the undersigned Special Magistrate on March 27, 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 6706-6750 N State Road 7 and more particularly described as follows:

Property Id: 4842 06 03 0010

EL RANCHO SEVEN PLAT 101-25 B PARCEL A LESS SOUTH 211

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 alteration 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 it tenant 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 APRIL 25, 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.

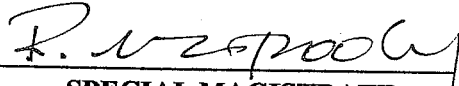
THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 24, 2024 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 24, 2024 SPECIAL MAGISTRATE HEARING

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

DONE AND ORDERED THIS 27th DAY OF MARCH, 2024

CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE

4/3/2024
Date Received



OFFICE OF COCONUT CREEK
Sustainable Development Dept.
of Compliance Division
16950 Jog Road
Coconut Creek, FL 33063



OFFICE OF COCONUT CREEK
Sustainable Development Dept.
of Compliance Division
16950 Jog Road
Coconut Creek, FL 33063

CERTIFIED MAIL



7020 3160 0000 9884 9029

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH, FL 33446

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH, FL 33446

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage

\$

Sent To

Street and /

City, State, .

PS Form 3800, June 2010

C23120008

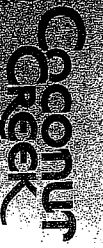
C23120009

Postmark
Here

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LNG

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH, FL 33446

6206 4886 0000 097C 0202

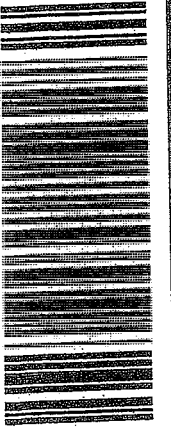


COCONUT CREEK
Economic Development Dept.
Compliance Division
1700 Copans Road
Creek, FL 33063



COCONUT CREEK
Economic Development Dept.
Compliance Division
1700 Copans Road
Creek, FL 33063

CERTIFIED MAIL



7020 3160 0000 9884 9036

ATALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, 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.

ATALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073



9590 9402 8067 2349 3292 85

2. Article Number (Transfer from service label)

7020 3160 0000 9884 9036

PS Form 3811, July 2020 PSN 7530-02-000-9036

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent ☐ Addressee

B. Rejected by (Printed Name) ☐ 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
- ☐ Collection on Delivery
- ☐ Collection 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
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OFFICIAL USE

Certified Mail Fee

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

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

Postage

Total Post

Sent To

Street and

City, State

PS Form

ATALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073

Postmark
Here

FO
UMG

9506 4986 0000 097E 0202

**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: **C23-12 -0009**

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

[YALLA MARKET INC.]
Respondent

Property Address: 6710 N. State Road 7

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on April 24, 2024. 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.

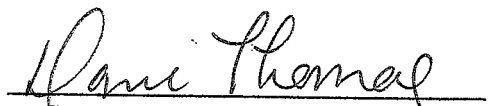
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF JUNE 27, 2024. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JUNE 26, 2024 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 26, 2024 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED APRIL 26, 2024

CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE

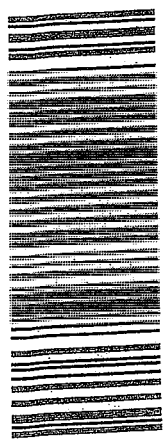

SPECIAL MAGISTRATE CLERK

4/30/24
Date Received

CERTIFIED MAIL



OF COCONUT CREEK
able Development Dept.
Compliance Division
W. Copans Road
ut Creek, FL 33063



7020 0090 0002 1150 8574

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446



OF COCONUT CREEK
able Development Dept.
Compliance Division
W. Copans Road
ut Creek, FL 33063

SENDER: COMPLETE THIS SECTION

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

1. Article addressed to:

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446



9590 9402 8580 3244 9299 03

2. Article Number (Transfer from service label)

7020 0090 0002 1150 8574

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

D. Is delivery address different from item 1? ☐ Yes ☒ No

If YES, enter delivery address below:

C. Date of Delivery

☐ Agent ☐ Addressee

3. Service Type

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

Domestic Return Receipt

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

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

OFFICIAL USE

- Certified Mail Fee \$
- Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) \$
 - ☐ Return Receipt (electronic) \$
 - ☐ Certified Mail Restricted Delivery \$
 - ☐ Adult Signature Required \$
 - ☐ Adult Signature Restricted Delivery \$
- Postage \$
- Total Po \$
- Sent To
- Street ai
- City, Sta
- PS Form

C23120008
C23120009
Postmark Here
EXT 50
UMB

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

4298 0511 2000 0600 0202

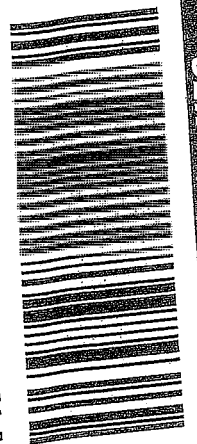


OF COCONUT CREEK
 Compliance Development Dept
 Compliance Division
 W. Copans Road
 Coconut Creek, FL 33063



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

VERIFIED MAIL



7020 0090 0002 1150 8681

ATALLAH, NAJI
 6718 NORTH STATE RD 7
 POMPANO BEACH, 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:

ATALLAH, NAJI
 6718 NORTH STATE RD 7
 POMPANO BEACH, FL 33073



9590 9402 8580 3244 9299 10

2. Article Number (Transfer from service label)

7020 0090 0002 1150 8681

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

COMPLETE THIS SECTION ON DELIVERY

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

3. Service Type

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

Domestic Return Receipt

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

OFFICIAL USE

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

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ATALLAH, NAJI
 6718 NORTH STATE RD 7
 POMPANO BEACH, FL 33073

1898 0511 2000 0600 0202

**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: **C23-12 -0009**

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

[YALLA MARKET INC.]

Property Address: 6710 N. State Road 7

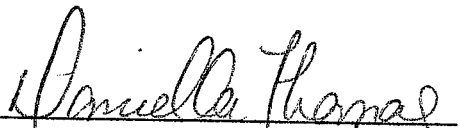
ORDER EXTENDING TIME FOR COMPLIANCE

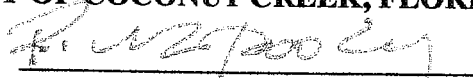
An administrative hearing was held in this matter before the undersigned Special Magistrate on June 26, 2024. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

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 AUGUST 15, 2024. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

DONE AND ORDERED JULY 1, 2024

CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE

7/9/24
Date Received

CERTIFIED MAIL®



7022 2410 0002 9360 2392

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☒ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Post	\$
Sent To	
Street and	
City, State,	

023120008
023120009
Postmark Here
Ext FO
Lmg

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

PS Form 3811, July 2020 PSN 7530-02-000-9055

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.

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446



9590 9402 8010 2306 8996 06

2. Article Number (transfers from serial label)

7022 2410 0002 9360 2392

ADDRESSEE, COMPLETE THIS SECTION ON DELIVERY

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

Service type	☐ Priority Mail Express®
Adult Signature Required Delivery	☐ Registered Mail®
Certified Mail Restricted Delivery	☐ Registered Mail Restricted Delivery
Signature Confirmation™	☐ Signature Confirmation™
Restricted Mail Restricted Delivery	☐ Signature Confirmation™

PS Form 3811, July 2020 PSN 7530-02-000-9055



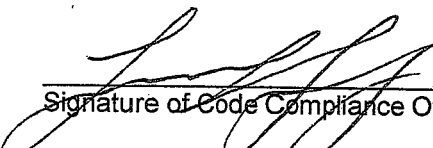
AFFIDAVIT OF NON-COMPLIANCE

Summons/Case #C23 12 0009

On June 26, 2024, COCONUT CREEK CP LLC [Yalla Market inc.]. were issued an Order of the Special Magistrate to comply with Chapter(s) 13-38-a by Thursday, August 15, 2024 for Summons to Appear #C23120009.

At approximately 8:00 AM, on August 19, 2024 I, Luis Montano-Garcia verified that the building permit process for occupational change of use for Beiruty restaurant, has not been completed. Therefore, COCONUT CREEK CP LLC [Yalla Market inc.], have not complied with the Order of the Special Magistrate.

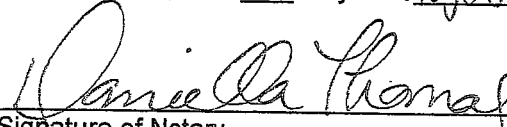
The fine amount will continue to accrue until the violation is corrected, and you notified the Code Compliance Division.



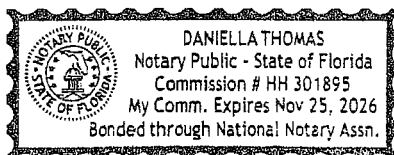
Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 19 day of August, 2024, by Luis Montano-Garcia.



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced





DEPARTMENT OF SUSTAINABLE DEVELOPMENT
CODE COMPLIANCE DIVISION
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

JUSTIN PROFFITT
DEPARTMENT DIRECTOR

VIA CERTIFIED MAIL 9589 0710 5270 0954 9553 30

August 7, 2024

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

RE: City of Coconut Creek vs. COCONUT CREEK CP LLC [YALLA MARKET INC.]
Address: 6710 N. State Road 7 Coconut Creek, FL 33073
Parcel ID: 4842 06 03 0010
Code Enforcement Case No. C23 12 0008 & C23 12 0009

Dear Sir or Madam:

You are hereby notified that the above-referenced code enforcement case, which was adjudicated by the Special Magistrate at a hearing on March 27, 2024 resulted in the issuance of a Final Order that included the imposition of a fine. A copy of the Final Order is attached.

An Affidavit of Non-Compliance, dated August 19, 2024 a copy of which is attached, has been filed with the City of Coconut Creek by the Code Officer, which Affidavit certifies under oath that the corrective action or the fine imposed by the Special Magistrate has not been satisfied. As a result, there exists an outstanding code enforcement fine against the property located 6710 N. State Road 7 Coconut Creek, FL 33073.

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

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

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

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

Sincerely,

Daniella Thomas
Senior Staff Assistant

cc: Dan Nelson, Community Enhancement Manager

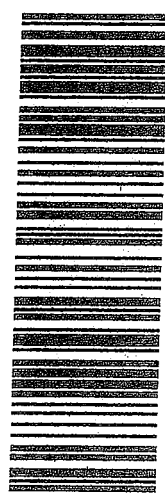


COCONUT CREEK
Capital Development Dept.
Compliance Division
Copans Road
Creek, FL 33063



COCONUT CREEK
Capital Development Dept.
Compliance Division
Copans Road
Creek, FL 33063

CELF-11-10 MAIL



9589 0710 5270 0954 9553 09

ATTALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, 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.

ATTALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent *[Signature]*
- B. Received by (Printed Name) *[Signature]* ☐ Addressee
- C. Date of Delivery *6/26/13*
- D. Is delivery address different from item 12? ☐ Yes ☒ No
If YES, enter delivery address below:

- 2. Article Number (Transfer from service label)
9590 9402 4272 8121 0683 13
- 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
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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

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

OFFICIAL USE

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

023120008
023120009
Postmark Here
[Signature]
LMS

ATTALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073

60 556 4560 0225 0120 6956



AFFIDAVIT OF COMPLIANCE

Summons/Case # C23120009

On June 26, 2024, **Coconut Creek CP LLC [Yalla Market Inc]** were issued an Order of the Special Magistrate extending the time to comply with Chapter(s) 13-38-a by August 15, 2024, for Summons to Appear #C2312-0009

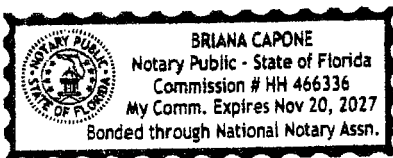
At approximately 2:15 PM, on May 5, 2026, I, Luis Montano-Garcia, observed permit #24001249 Closed with compliance date of April 14, 2026. Therefore, **Coconut Creek CP LLC [Yalla Market Inc]** have complied with the Order of the Special Magistrate. The total fine amount owed as of April 14, 2026 is **\$30,300.00**, along with an administrative fee of \$25.00 for a total amount due of **\$30,325.00**.

Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5 day of may, 2026, by Luis Monatno-Garcia.

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



PERMIT STATUS

Permit #: 24001249

Property ID: 484206030010

Permit Desc: OCCUPANCY/USE CHANGE

Property Address: 6710 N STATE RD 7 COCONUT CREEK, FL 33073

Amount Due: .00

Pending Payment: .00

Permit

Permit Information

Permit Number:	24001249	C.O. Number:	
Status:	Open	C.O. Operator:	
Type:	B-OCC CHG	C.O. Issued:	4/14/2026
Applied Date:	4/11/2024	C-404 Type:	437
Operator:	trobain	Usage Class:	05

Issued 1/29/2025
Date:

Applied 700
Value:

Operator: trobain

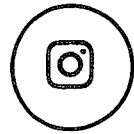
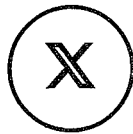
Units: 0

Master
Number:

Calc Value: 0

Project
Number:

Contractor: 67790



[Site Map](#)

[Privacy Policy](#)

[Accessibility Statement](#)

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Cases # - C24080035-24080030 Unit 101 Sr. Code Compliance Officer: Luis Montano-Garcia
6970 N State Road 7 – Parcel ID: 484206430040
Owner: Caligo Crossing LLC % Property Tax Dept

Warranty Deed: 05/04/2007

08/05/2024 –I received a referral from Code compliance supervisor Briana Capone regarding a soon to open business without a BTR (Talkin' Tacos), with possible commercial alterations made without a building permit. Written warnings were issued for failure to obtain Business Tax Receipt and for failure to obtain/complete building permit process for commercial alterations.

0030-18-29 Failure to obtain BTR for Talkin' Tacos

0035-13-38-a Failure to complete building permit process for commercial alterations

09/09/ 2024 an extension was granted per contractor's request.

10/07/2024 -summons were issued for both cases, for October 2024 Special Magistrate hearing.

*Service was obtained by posted summons and certified mail receipt for owner and registered agent.

10/23/2024 – The Special Magistrate entered a **Final Order to remedy the violations by 01/09/2025** or face a \$25 administration fee plus \$50 per day until the violation is in compliance, for the failure to complete permit process case; and a \$25 administration fee plus a one-time \$250 fine, for the BTR case.

Respondent was not present at the hearing.

**The Final Orders were sent by Certified Mail and signed green cards were received.*

01/13/2025 – Affidavits of Non-Compliance were issued.

01/16/2025 – Massey Letters were sent certified *and signed green card were received*

11/05/2025 – Affidavit of Compliance was entered into the case file with compliance date of 10/28/25. for case ending in 0035 .

11/05/25-BTR inspections for Talkin' Tacos passed and BTR was issued.

07/20/26 – LaKesha Carter on behalf of the property owner, submitted a request for this code fine reduction meeting, which was confirmed on 07/22/2026.

Cases # - C24080035-24080030 Unit 101 Sr. Code Compliance Officer: Luis Montano-Garcia
6970 N State Road 7 – Parcel ID: 484206430040
Owner: Caligo Crossing LLC % Property Tax Dept

Warranty Deed: 05/04/2007

CODE FINE SUMMARY: C24080030: A one-time fine of \$250.00 plus \$25.00 administration fee, was imposed.

CODE FINE SUMMARY: C24080035 Fine started on January 9, 2025, and accrued until October 28, 2025. Total days accrued are 291 days at \$50 per day, plus a one-time \$25 administration fee, for a total amount of \$14,850.00.

STAFF TOTAL = 19.5_HOURS for both cases

Case #	Vio Code	Sum	Hearing	DTC	Complied	Staff Hours
C24080030	18-29	10/07/24	10/23/24	01/09/25	10/28/25	19.5
C23120009	13-38-a	10/07/24	10/23/24	01/09/25	11/05/25	19.5

COMPOSITE EXHIBIT FOR CODE FINE REDUCTION HEARING:

1. Request for meeting
2. Acceptance for meeting
3. BCPA detail and warranty deed
4. Final Orders
5. Affidavits of Non-Compliance
6. Massey Letters
7. Affidavit of Compliance for case ending in 0035.



Outlook

Code Fine Reduction Hearing Request - 8/11/26 at 11 AM

From LaKesha Carter <lakeshacarter@regencycenters.com>

Date Mon 7/20/2026 5:23 PM

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

Cc Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

 1 attachment (275 KB)

Aff_of_comp_080035 (1).pdf;

Good afternoon,

On behalf of Caligo Crossing, LLC, the Property Owner of the above-referenced property, I respectfully request that this matter be scheduled for a Code Fine Reduction Hearing on Tuesday, August 11, 2026, at 11:30 AM, if available.

The property has been brought into compliance, and we respectfully request the opportunity to appear before the Board to address the circumstances surrounding the code violations and request consideration of a reduction of the assessed fines.

A representative of Regency Centers will be present at the hearing. The tenant, Talkin Tacos, will also attend to provide information regarding the circumstances that led to the violations, and the basis for requesting a reduction of the fines.

Thank you for your consideration of this request. Please let me know if any additional information is required prior to the hearing.

Property Address: 6970 N. SR 7, Unit 101, Coconut Creek, FL 33073

Sincerely,

LaKesha Carter
Property Manager
Regency Centers

LaKesha Carter
Property Manager
786 528 1443

2700 N. Military Trail, Suite 380
Boca Raton, FL 33431

After Hours Emergency
888 408 0693

RE: Code Fine Reduction Hearing Request - 8/11/26 at 11 AM

From Proffitt, Justin <JProffitt@coconutcreek.net>

Date Wed 7/22/2026 5:28 PM

To LaKesha Carter <lakeshacarter@regencycenters.com>; Heraman, Reshma <RHeraman@coconutcreek.net>

Cc Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Reshma please place this on the agenda.

Justin Proffitt, AICP, Director

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

City of Coconut Creek

Butterfly Capital of the World ®

4800 West Copans Road

Coconut Creek, FL 33063

954.973.6756

www.coconutcreek.net

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

From: LaKesha Carter <lakeshacarter@regencycenters.com>

Sent: Monday, July 20, 2026 5:23 PM

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

Cc: Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Subject: Code Fine Reduction Hearing Request - 8/11/26 at 11 AM

This message needs your attention

- This is their first email to you.

[Mark Safe](#) - [Report](#)

Powered by Mimecast

Good afternoon,

On behalf of Caligo Crossing, LLC, the Property Owner of the above-referenced property, I respectfully request that this matter be scheduled for a Code Fine Reduction Hearing on Tuesday, August 11, 2026, at 11:30 AM, if available.

The property has been brought into compliance, and we respectfully request the opportunity to appear before the Board to address the circumstances surrounding the code violations and request consideration of a reduction of the assessed fines.



Outlook

Updated Code Fine Reduction Confirmation for 8/11/2026

From Heraman, Reshma <RHeraman@coconutcreek.net>

Date Tue 7/28/2026 2:03 PM

To lakeshacarter@regencycenters.com <lakeshacarter@regencycenters.com>

Cc Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Hello LaKesha,

I am resending the Code Fine Reduction Confirmation because the previous confirmation contained the incorrect year.

All other information remains unchanged.

I apologize for any inconvenience or confusion this may have caused and I appreciate your understanding.

-

-

Please respond to this updated confirmation.

Good morning,

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

Below are the details of the hearing:

August 11, 2026

At

11:30 a.m.

City of Coconut Creek

City Commission – Public Meeting Room

4800 West Copans Road

Coconut Creek, FL 33063

Thank you,

Reshma Heraman

Senior Staff Assistant

4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1476

www.coconutcreek.gov



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

RE: Updated Code Fine Reduction Confirmation for 8/11/2026

From LaKesha Carter <lakeshacarter@regencycenters.com>

Date Tue 7/28/2026 2:05 PM

To Heraman, Reshma <RHeraman@coconutcreek.net>

Cc Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Hi Reshma,

Received and noted! Thank you

Kind regards,

LaKesha Carter

Property Manager

786 528 1443

2700 N. Military Trail, Suite 380

Boca Raton, FL 33431

After Hours Emergency

888 408 0693

Regency
Centers.

As a reminder, Regency has partnered with VersaPay to offer our tenants a secure and more robust tenant payment experience. Login or register today by visiting www.regencycenters.com/tenants to view monthly invoices/statements, up-to-date balances and historical payment transactions. You can even communicate with your property manager and configure which email notifications you wish to receive all from within the app! PLEASE NOTE: You will need both your tenant and lease number to register.

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

Sent: Tuesday, July 28, 2026 2:03 PM

To: LaKesha Carter <lakeshacarter@regencycenters.com>

Cc: Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Subject: Updated Code Fine Reduction Confirmation for 8/11/2026

CAUTION: External email – be careful with links/attachments, especially if from unknown source OR if unexpected from known source

Hello LaKesha,

I am resending the Code Fine Reduction Confirmation because the previous confirmation contained the incorrect year.

All other information remains unchanged.



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 484206430040

Property Owner(s):CALIGO CROSSING LLC
% PROPERTY TAX DEPT

Mailing Address:PO BOX 2539 SAN ANTONIO, TX
78299-2539

Property Address:6970 N STATE ROAD 7 COCONUT
CREEK, 33073

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

Millage Code: 3212

Adj. Bldg. S.F: 11543

Bldg Under Air S.F:

Effective Year: 2009

Year Built: 2008

Units/Beds/Baths: 0 / /

Deputy Appraiser: Maxim Kseniuk

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : PCD - PLANNED
COMMERCE DISTRICT

Abbr. Legal Des.: FARRIS CORNER
PLAT 177-153 B POR OF PAR A &
PARCEL A-3 DESC COMM SW COR
OF PAR A-1,NLY 291.9NW 287.49,NE
50.82,SE 61.85,S 3 E 100,N 3,NE 39,E
182.47 TO POB E 6.77,SE 32.27,E
342.03, S 132.27,W 95.21,S 58.97, W
323.20,N 70.54,NE 16.56, NW
71.54,NELY 60.44 TO POB

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$1,485,260	\$1,710,340	0	\$3,195,600	\$3,195,600	
2025	\$742,630	\$2,221,010	0	\$2,963,640	\$2,963,640	\$77,938.40
2024	\$742,630	\$2,014,780	0	\$2,757,410	\$2,757,410	\$72,389.72

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$3,195,600	\$3,195,600	\$3,195,600	\$3,195,600
Portability	0	0	0	0
Assessed / SOH	\$3,195,600	\$3,195,600	\$3,195,600	\$3,195,600
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$3,195,600	\$3,195,600	\$3,195,600	\$3,195,600

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/25/2007	Multi Special Warranty Deed Disqualified Sale	\$4,210,500	43989 / 1455
05/04/2007	Multi Trustee's Deed Disqualified Sale	\$10,424,500	43989 / 1450

LAND CALCULATIONS

Unit		
Price	Units	Type
\$20.00	74,263 SqFt	Square Foot

276561
RETURN TO:
First American Title Ins. Co.
25400 US 19 N, Suite 135
Clearwater, FL 33763
LAJCC/LD

INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO: Rogers Towers, P.A. 1301 Riverplace Blvd., Suite 1500 Jacksonville, Florida 32207 Attention: William E. Scheu, Esq.	
---	--

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30th day of April, 2007, between **SHIRLEY J. FARRIS**, a resident of Broward County, Florida, herein the Grantor, and **CALIGO CROSSING, LLC**, a Delaware limited liability company, whose address is c/o Regency Realty Group, Inc., 121 West Forsyth Street, Suite 200, Jacksonville, Florida 32202, herein called the Grantee. (Grantee's Tax I.D. No. is _____).

The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, Grantor's undivided interest in the land, situate, lying and being Broward County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof.

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

To have and to hold the same in fee simple forever.

Grantor hereby covenants with said Grantee that it is lawfully seized of an undivided interest in said land in fee simple; that it has good right and lawful authority to sell and convey said undivided interest in said land; that it hereby fully warrants the title to said undivided interest in said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject to all matters of public record and such state of facts as would be disclosed by a current survey of the property.

(When used herein the terms "Grantor" and "Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires, and shall include heirs, personal representatives, successors or assigns.)

LEGAL02/30326579v2

3007
29, 2007

(3)

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be executed in its name and caused its seal to be affixed as of the day and year first above written.

GRANTOR:

Shirley J. Farris (Seal)
Witness (print name): Shirley J. Farris SHIRLEY J. FARRIS
William F. Griffin
Witness (print name): WILLIAM F. GRIFFIN

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 25TH day of April, 2007 by Shirley J. Farris. She personally appeared before me, is personally known to me or produced _____ as identification.

Notary: William F. Griffin
Print Name: WILLIAM F. GRIFFIN
Notary Public, State of FLORIDA
My commission expires December 13, 2010

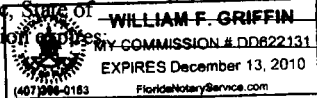


EXHIBIT A ✓

LEGAL DESCRIPTION

Legal Description of Front Parcel

(South of Hillsboro Boulevard)

That portion of Tract 11, Block 85, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, recorded in Plat Book 2, pages 45-54, of the Public Records of Palm Beach County, Florida, lying in Section 6, Township 48 South, Range 42 East, Broward County, Florida, lying within 308 feet of North boundary of said Tract 11, except for the East 225 feet thereof.

LESS the portion thereof deeded to the State of Florida Department of Transportation in Official Records Book 41833, page 176, of the Public Records of Broward County, Florida.

Subject to the right-of-way of State Road 810 (Hillsboro Boulevard) and State Road 7 (US Highway 441).

**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: **C24-08 -0030**

CALIGO CROSSING LLC
% PROPERTY TAX DEPT
PO BOX 2539
SAN ANTONIO TX 78299-2539

[TALKIN TACOS]

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 October 23, 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 6970 N State Road 7 # 101, and more particularly described as follows:

Property Id: 4842 06 43 0040

FARRIS CORNER PLAT 177-153 B POR OF PAR A & PARCEL A-3 DESC COMM SW
COR OF PAR A-1,NLY 291.9 NW 287.49,NE 50.82,SE 61.85,S 3 E 100,N 3,NE 39,E 182.47
TO POB E 6.77,SE 32.27,E 342.03, S 132.27,W 95.21,S 58.97, W 323.20,N 70.54,NE 16.56,
NW 71.54,NELY 60.44 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 operating a business 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 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. 18-29 AND THE RESPONDENT IS GIVEN UNTIL JANUARY 9, 2025 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.

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

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

DONE AND ORDERED THIS 24th DAY OF OCTOBER, 2024

CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE

10/30/24
Date Received

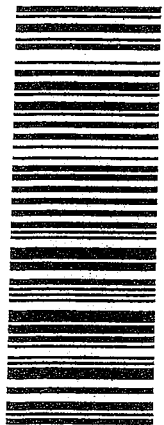


COCONUT CREEK
Sustainable Development Dept
Compliance Division
30 W. Copans Road
Coconut Creek, FL 33063



COCONUT CREEK
Sustainable Development Dept
Compliance Division
30 W. Copans Road
Coconut Creek, FL 33063

VERIFIED MAIL



7022 2410 0002 9359 9357

CALIGO CROSSING LLC
% PROPERTY TAX DEPT
PO BOX 2539
SAN ANTONIO TX 78299-2539

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.

CALIGO CROSSING LLC
% PROPERTY TAX DEPT
PO BOX 2539
SAN ANTONIO TX 78299-2539

9590 9402 8067 2349 3282 64

2. Article Number (Transfer from service label)

7022 2410 0002 9359 9357

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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OFFICIAL USE

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

Postage \$
Total Postage \$

Sent To
Street and A
City, State, Z

CALIGO CROSSING LLC
% PROPERTY TAX DEPT
PO BOX 2539
SAN ANTONIO TX 78299-2539

024080030
024080035

Postmark
Here

FD
LMB

PS Form 3811

Domestic Return Receipt

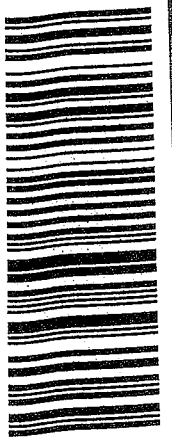


COCONUT CREEK
Sustainable Development Dept
Compliance Division
18 W. Copans Road
Coconut Creek, FL 33063



COCONUT CREEK
Sustainable Development Dept
Compliance Division
18 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



7022 2410 0002 9359 9364

UNITED AGENT GROUP INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

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.

UNITED AGENT GROUP INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408



9590 9402 8067 2349 3279 77

2. Article Number (Transfer from service label)

7022 2410 0002 9359 9364

COMPLETE THIS SECTION ON DELIVERY

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

3. Service Type

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

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Post	
\$	
Sent To	
Street and	
City, State	
PS Form	

UNITED AGENT GROUP INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Postmark Here
FO LMB

24080030
24080035

4966 6566 2000 0742 2202



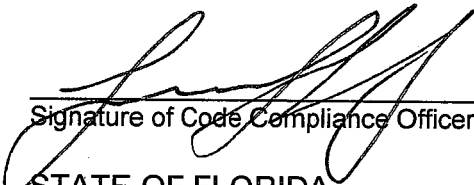
AFFIDAVIT OF NON-COMPLIANCE

Summons/Case #C24 08 0030

On **October 23, 2024**, **Caligo Crossing LLC% Property Tax Dept [Talkin' Tacos]**, were issued an Order of the Special Magistrate to comply with Chapter(s) **18-29** by **Thursday, January 09, 2025** for Summons to Appear **#C24080030**.

At approximately **2:30 PM**, on **January 13, 2025** I, **Luis Montano-Garcia** verified that the **Business tax receipt for Talkin' Tacos has not been obtained**. Therefore, **Caligo Crossing LLC% Property Tax Dept [Talkin' Tacos]**, have not complied with the Order of the Special Magistrate.

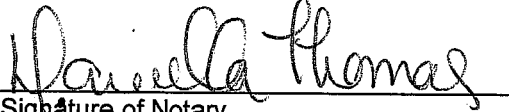
A one-time fine of \$250.00 plus a \$25.00 administrative fee, for a total of \$275.00 has been imposed for non-compliance.



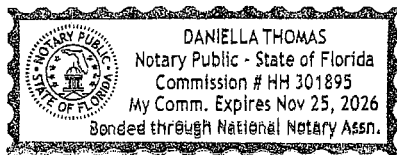
Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13 day of January, 2025, by Luis Montano-Garcia.



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced





DEPARTMENT OF SUSTAINABLE DEVELOPMENT
CODE COMPLIANCE DIVISION
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

JUSTIN PROFFITT
DEPARTMENT DIRECTOR

VIA CERTIFIED MAIL 9589 0710 5270 0954 9558 11

January 16, 2025

CALIGO CROSSING LLC % PROPERTY TAX DEPT
PO BOX 2539
SAN ANTONIO TX 78299-2539

RE: City of Coconut Creek vs. CALIGO CROSSING LLC % PROPERTY TAX DEPT
Address: 6970 N. State Road 7 #101 Coconut Creek, FL 33073
Parcel ID: 4842 06 43 0040
Code Enforcement Case No. C24 08 0030 & C24 08 0035

Dear Sir or Madam:

You are hereby notified that the above-referenced code enforcement case, which was adjudicated by the Special Magistrate at a hearing on October 23, 2024 resulted in the issuance of a Final Order that included the imposition of a fine. A copy of the Final Order is attached.

An Affidavit of Non-Compliance, dated January 13, 2025 a copy of which is attached, has been filed with the City of Coconut Creek by the Code Officer, which Affidavit certifies under oath that the corrective action or the fine imposed by the Special Magistrate has not been satisfied. As a result, there exists an outstanding code enforcement fine against the property located 6970 N. State Road 7 #101 Coconut Creek, FL 33073.

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

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

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

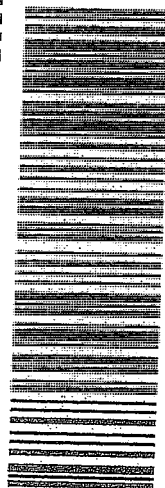
If a hearing is requested, you shall be notified of the date, time and place via U.S. Mail.

Sincerely,

Daniella Thomas
Senior Staff Assistant

cc: Dan Nelson, Community Enhancement Manager

CERTIFIED MAIL



9589 0710 5270 0954 9558 JJ

CALIGO CROSSING LLC
% PROPERTY TAX DEPT
PO BOX 2539
SAN ANTONIO TX 78299-2539

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

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

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

C24080030
C24080035

Postmark
Here

massag
Lma

Postage

Total Postage

Sent To

Street and Ap

City, State, Zip

CALIGO CROSSING LLC
% PROPERTY TAX DEPT
PO BOX 2539
SAN ANTONIO TX 78299-2539

PS Form 3811

Cocanut Creek
CAPITAL OF THE WORLD®

COCOONUT CREEK
the Development Dept
Compliance Division
Copans Road
Creek, FL 33063

SENDER: COMPLETE THIS SECTION

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

CALIGO CROSSING LLC
% PROPERTY TAX DEPT
PO BOX 2539
SAN ANTONIO TX 78299-2539



9590 9402 8966 4064 7223 43

2. Article Number (Transfer from service label)

9589 0710 5270 0954 9558 JJ

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Barbara Folck
B. Received by (Printed Name)
C. Date of Delivery
1/22/25
D. Is delivery address different from item 1? Yes ☐ No ☒

3. Service Type

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

Domestic Return Receipt

TT 9558 4560 0225 0710 6856

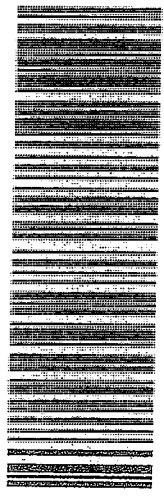


CAPITAL OF THE WORLD®
COCONUT CREEK
Public Development Dept.
Compliance Division
Copans Road
Creek, FL 33063



CAPITAL OF THE WORLD®
COCONUT CREEK
Public Development Dept.
Compliance Division
Copans Road
Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 0954 9558 28

UNITED AGENT GROUP INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

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.

UNITED AGENT GROUP INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408



9590 9402 8966 4064 7223 81

2. Article Number (Transfer from service label)

9589 0710 5270 0954 9558 28

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

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

C24080030
C24080035
Postmark
Here
Massey
UMG

UNITED AGENT GROUP INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

92 9556 4560 0225 0720 6856

Business No	250000008	TALKIN TACOS
License No	BL11002107	6970 N STATE RD 7 BAY 101
Category	190020 - RESTAURANTS: CAPACITY 51-100 ▾	

Type	Sequence	▲ Requested	Scheduled	Inspection	Inspector	Result
LIC-ELE	1	11/04/2025	11/05/2025	11/05/2025	314	P - Passed
LIC-BUI	1	11/04/2025	11/05/2025	11/05/2025	305	P - Passed
LIC-PLU	1	11/04/2025	11/05/2025	11/05/2025	351	P - Passed
LIC-MECH	1	11/04/2025	11/05/2025	11/05/2025	346	P - Passed
LIC-FIR	1	11/04/2025	11/05/2025	11/05/2025	307	P - Passed
LIC-ZON	1	11/04/2025	11/05/2025	11/05/2025	364	P - Passed

Cases # - C24080035-24080030 Unit 101 Sr. Code Compliance Officer: Luis Montano-Garcia
6970 N State Road 7 – Parcel ID: 484206430040
Owner: Caligo Crossing LLC % Property Tax Dept

Warranty Deed: 05/04/2007

08/05/2024 –I received a referral from Code compliance supervisor Briana Capone regarding a soon to open business without a BTR (Talkin' Tacos), with possible commercial alterations made without a building permit. Written warnings were issued for failure to obtain Business Tax Receipt and for failure to obtain/complete building permit process for commercial alterations.

0030-18-29 Failure to obtain BTR for Talkin' Tacos

0035-13-38-a Failure to complete building permit process for commercial alterations

09/09/ 2024 an extension was granted per contractor's request.

10/07/2024 -summons were issued for both cases, for October 2024 Special Magistrate hearing.

*Service was obtained by posted summons and certified mail receipt for owner and registered agent.

10/23/2024 – The Special Magistrate entered a **Final Order to remedy the violations by 01/09/2025** or face a \$25 administration fee plus \$50 per day until the violation is in compliance, for the failure to complete permit process case; and a \$25 administration fee plus a one-time \$250 fine, for the BTR case.

Respondent was not present at the hearing.

**The Final Orders were sent by Certified Mail and signed green cards were received.*

01/13/2025 – Affidavits of Non-Compliance were issued.

01/16/2025 – Massey Letters were sent certified *and signed green card were received*

11/05/2025 – Affidavit of Compliance was entered into the case file with compliance date of 10/28/25. for case ending in 0035 .

11/05/25-BTR inspections for Talkin' Tacos passed and BTR was issued.

07/20/26 – LaKesha Carter on behalf of the property owner, submitted a request for this code fine reduction meeting, which was confirmed on 07/22/2026.

Cases # - C24080035-24080030 Unit 101 Sr. Code Compliance Officer: Luis Montano-Garcia
6970 N State Road 7 – Parcel ID: 484206430040
Owner: Caligo Crossing LLC % Property Tax Dept

Warranty Deed: 05/04/2007

CODE FINE SUMMARY: C24080030: A one-time fine of \$250.00 plus \$25.00 administration fee, was imposed.

CODE FINE SUMMARY: C24080035 Fine started on January 9, 2025, and accrued until October 28, 2025. Total days accrued are 291 days at \$50 per day, plus a one-time \$25 administration fee, for a total amount of \$14,850.00.

STAFF TOTAL = 19.5_HOURS for both cases

Case #	Vio Code	Sum	Hearing	DTC	Complied	Staff Hours
C24080030	18-29	10/07/24	10/23/24	01/09/25	10/28/25	19.5
C23120009	13-38-a	10/07/24	10/23/24	01/09/25	11/05/25	19.5

COMPOSITE EXHIBIT FOR CODE FINE REDUCTION HEARING:

1. Request for meeting
2. Acceptance for meeting
3. BCPA detail and warranty deed
4. Final Orders
5. Affidavits of Non-Compliance
6. Massey Letters
7. Affidavit of Compliance for case ending in 0035.

Code Fine Reduction Hearing Request - 8/11/26 at 11 AM

From LaKesha Carter <lakeshacarter@regencycenters.com>

Date Mon 7/20/2026 5:23 PM

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

Cc Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

 1 attachment (275 KB)

Aff_of_comp_080035 (1).pdf;

Good afternoon,

On behalf of Caligo Crossing, LLC, the Property Owner of the above-referenced property, I respectfully request that this matter be scheduled for a Code Fine Reduction Hearing on Tuesday, August 11, 2026, at 11:30 AM, if available.

The property has been brought into compliance, and we respectfully request the opportunity to appear before the Board to address the circumstances surrounding the code violations and request consideration of a reduction of the assessed fines.

A representative of Regency Centers will be present at the hearing. The tenant, Talkin Tacos, will also attend to provide information regarding the circumstances that led to the violations, and the basis for requesting a reduction of the fines.

Thank you for your consideration of this request. Please let me know if any additional information is required prior to the hearing.

Property Address: 6970 N. SR 7, Unit 101, Coconut Creek, FL 33073

Sincerely,

LaKesha Carter
Property Manager
Regency Centers

LaKesha Carter
Property Manager
786 528 1443

2700 N. Military Trail, Suite 380
Boca Raton, FL 33431

After Hours Emergency
888 408 0693

RE: Code Fine Reduction Hearing Request - 8/11/26 at 11 AM

From Proffitt, Justin <JProffitt@coconutcreek.net>

Date Wed 7/22/2026 5:28 PM

To LaKesha Carter <lakeshacarter@regencycenters.com>; Heraman, Reshma <RHeraman@coconutcreek.net>

Cc Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Reshma please place this on the agenda.

Justin Proffitt, AICP, Director

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

City of Coconut Creek

Butterfly Capital of the World ®

4800 West Copans Road

Coconut Creek, FL 33063

954.973.6756

www.coconutcreek.net

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

From: LaKesha Carter <lakeshacarter@regencycenters.com>

Sent: Monday, July 20, 2026 5:23 PM

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

Cc: Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Subject: Code Fine Reduction Hearing Request - 8/11/26 at 11 AM

This message needs your attention

i

- This is their first email to you.

[Mark Safe](#) - [Report](#)

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Good afternoon,

On behalf of Caligo Crossing, LLC, the Property Owner of the above-referenced property, I respectfully request that this matter be scheduled for a Code Fine Reduction Hearing on Tuesday, August 11, 2026, at 11:30 AM, if available.

The property has been brought into compliance, and we respectfully request the opportunity to appear before the Board to address the circumstances surrounding the code violations and request consideration of a reduction of the assessed fines.

Updated Code Fine Reduction Confirmation for 8/11/2026

From Heraman, Reshma <RHeraman@coconutcreek.net>
Date Tue 7/28/2026 2:03 PM
To lakeshacarter@regencycenters.com <lakeshacarter@regencycenters.com>
Cc Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Hello LaKeshia,

I am resending the Code Fine Reduction Confirmation because the previous confirmation contained the incorrect year.
All other information remains unchanged.

I apologize for any inconvenience or confusion this may have caused and I appreciate your understanding.

-

Please respond to this updated confirmation.

Good morning,

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

Below are the details of the hearing:

August 11, 2026
At
11:30 a.m.
City of Coconut Creek
City Commission – Public Meeting Room
4800 West Copans Road
Coconut Creek, FL 33063

Thank you,

Reshma Heraman
Senior Staff Assistant
4800 W. Copans Road
Coconut Creek, FL 33063
954-956-1476
www.coconutcreek.gov



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

RE: Updated Code Fine Reduction Confirmation for 8/11/2026

From LaKesha Carter <lakeshacarter@regencycenters.com>
Date Tue 7/28/2026 2:05 PM
To Heraman, Reshma <RHeraman@coconutcreek.net>
Cc Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Hi Reshma,

Received and noted! Thank you

Kind regards,

LaKesha Carter
Property Manager
786 528 1443

2700 N. Military Trail, Suite 380
Boca Raton, FL 33431

After Hours Emergency
888 408 0693

**Regency
Centers.**

As a reminder, Regency has partnered with VersaPay to offer our tenants a secure and more robust tenant payment experience. Login or register today by visiting www.regencycenters.com/tenants to view monthly invoices/statements, up-to-date balances and historical payment transactions. You can even communicate with your property manager and configure which email notifications you wish to receive all from within the app! PLEASE NOTE: You will need both your tenant and lease number to register.

From: Heraman, Reshma <RHeraman@coconutcreek.net>
Sent: Tuesday, July 28, 2026 2:03 PM
To: LaKesha Carter <lakeshacarter@regencycenters.com>
Cc: Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>
Subject: Updated Code Fine Reduction Confirmation for 8/11/2026

CAUTION: External email – be careful with links/attachments, especially if from unknown source OR if unexpected from known source

Hello LaKesha,

I am resending the Code Fine Reduction Confirmation because the previous confirmation contained the incorrect year.
All other information remains unchanged.



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 11-03 Retail - 5,000 sq. ft. to 20,000 sq. ft.	Deputy Appraiser: Maxim Kseniuk
Property ID: 484206430040	Millage Code: 3212	Appraisers Number: 954-357-6835
Property Owner(s): CALIGO CROSSING LLC % PROPERTY TAX DEPT	Adj. Bldg. S.F: 11543	Email: commercialtrim@bcpa.net
Mailing Address: PO BOX 2539 SAN ANTONIO, TX 78299-2539	Bldg Under Air S.F:	Zoning : PCD - PLANNED COMMERCE DISTRICT
Property Address: 6970 N STATE ROAD 7 COCONUT CREEK, 33073	Effective Year: 2009	Abbr. Legal Des.: FARRIS CORNER PLAT 177-153 B POR OF PAR A & PARCEL A-3 DESC COMM SW COR OF PAR A-1,NLY 291.9NW 287.49,NE 50.82,SE 61.85,S 3 E 100,N 3,NE 39,E 182.47 TO POB E 6.77,SE 32.27,E 342.03, S 132.27,W 95.21,S 58.97, W 323.20,N 70.54,NE 16.56, NW 71.54,NELY 60.44 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	\$1,485,260	\$1,710,340	0	\$3,195,600	\$3,195,600	
2025	\$742,630	\$2,221,010	0	\$2,963,640	\$2,963,640	\$77,938.40
2024	\$742,630	\$2,014,780	0	\$2,757,410	\$2,757,410	\$72,389.72

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$3,195,600	\$3,195,600	\$3,195,600	\$3,195,600
Portability	0	0	0	0
Assessed / SOH	\$3,195,600	\$3,195,600	\$3,195,600	\$3,195,600
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$3,195,600	\$3,195,600	\$3,195,600	\$3,195,600

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/25/2007	Multi Special Warranty Deed Disqualified Sale	\$4,210,500	43989 / 1455
05/04/2007	Multi Trustee's Deed Disqualified Sale	\$10,424,500	43989 / 1450

LAND CALCULATIONS

Unit Price	Units	Type
\$20.00	74,263 SqFt	Square Foot

276561
RETURN TO:
First American Title Ins. Co.
25400 US 19 N, Suite 135
Clearwater, FL 33763
LA/CC/LP

INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO: Rogers Towers, P.A. 1301 Riverplace Blvd., Suite 1500 Jacksonville, Florida 32207 Attention: William E. Scheu, Esq.	
--	--

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30th day of April, 2007, between **SHIRLEY J. FARRIS**, a resident of Broward County, Florida, herein the Grantor, and **CALIGO CROSSING, LLC**, a Delaware limited liability company, whose address is c/o Regency Realty Group, Inc., 121 West Forsyth Street, Suite 200, Jacksonville, Florida 32202, herein called the Grantee. (Grantee's Tax I.D. No. is _____).

The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, Grantor's undivided interest in the land, situate, lying and being Broward County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof.

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

To have and to hold the same in fee simple forever.

Grantor hereby covenants with said Grantee that it is lawfully seized of an undivided interest in said land in fee simple; that it has good right and lawful authority to sell and convey said undivided interest in said land; that it hereby fully warrants the title to said undivided interest in said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject to all matters of public record and such state of facts as would be disclosed by a current survey of the property.

(When used herein the terms "Grantor" and "Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires, and shall include heirs, personal representatives, successors or assigns.)

3

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be executed in its name and caused its seal to be affixed as of the day and year first above written.

GRANTOR:

Greene J. Griffin Shirley J. Farris (Seal)
Witness (print name): Greene J. Griffin SHIRLEY J. FARRIS
W.F. Griffin
Witness (print name): WILLIAM F. GRIFFIN

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 25TH day of April, 2007 by Shirley J. Farris. She personally appeared before me, is personally known to me or produced _____ as identification.

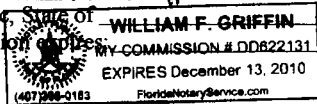
Notary: William F. Griffin
Print Name: WILLIAM F. GRIFFIN
Notary Public, State of FLORIDA
My commission expires: MY COMMISSION # DD622131
 EXPIRES December 13, 2010
(407) 996-3183 FloridaNotaryService.com

EXHIBIT A ✓

LEGAL DESCRIPTION

Legal Description of Front Parcel

(South of Hillsboro Boulevard)

That portion of Tract 11, Block 85, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, recorded in Plat Book 2, pages 45-54, of the Public Records of Palm Beach County, Florida, lying in Section 6, Township 48 South, Range 42 East, Broward County, Florida, lying within 308 feet of North boundary of said Tract 11, except for the East 225 feet thereof.

LESS the portion thereof deeded to the State of Florida Department of Transportation in Official Records Book 41833, page 176, of the Public Records of Broward County, Florida.

Subject to the right-of-way of State Road 810 (Hillsboro Boulevard) and State Road 7 (US Highway 441).

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: **C24-08 -0035**

CALIGO CROSSING LLC
% PROPERTY TAX DEPT
PO BOX 2539
SAN ANTONIO TX 78299-2539
Respondent

FINAL ORDER

***VIOLATION: FAILURE TO OBTAIN & COMPLETE BUILDING
PERMIT FOR COMMERCIAL ALTERATIONS/ CITY CODE SEC. 13-38 (a)***

An administrative hearing was held before the undersigned Special Magistrate on October 23, 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 6970 N State Road 7 # 101, and more particularly described as follows:

Property Id: 4842 06 43 0040

FARRIS CORNER PLAT 177-153 B POR OF PAR A & PARCEL A-3 DESC COMM SW COR OF PAR A-1,NLY 291.9 NW 287.49,NE 50.82,SE 61.85,S 3 E 100,N 3,NE 39,E 182.47 TO POB E 6.77,SE 32.27,E 342.03, S 132.27,W 95.21,S 58.97, W 323.20,N 70.54,NE 16.56, NW 71.54,NELY 60.44 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 required building permit for commercial alterations, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was not present at the hearing and the sworn testimony of the City was uncontested.

CONCLUSIONS OF LAW:

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

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL JANUARY 9, 2025 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF FIFTY DOLLARS (\$50.00) FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED TWENTY-FIVE DOLLARS (\$25.00) IN ADMINISTRATIVE COSTS.

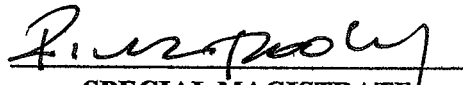
THE RESPONDENT IS HEREBY PUT ON NOTICE THAT IF THE RESPONDENT REPEATS THIS SAME VIOLATION WITHIN FIVE (5) YEARS OF THE DATE OF THIS ORDER, THE RESPONDENT SHALL BE TREATED AS A REPEAT VIOLATOR AND BE SUBJECT TO THE GREATER FINE AMOUNTS AUTHORIZED BY LAW IN INSTANCE OF A REPEAT VIOLATION.

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

DONE AND ORDERED THIS 24th DAY OF OCTOBER, 2024

CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE

10/30/24

Date Received



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



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

VERIFIED MAIL



7022 2410 0002 9359 9357

CALIGO CROSSING LLC
% PROPERTY TAX DEPT
PO BOX 2539
SAN ANTONIO TX 78299-2539

CALIGO CROSSING LLC
% PROPERTY TAX DEPT
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
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Total Postage	
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Street and A	
City, State, Z	

PS Form 38

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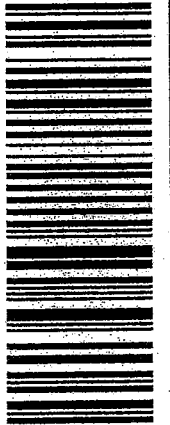
CALIGO CROSSING LLC
% PROPERTY TAX DEPT
PO BOX 2539
SAN ANTONIO TX 78299-2539

2566 6566 2000 0142 2202



UNIT CREEK
Development Dept
Planning Division
Copans Road
Unit Creek, FL 33063

CERTIFIED MAIL®



7022 2410 0002 9359 9364

UNITED AGENT GROUP INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408



UNIT CREEK
Development Dept
Planning Division
Copans Road
Unit Creek, FL 33063

UNITED AGENT GROUP INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

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

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City, State

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UNITED AGENT GROUP INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

ctions.

4966 6566 2000 0142 2206



AFFIDAVIT OF NON-COMPLIANCE

Summons/Case #C24 08 0035

On **October 23, 2024**, **Caligo Crossing LLC% Property Tax Dept.** was issued an Order of the Special Magistrate to comply with Chapter(s) **13-38-a** by **Thursday, January 9, 2025** for Summons to Appear **#C24080035**.

At approximately **2:30 PM**, on **January 13, 2025** I, **Luis Montano-Garcia** verified that building permit process has not been completed. Therefore, **Caligo Crossing LLC% Property Tax Dept.** has not complied with the Order of the Special Magistrate.

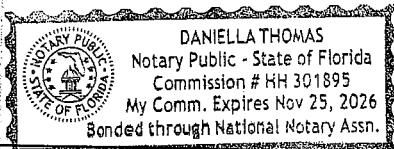
The fine amount will continue to accrue until the violation is corrected, and you notified the Code Compliance Division.

Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13 day of January, 2025, by Luis Montano-Garcia.

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced





Permit Status

Permit #:	24003712
Property ID:	484206430040
Permit Desc:	ALTERATION COMMERCIAL
Property Address:	6970 N STATE RD 7 BAY 101 COCONUT CREEK, FL 33073
Amount Due:	.00
Pending Payment:	.00

Plan Review

*** Plan Review Information

Revision Stop	Status	Date In/Out	Reviewer/Notes
MECHANICAL (A/C)	HOLD	1/8/2025 1/8/2025	Reviewer: MBECK Notes: NEED MECHANICAL PLANS AND PERMIT APPLICATION FOR FIRE S YSTEM UNDER HOOD SYSTEM SHOWING ALL EQUIPMENT AND FIRE SYSTEM.
FIRE SAFETY	HOLD	12/26/2024 1/7/2025	Reviewer: SJEANLOU Notes: 1). PROVIDE A COMPLETE ADDENDUM FORM. FORM MUST BE FULL Y COMPLETED WITH ALL THE INFORMATION, INCLUDING SECTION MARKED BUILDING AND FIRE INFORMATION. 4). PROVIDE CLARIFICATION ON THE COOLER FOUND ON THE A 111 (WALK-IN, STANDALONE), PROVIDE THE SPEC SHEETS FOR THE COOLER. A WALK-IN ENCLOSED COOLER WILL REQUIRE SPRI NKLER COVERAGE. 5). PROVIDE FIRE EXTINGUISHMENT SYSTEM PLANS SHOWING T HE PLACEMENT OF THE COOKING EQUIPMENT UNDER THE HOOD AN D SHOW THE NOZZLE FLOW POINTS AND HOW MANY FLOWS PER BO TTLE. ***NOT ADDRESSED ON LAST SUBMITAL*** 6). SHOW THE TENANT FIRE WALL SEPARATIONS AND ADJACENT TENANT OCCUPANCY TYPE. THE REQUIRED SEPARATION OF OCCU PANCIES SHALL MEET THE TABLE IN NFPA 101-6.1.14.4.1 (A) . ***PROVIDE THE OCCUPANCY TYPE FOR THE ADJACENT TENANT ***

7). FIRE WALLS SHALL BE PERMANENTLY IDENTIFIED (NFPA 101-8.3.2.4)

10). PROVIDE A RESPONSE IN WRITING AND SHOW WHERE THE CHANGES WERE MADE ON THE PLAN.

BUILDING (STRUCTURAL)	HOLD	12/26/2024 12/31/2024	Reviewer: MALMAS Notes: 2ND REQUEST. 1. PROVIDE RESPONSE TO ALL COMMENTS IN WRITING. 2. SATISFIED. 3. SATISFIED. 4. SATISFIED. 5. SATISFIED. 6. SATISFIED. 7. SATISFIED. 8. SATISFIED. 9. PROVIDE ADA REQUIREMENTS ON THE PLANS. FBC BCAP 107.1.1. - PROVIDE TURNING RADIUS AT THE SERVING LINE. - PROVIDE COUNTER HEIGHT DETAILS. 10. PROVIDE ELEVATION PLANS SHOWING COMPLIANCE WITH FB C ACCESSIBILITY. FBC BCAP 107.1.1. - NO COUNTER HEIGHT DETAILS WERE PROVIDED. 11. PROVIDE BROWARD COUNTY URBAN PLANNING DIVISION APP ROVAL. FBC BCAP 105.2.3.4. NOTE: EVERY EFFORT HAS BEEN MADE TO IDENTIFY CODE VIOLATIONS. ANY OVERSIGHT BY THE REVIEWER SHALL NOT BE CONSIDERED AS AUTHORITY TO VIOLATE, SET ASIDE, CANCEL OR ALTER APPLICABLE CODES OR ORDINANCES. THE PLAN REVIEW AND PERMIT ISSUANCE SHALL NOT BE CONSIDERED A WARRANTY OR GUARANTEE. THE DESIGNER IS RESPONSIBLE FOR FOLLOWING ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL CODES AND ORDINANCES.
ELECTRICAL	HOLD	12/26/2024 1/7/2025	Reviewer: DVANEK Notes: 1) NEED TO SUBMIT AN ELECTRICAL PERMIT APPLICATION FROM A REGISTERED ELECTRICAL CONTRACTOR. FBC BCA 105.1 2) ON THE ELECTRICAL SHEET, GENERAL NOTES. WE ARE CURRENTLY IN THE NEC 2020 AND FBC 2023 CODE CYCLE. NEED TO CORRECT.
PLUMBING	HOLD	12/26/2024 12/30/2024	Reviewer: TVAUGHN Notes: 1) PROVIDE PLUMBING PERMIT APPLICATION. 2) PROVIDE GAS PERMIT APPLICATION. 3) THIS SPACE HAS AN EXISTING NATURAL GAS METER NOT L.P. TANK.
HOLD FILE		12/12/2024	Reviewer: JJOHNSON Notes:

MECHANICAL (A/C)	HOLD	11/25/2024	Reviewer: MBECK
		11/26/2024	Notes: NEED MECHANICAL PLANS AND PERMIT APPLICATION FOR FIRE S YSTEM UNDER HOOD SYSTEM SHOWING ALL EQUIPMENT AND FIRE SYSTEM.
PLUMBING	HOLD	11/25/2024	Reviewer: TVAUGHN
		12/4/2024	Notes: 1) PROVIDE GAS PIPING ISOMETRIC FOR ALL GAS EQUIPMENT, GAS EQUIPMENT WAS ALL REMOVED BY PREVIOUS TENANT. 2) ALL BATHROOM FIXTURES WERE REMOVED AND REPLACED. SH OW ON PLANS. 3) PROVIDE PLUMBING PERMIT APPLICATION. 4) PROVIDE GAS PERMIT APPLICATION.
FIRE SAFETY	HOLD	11/25/2024	Reviewer: SJEANLOU
		12/12/2024	Notes: 1). PROVIDE A COMPLETE ADDENDUM FORM. FORM MUST BE FULL Y COMPLETED WITH ALL THE INFORMATION, INCLUDING SECTION MARKED BUILDING AND FIRE INFORMATION. 2). ANY DOOR IN A REQUIRED MEANS OF EGRESS FROM AN ARE A HAVING AN OCCUPANT LOAD OF 100 OR MORE PERSONS SHALL BE PERMITTED TO BE PROVIDED WITH A LATCH OR LOCK ONLY I F THE LATCH OR LOCK IS PANIC HARDWARE OR FIRE EXIT HARD WARE COMPLYING WITH 7.2.1.7, UNLESS OTHERWISE PERMITTED BY ONE OF THE FOLLOWING: (1)THIS REQUIREMENT SHALL NOT APPLY TO DELAYED-EGRESS ELECTRICAL LOCKING SYSTEMS AS PERMITTED IN 12.2.2.2.5. (2)THIS REQUIREMENT SHALL NOT APPLY TO SENSOR-RELEASE OF ELECTRICAL LOCKING SYSTEMS AS PERMITTED IN 12.2.2.2. 6. 3). THE BUILDING IS EQUIPPED WITH A FIRE SPRINKLER SYS TEM. WILL THERE BE ANY WORK DONE ON THE ALTERATIONS MAD E TO THE SPRINKLER SYSTEM? 4). PROVIDE CLARIFICATION ON THE COOLER FOUND ON THE A 111 (WALK-IN, STANDALONE), PROVIDE THE SPEC SHEETS FOR THE COOLER. A WALK-IN ENCLOSED COOLER WILL REQUIRE SPRI NKLER COVERAGE. 5). PROVIDE FIRE EXTINGUISHMENT SYSTEM PLANS SHOWING T HE PLACEMENT OF THE COOKING EQUIPMENT UNDER THE HOOD AN D SHOW THE NOZZLE FLOW POINTS AND HOW MANY FLOWS PER BO TTLE. 6). SHOW THE TENANT FIRE WALL SEPARATIONS AND ADJACENT TENANT OCCUPANCY TYPE. THE REQUIRED SEPARATION OF OCCU PANCIES SHALL MEET THE TABLE IN NFPA 101-6.1.14.4.1 (A)

7). FIRE WALLS SHALL BE PERMANENTLY IDENTIFIED (NFPA 101-8.3.2.4)

8). INTERIOR FINISH SHALL COMPLY WITH SECTION 10.2. (NFPA 101-12.3.3.)

9). THE NUMBER OF INDOOR SEATING PROVIDED ON THE PLAN DOES NOT MATCH WHAT'S FOUND ON THE OCCUPANT LOAD SCHEDULE

E. THERE'S A NOTE SHOWING THE OCCUPANT LOAD AS 97 FOR INSIDE AND NUMBER OF SEAT SHOWN IS 90 AND THE OCCUPANT LOAD SCHEDULE SHOW 68. SEE TABLE 7.3.1.2 OF NFPA 101.

10). PROVIDE A RESPONSE IN WRITING AND SHOW WHERE THE CHANGES WERE MADE ON THE PLAN.

ELECTRICAL

HOLD

11/25/2024
12/4/2024

Reviewer: DVANEK

Notes:

1) NEED TO SUBMIT AN ELECTRICAL PERMIT APPLICATION FROM A REGISTERED ELECTRICAL CONTRACTOR. FBC BCA 105.1

2) ON THE ELECTRICAL SHEET, GENERAL NOTES. WE ARE CURRENTLY IN THE NEC 2020 AND FBC 2023 CODE CYCLE. NEED TO CORRECT.

ZONING

APPROVED

11/25/2024
12/5/2024

Reviewer: AKORTH

Notes:

NOTE: OUTDOOR DINING AREA WAS SITE PLAN APPROVED IN 2008.

**BUILDING
(STRUCTURAL)**

HOLD

11/25/2024
12/4/2024

Reviewer: MALMAS

Notes:

1. PROVIDE RESPONSE TO ALL COMMENTS IN WRITING.
2. OUTDOOR SEATING MUST BE APPROVED BY ZONING.
3. PAGE A111 REFER TO PAGE A401, BUT PAGE A401 IS NOT FOUND.
4. TABLE LISTS 3 EXITS BUT BASED ON 2023 FBC 1007.1.1 ONLY 2 EXITS COMPLY WITH THE CODE. REVISE THE NUMBER OF EXITS.
5. OCCUPANT LOAD TABLE SHOWS A OCCUPANCY OF 92 PEOPLE BUT PAGE A111 HAVE A NOTE ABOUT A SIGN TO "NOT TO EXCEED 97..." REVISE NOTE.
6. OCCUPANT TABLE LIST A "STANDING AREA" INDICATED THAT SPACE ON THE PLANS NOT TO ENCROACH WITH THE SEATING AREA.
7. OCCUPANT LOAD TABLE LISTS CODE SECTION 1004.1.2 THAT CODE SECTION WAS NOT FOUND ON THE 2023 FBC.
8. BASED ON THE LAYOUT THE MINIMUM NUMBER OF ADA SEATS INSIDE IS 4 AND OUTSIDE IS 2. REVISE PLANS. FBC ACCESSIBILITY 221.2.1.1.
9. PROVIDE ADA REQUIREMENTS ON THE PLANS. FBC BCAP 107.1.1.
10. PROVIDE ELEVATION PLANS SHOWING COMPLIANCE WITH FBC ACCESSIBILITY. FBC BCAP 107.1.1.
11. PROVIDE BROWARD COUNTY URBAN PLANNING DIVISION APPROVAL. FBC BCAP 105.2.3.4.

NOTE: EVERY EFFORT HAS BEEN MADE TO IDENTIFY CODE VIOLATIONS. ANY OVERSIGHT BY THE REVIEWER SHALL NOT BE CONSIDERED AS AUTHORITY TO VIOLATE, SET ASIDE, CANCEL OR AL

AND
PERMIT ISSUANCE SHALL NOT BE CONSIDERED A WARRANTY
OR
GUARANTEE. THE DESIGNER IS RESPONSIBLE FOR FOLLOWING
ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL CODES AND ORDINANCES.

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DEPARTMENT OF SUSTAINABLE DEVELOPMENT
CODE COMPLIANCE DIVISION
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

JUSTIN PROFFITT
DEPARTMENT DIRECTOR

VIA CERTIFIED MAIL 9589 0710 5270 0954 9558 11

January 16, 2025

CALIGO CROSSING LLC % PROPERTY TAX DEPT
PO BOX 2539
SAN ANTONIO TX 78299-2539

RE: City of Coconut Creek vs. CALIGO CROSSING LLC % PROPERTY TAX DEPT
Address: 6970 N. State Road 7 #101 Coconut Creek, FL 33073
Parcel ID: 4842 06 43 0040
Code Enforcement Case No. C24 08 0030 & C24 08 0035

Dear Sir or Madam:

You are hereby notified that the above-referenced code enforcement case, which was adjudicated by the Special Magistrate at a hearing on October 23, 2024 resulted in the issuance of a Final Order that included the imposition of a fine. A copy of the Final Order is attached.

An Affidavit of Non-Compliance, dated January 13, 2025 a copy of which is attached, has been filed with the City of Coconut Creek by the Code Officer, which Affidavit certifies under oath that the corrective action or the fine imposed by the Special Magistrate has not been satisfied. As a result, there exists an outstanding code enforcement fine against the property located 6970 N. State Road 7 #101 Coconut Creek, FL 33073.

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

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

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

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

Sincerely,

Daniella Thomas
Senior Staff Assistant

cc: Dan Nelson, Community Enhancement Manager

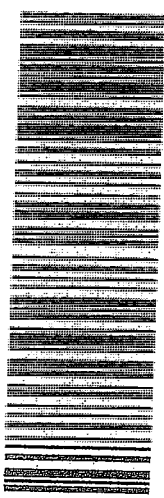


BEYOND CAPITAL OF THE WORLD®
 COCONUT CREEK
 Sustainable Development Dept
 Compliance Division
 10 W. Coppans Road
 Coconut Creek, FL 33063



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 COCONUT CREEK
 Sustainable Development Dept
 Compliance Division
 10 W. Coppans Road
 Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 0954 9558 11

CALIGO CROSSING LLC
 % PROPERTY TAX DEPT
 PO BOX 2539
 SAN ANTONIO TX 78299-2539

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.

CALIGO CROSSING LLC
 % PROPERTY TAX DEPT
 PO BOX 2539
 SAN ANTONIO TX 78299-2539

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Barbara Folch
 B. Received by (Printed Name) *Barbara Folch*
 C. Date of Delivery *1/22/25*
 D. Is delivery address different from item 1? ☒ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type

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

2. Article Number (Transfer from service label)



9589 0710 5270 0954 9558 11

PS Form 3811, July 2020 PSN 7550-02-000-9053

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

Postage \$

Total Postage \$

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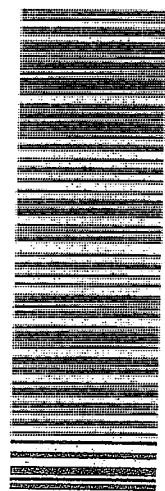
City, State, Zip

C24080030
 C24080035
 Postmark Here
masscy
LMA

CALIGO CROSSING LLC
 % PROPERTY TAX DEPT
 PO BOX 2539
 SAN ANTONIO TX 78299-2539

IT 9556 4560 0225 0120 6956

CERTIFIED MAIL



9589 0710 5270 0954 9558 28

UNITED AGENT GROUP INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

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Postage	\$
Total Postage	\$

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UNITED AGENT GROUP INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

PS Form

Instructions

Cocoonut Creek
THE CAPITAL OF THE WORLD®

COCONUT CREEK
Public Development Dept.
Compliance Division
W. Copans Road
ut Creek, FL 33063

SENDER: COMPLETE THIS SECTION

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

UNITED AGENT GROUP INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

9590 9402 8966 4064 7223 81



2. Article Number (Transfer from service label)

9589 0710 5270 0954 9558 28

COMPLETE THIS SECTION ON DELIVERY

A. Signature

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

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

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

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

Domestic Return Receipt

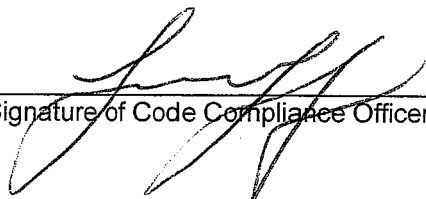


AFFIDAVIT OF COMPLIANCE

Summons/Case # C2408-0035

On **October 23, 2024** Caligo Crossing LLC % Property Tax Dept was issued an Order of the Special Magistrate to comply with Chapter(s) **13-38-a** by **Thursday January 9, 2025**, for Summons to Appear **#C2408-0035**.

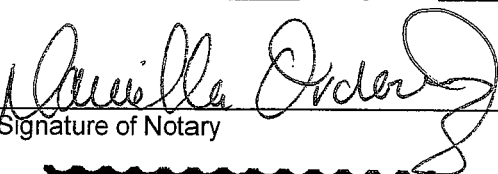
At approximately **4:00 PM**, on **November 5, 2025** I, Luis Montano-Garcia, observed permit #24003712 passed its last inspection, with compliance date of October 28, 2025. Therefore, **Caligo Crossing LLC % Property Tax Dept** has complied with the Order of the Special Magistrate. The total fine amount owed as of **October 28, 2025** is **\$14,550.00**, along with an administrative fee of **\$25.00** for a total amount due of **\$14,575.00**.



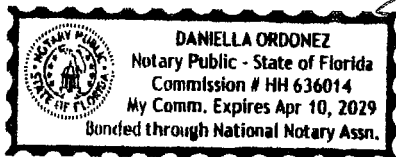
Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5 day of November, 2025, by Luis Montano-Garcia.



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



PERMIT STATUS

Permit #: 24003712
Property ID: 484206430040
Permit Desc: ALTERATION COMMERCIAL
Property Address: 6970 N STATE RD 7 BAY 101 COCONUT CREEK, FL 33073
Amount Due: .00
Pending Payment: .00

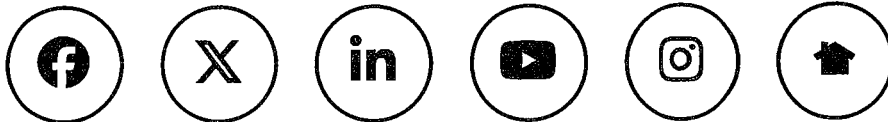
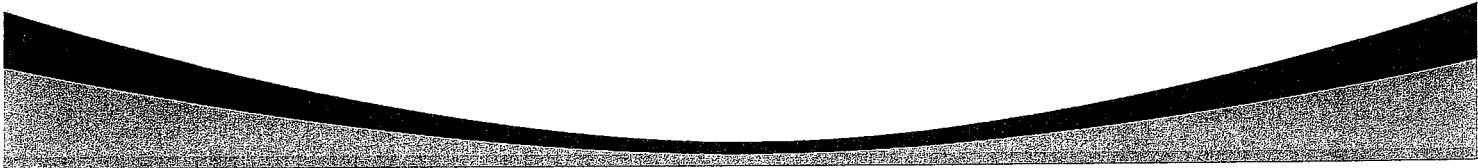
Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
FINAL STRUCTURAL	2	TORESCO,DO	10/28/2025	10/28/2025	P		
FINAL STRUCTURAL	1	GIBBONS, A	10/27/2025	10/27/2025	F		MUST COMPLY WITH ALL ADA REQUIREMENTS AS SHOWN ON SHEET AC100. SOAP DISPENSER, GRAB BARS, SINK HEIGHT, ETC. RECHECK ALL. FBCBCAP 107.4
FINAL FIRE	1	JEAN-LOUIS	10/13/2025	10/13/2025	P		
FINAL ELECTRIC	2	DELARIONDA	10/6/2025	10/6/2025	P		

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
FINAL MECHANICAL	1	CANFIELD,B	10/6/2025	10/6/2025	P		
REFRIGERATION	1	CANFIELD,B	10/6/2025	10/6/2025	P		
FINAL ELECTRIC	1	DELARIONDA	9/22/2025	9/22/2025	F		NO ACCESS FBC.110 10.09 AM
ROUGH MECHANICAL	1	CANFIELD,B	9/17/2025	9/17/2025	P		
DRYWALL SCREW	2	TORESCO,DO	9/17/2025	9/18/2025	P		
FIRE STOPPING	1	TORESCO,DO	9/17/2025	9/18/2025	P		
FRAMING	1	TORESCO,DO	9/17/2025	9/18/2025	P		
ROUGH ELECTRIC	1	DELARIONDA	9/15/2025	9/15/2025	P		
ABOVE GROUND FLUSH	1	JEAN-LOUIS	9/15/2025	9/15/2025	N		
DUCT DETECTOR	1	JEAN-LOUIS	9/15/2025	9/15/2025	N		
FIRE SPRINKLER FINAL	1	JEAN-LOUIS	9/15/2025	9/15/2025	N		
FIRE STOPPING	1	JEAN-LOUIS	9/15/2025	9/15/2025	P		
FINAL PLUMBING	1	VAUGHN, TH	9/15/2025	9/15/2025	P		
GAS/PIPING FINAL	2	VAUGHN, TH	9/15/2025	9/15/2025	P		
TOP OUT	1	VAUGHN, TH	9/15/2025	9/15/2025	P		
CEILING GRID	1	TORESCO,DO	9/15/2025	9/15/2025	N		
DRYWALL SCREW	1	TORESCO,DO	9/15/2025	9/15/2025	F		FRAMING REQ. PRIOR TO DRYWALL

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
FIRE SUPPRESSION	1	JEAN-LOUIS	9/8/2025	9/8/2025	P		
FIRE SUPPRESSION TEST	1	CANFIELD,B	9/8/2025	9/8/2025	P		
GAS/PIPING FINAL	1	VAUGHN, TH	9/8/2025	9/8/2025	F		CHAINS REQUIRED ON EQUIPMENT CASTERS
ROUGH PLUMBING	1	VAUGHN, TH	9/8/2025	9/8/2025	P		OSS @ 09032025.2206.66436
GAS ROUGH/PIPING	1	VAUGHN, TH	9/4/2025	9/4/2025	P		



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CODE COMPLIANCE
OFFICER COULTON YANYLEVICH
CODE FINE REDUCTION CASE

Case # - C26030016 Code Compliance Officer: Coulton Yanulevich
4955 NW 47 AVE – Parcel ID: 484207030620
Owners: Molamphy, Tamara

Warranty Deed: April 4, 2000

13-448-c-1 Failure to obtain permit for removing a Black Olive tree without a permit

03/03/2026 – While patrolling my zone I observed a tree stump and found that no permit was issued for its removal. Since it is irreversible/irreparable a summons I issued a summons.

Service was obtained by posting and certified mail and the resident was present at the hearing

03/25/26 – The Special Magistrate issued a final order for a one time fine of \$500 fine and was given 90 days to obtain and complete the permit process or face a fine of \$50 a day and a \$25 admin fee.

Order was sent by certified mail. Came back as unclaimed

06/25/2026 - The case was placed back on the agenda as a status conference.

07/13/2026 – A final landscape inspection was completed and passed.

07/14/2026 – Mrs. Molamphy requested a code fine reduction.

07/16/2026 – Confirmation of the 8/11/26 meeting was sent and confirmed.

07/22/2026 – The Special Magistrate heard the case and granted an extension to comply by 07/23/2026

07/27/2026 – An affidavit of compliance was submitted.

CODE FINE SUMMARY: On March 25, 2026 the Special Magistrate imposed a onetime fine of \$500

STAFF TOTAL = 12_HOURS

Case #	Vio Code	Sum	Hearing	DTC	Complied	Staff Hours
C26030016	13-448-c-1	03/03/26	03/25/26	06/25/26 Extended to 07/23/26	07/23/26	12

Case # - C26030016 Code Compliance Officer: Coulton Yanulevich
4955 NW 47 AVE – Parcel ID: 484207030620
Owners: Molamphy, Tamara

Warranty Deed: April 4, 2000

COMPOSITE EXHIBIT FOR CODE FINE REDUCTION HEARING:

1. Request and Acceptance for meeting date 06/11/26
 2. BCPA detail and warranty deed
 3. Final Order
 4. Affidavit of Compliance
-

FW: Fee reduction request

From Heraman, Reshma <RHeraman@coconutcreek.net>
Date Tue 7/14/2026 9:30 AM
To Yanulevich, Coulton <CYanulevich@coconutcreek.net>
Cc Capone, Briana <BCapone@coconutcreek.net>

From: Tamara Z <kygirl0505@gmail.com>
Sent: Tuesday, July 14, 2026 9:29 AM
To: Proffitt, Justin <JProffitt@coconutcreek.net>; Heraman, Reshma <RHeraman@coconutcreek.net>
Subject: Fee reduction request

This message needs your attention

- i
- This is a personal email address.
 - You've never replied to this person.

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—
Hello

I am writing to formally request a fee reduction and leniency regarding a recent fine issued for a tree removal in my front yard.

I have lived at my home in Winston Park for 26 years. Over the last couple of years, the large tree in our front yard began to decay. Despite having it pruned, treated, and evaluated by professionals to save it, the tree was dying, infested with bugs, and destroying our lawn's root system. Consequently, we made the decision to cut it down.

Unfortunately, we were unaware that a permit was required beforehand. Our actions were not an intentional violation of the rules; rather, we genuinely believed we were maintaining our property and fully intended to replace the tree.

Following a notice of violation, I appeared before the magistrate to explain the situation. They instructed us to obtain the necessary permit and replace the tree. We have completed both actions and are now in full compliance.

Given our long-standing residency and prompt cooperation to remedy the situation, I respectfully ask for your forgiveness of the associated fees.

Thank you for your time and consideration of this request.

Hello

I am writing to formally request a fee reduction and leniency regarding a recent fine issued for a tree removal in my front yard.

I have lived at my home in Winston Park for 26 years. Over the last couple of years, the large tree in our front yard began to decay. Despite having it pruned, treated, and evaluated by professionals to save it, the tree was dying, infested with bugs, and destroying our lawn's root system. Consequently, we made the decision to cut it down.

Unfortunately, we were unaware that a permit was required beforehand. Our actions were not an intentional violation of the rules; rather, we genuinely believed we were maintaining our property and fully intended to replace the tree.

Following a notice of violation, I appeared before the magistrate to explain the situation. They instructed us to obtain the necessary permit and replace the tree. We have completed both actions and are now in full compliance.

Given our long-standing residency and prompt cooperation to remedy the situation, I respectfully ask for your forgiveness of the associated fees.

Thank you for your time and consideration of this request.

Cordially,

Tamara (Molamphy) Zeien
4955 NW 47 Ave
Coconut Creek, FL 33073

Cordially,

Tamara (Molamphy) Zeien
4955 NW 47 Ave
Coconut Creek, FL 33073



FW: Fee reduction request

From Heraman, Reshma <RHeraman@coconutcreek.net>
Date Mon 7/27/2026 4:04 PM
To Yanulevich, Coulton <CYanulevich@coconutcreek.net>

From: Heraman, Reshma
Sent: Thursday, July 16, 2026 11:03 AM
To: Proffitt, Justin <JProffitt@coconutcreek.net>
Subject: RE: Fee reduction request

Ok!

From: Proffitt, Justin <JProffitt@coconutcreek.net>
Sent: Thursday, July 16, 2026 10:49 AM
To: Tamara Z <kygirl0505@gmail.com>; Heraman, Reshma <RHeraman@coconutcreek.net>
Subject: RE: Fee reduction request

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

Justin Proffitt, AICP, Director
Resilient Design & Development (RDD) **NEW NAME**
City of Coconut Creek
Butterfly Capital of the World ®
4800 West Copans Road
Coconut Creek, FL 33063
954.973.6756
www.coconutcreek.net
🌿 *Please consider the environment before printing this email. Thank you.*

From: Tamara Z <kygirl0505@gmail.com>
Sent: Tuesday, July 14, 2026 9:29 AM
To: Proffitt, Justin <JProffitt@coconutcreek.net>; Heraman, Reshma <RHeraman@coconutcreek.net>
Subject: Fee reduction request

This message needs your attention

- This is a personal email address.
- This is their first email to you.

[Mark Safe](#) - [Report](#)

Code Fine Reduction: 8/11/2026

From Heraman, Reshma <RHeraman@coconutcreek.net>

Date Thu 7/16/2026 10:58 AM

To kygirl0505@gmail.com <kygirl0505@gmail.com>

Cc Yanulevich, Coulton <CYanulevich@coconutcreek.net>; Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>; Capone, Briana <BCapone@coconutcreek.net>

Good Morning,

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

Below are the details of the hearing:

August 11, 2025

At

11:30 a.m.

City of Coconut Creek

City Commission – Public Meeting Room

4800 West Copans Road

Coconut Creek, FL 33063

Thank you,

Reshma Heraman

Senior Staff Assistant

4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1476

www.coconutcreek.gov



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

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

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C26-03 -0016**

TAMARA MOLAMPHY
4955 NW 47th AVENUE
COCONUT CREEK FL 33073

Respondent

FINAL ORDER

***VIOLATION: FRONT YARD TREE REMOVED WITHOUT REQUIRED TREE
REMOVAL PERMIT / CITY CODE SEC. 13-448 (C)(1)***

An administrative hearing was held before the undersigned Special Magistrate on March 25, 2026. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 4955 NW 47th Avenue and more particularly described as follows:

Property Id: 4842 07 03 0620

WINSTON PARK SECTION ONE-A 131-24 B LOT 15 BLK 2

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is front yard tree removed without required tree removal permit, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was not contested.

CONCLUSIONS OF LAW:

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

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-448 (C)(1) AND THE RESPONDENT IS FINED **FIVE HUNDRED DOLLARS (\$500.00)** FOR THIS VIOLATION. THE RESPONDENT SHALL HAVE UNTIL JUNE 25, 2026 TO PAY THIS FINE AMOUNT TO THE CITY.

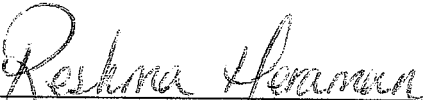
THE RESPONDENT IS GIVEN UNTIL JUNE 25, 2026 TO OBTAIN AND COMPLETE THE REQUIRED TREE REMOVAL PERMIT PROCESS OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

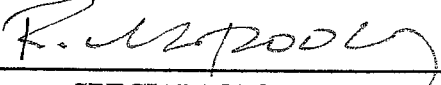
THE RESPONDENT IS HEREBY PUT ON NOTICE THAT IF THE RESPONDENT REPEATS THIS SAME VIOLATION WITHIN FIVE (5) YEARS OF THE DATE OF THIS ORDER, THE RESPONDENT SHALL BE TREATED AS A REPEAT VIOLATOR AND BE SUBJECT TO THE GREATER FINE

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

DONE AND ORDERED THIS 27th DAY OF MARCH, 2026

CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE

4/1/2026
Date Received



Y OF COCONUT CREEK
lient Design & Dev. Dept.
e Compliance Division
0 W. Copans Road
conut Creek, FL 33063



Y OF COCONUT CREEK
lient Design & Dev. Dept.
e Compliance Division
0 W. Copans Road
conut Creek, FL 33063

CERTIFIED MAIL®



9589 0710 5270 1776 0343 57

MOLAMPHY, TAMARA
4955 NW 47 AVE
COCONUT CREEK FL 33073

MOLAMPHY, TAMARA
4955 NW 47 AVE
COCONUT CREEK FL 33073

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage

\$

Sent To

Street and Apt

City, State, Zip

MOLAMPHY, TAMARA
4955 NW 47 AVE
COCONUT CREEK FL 33073

C26030016

FO

Postmark
Here

C.Y 4/2/26

25 EHE0 922T 0225 0T20 6956



AFFIDAVIT OF COMPLIANCE

Summons/Case # C26030016

On **March 24, 2026** Molamphy, Tamara were issued an Order of the Special Magistrate to comply with Chapter(s) **13-448-c-1** by **July 23, 2026** for Summons to Appear **#C26030016**

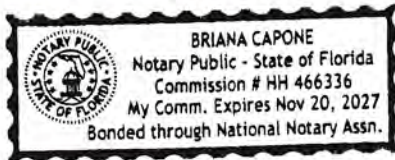
At approximately **06:50 AM**, on **July 27, 2026**, I, Coulton Yanulevich, verified the permit process was completed on 07/13/2026. Therefore, Molamphy Tamara has complied with the Order of the Special Magistrate. The total fine amount owed as of **July 27, 2026** is **\$500.00**, along with an administrative fee of **\$0.00** for a total amount due of **\$500.00**.

Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 4 day of August, 2026, by (Coulton Yanulevich).

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



PERMIT STATUS

Permit #: 26002085

Property ID: 484207030620

Permit Desc: TREE REMOVAL/RELOCATION

Property Address: 4955 NW 47 AVE COCONUT CREEK, FL 33073

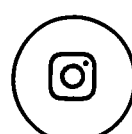
Amount Due: .00

Pending Payment: .00

Inspections

Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
LANDSCAPE INSPECTION	1	TOROK, MAR	7/13/2026	7/13/2026	P		





Prepared By and Return To:

Arlene D. Burnette
Fidelity National Title Insurance Company of New York
1926 10th Avenue North, Suite 204
Lake Worth, FL 33461

File No. 00-012-300887

Property Appraiser's Parcel I.D.(folio) Number(s)
48-42-07-03-0620

INSTR # 100221922

OR BK 30432 **PG** 1572

RECORDED 04/19/2000 09:49 AM

COMMISSION

BROWARD COUNTY

DOC STMP-D 1,246.00

DEPUTY CLERK 2015

WARRANTY DEED

THIS WARRANTY DEED dated April 4, 2000, by Calvin I. Anderson and Fay Y. Anderson, husband and wife hereinafter called the grantor, to Gregory Molamphy and Tamara Molamphy, husband and wife whose post office address is 4955 N.W. 47th Avenue, Coconut Creek, Florida 33066 hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Broward County, Florida, viz:

Lot 15, Block 2, WINSTON PARK SECTION ONE-A, according to the Plat thereof, as recorded in Plat Book 131, Page 24, of the Public Records of Broward County, Florida

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

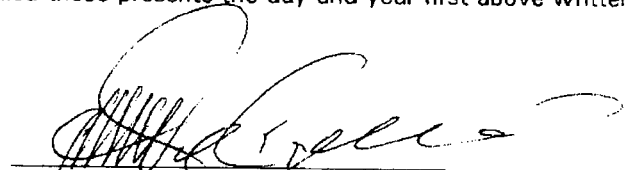
TO HAVE AND TO HOLD the same in fee simple forever.

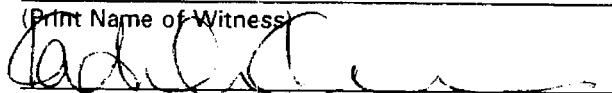
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

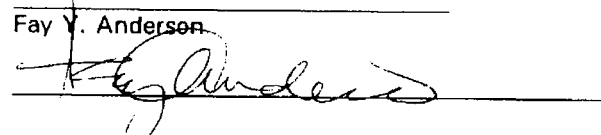
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


(Witness Signature) Maria McBean


Calvin I. Anderson

(Print Name of Witness)

(Witness Signature)
Kathleen Kearns
(Print Name of Witness)

Fay Y. Anderson

(Address and Phone Number)

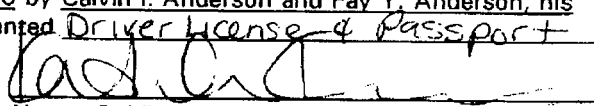
STATE OF Florida

COUNTY OF Palm Beach

Sworn to and subscribed before me the ^{5th} day of April 2000 by Calvin I. Anderson and Fay Y. Anderson, his
wife or who was/were personally known to me or who presented Driver License & Passport
as identification.



Kathleen Kearns
MY COMMISSION # CC884471 EXPIRES
October 31, 2003
BONDED THRU TROY FAIN INSURANCE, INC.


Notary Public
My Commission Expires:

CODE FINE REDUCTION MINUTES



CITY OF COCONUT CREEK

CODE ENFORCEMENT FINE REDUCTION RECOMMENDATION COMMITTEE HEARING MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: May 5, 2026
Time: 11:30 a.m.
Hearing No. 2026-0505

1. The meeting was called to order by Resilient Design and Development Assistant Director Lizet Aguiar 11:37 a.m.

2. Present upon roll call:

Deputy City Manager Scott Stoudenmire
Finance and Administrative Services Director Peta-Gay Lake
Resilient Design and Development Assistant Director Lizet Aguiar
Deputy City Attorney Kathryn Mehaffey

Also present: Code Compliance Supervisor Briana Capone, Code Compliance Officer Anthony Bell and Senior Staff Assistant Reshma Heraman.

Resilient Design and Development Assistant Director Lizet Aguiar explained that the meeting was being conducted live with a quorum physically present and explained the procedures for public participation and comment for the meeting.

3. Approval of Minutes: Hearing No. 2026-0303 March 3, 2026.

Motion: Deputy City Manager Scott Stoudenmire made a motion to approve the Minutes from Hearing No. 2026-0303. The motion was seconded by Finance and Administrative Services Director Peta-Gay Lake. Upon unanimous voice vote, the Minutes were approved without corrections.

4. Swear In:
Senior Staff Assistant (Florida Notary Public) Reshma Heraman swore-in persons intending to provide testimony.

5. Explanation of Proceedings:
Code Compliance Supervisor Briana Capone explained the proceedings.

6. Cases

Citation No.	Property Owner/Violator (New Owner)	Violation Date
	Address Violation	
C25050050	Allen, Nicholas D 4340 NW 3 Street Coconut Creek FL 33066-1714 Violation Address: 4340 NW 3 Street Chapter 6, Section 36-b-9 Lawn and or landscaping: Non-Maintenance	05/14/25

FINE \$2,800

ADMIN. FEE \$25

Minutes No. 2026-0505
Code Enforcement Fine Reduction Meeting
May 5, 2026
Page 2

Code Compliance Officer Anthony Bell presented a brief timeline for case number C25050050. There was a total of 17 staff hours spent on this case. Code Compliance Officer Anthony Bell stated the fine for case number C25050050 accrued for 56 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$2,825.

Nicholas D Allen, owner of the property, was present on behalf of case number C25050050. Mr. Allen stated he renovated a neglected property with permits and delayed landscaping due to the construction. Mr. Allen was unaware of the daily fines that were accruing but resolved the issue within 72 hours of becoming aware.

Motion: After hearing testimony regarding the subject property in case number C25050050 Deputy City Manager Scott Stoudenmire made a motion to reduce the fine amount of \$2,825 to the total amount of \$225, inclusive of the one-time administrative fee of \$25.00. The motion was seconded by Finance and Administrative Services Director Peta-Gay Lake.

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

Code Compliance Officer Anthony Bell presented a brief timeline for case number C25070022. There was a total of 15 staff hours spent on this case. Code Compliance Officer Anthony Bell stated the fine for case number C25070022 accrued for 53 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$2,675.

Hayden Tse, nephew of the property owner, spoke on behalf of case number C25070022. Hayden Tse stated the fence was installed for their grandparents safety but language barriers within the household caused issues with understanding city notices and mail. They hired a contractor who promised but failed to obtain the required permits, resulting in the city violation. Hayden Tse attended hearings, managed multiple permit revisions and failed inspections and ultimately paid additional out-of-pocket costs to correct the fence.

Motion: After hearing testimony regarding the subject property in case number C25070022 Deputy City Manager Scott Stoudenmire made a motion to reduce the fine amount of \$2,675 to the total amount of \$50, inclusive of the one-time administrative fee of \$50.00. The motion was seconded by Finance and Administrative Services Director Peta-Gay Lake.

Upon roll call, the motion passed by a 3-0 vote.

6. ADJOURNMENT

The meeting was adjourned by unanimous consent at: 12:05 p.m.