



# CITY OF COCONUT CREEK AMENDED DOCKET FOR SPECIAL MAGISTRATE HEARING

Government Center  
4800 W. Copans Road  
Coconut Creek, Florida

Date: April 22, 2026  
Time: 2:30 p.m.  
Hearing No. 2026-0422

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

<u>Citation No.</u>	<u>Property Owner/Violator Address Violation</u>	<u>Violation Date</u>
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### Status Conference

- Officer Anthony Bell

<u>C25090098</u>	Iannotti, Karem Z & David L Zafrane Blanco, Raiza 2004 Granada Drive #H1 Coconut Creek FL 33066 Violation Address: 2004 Granada Drive #H1 Chapter 13, Section 38-a Failure to obtain / complete permit process: Interior renovations	<u>09/29/25</u>
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### Officer Luis Montano-Garcia

<u>C25110056</u>	D'arcy, William N & Catherine P 4065 NW 43 Street Coconut Creek FL 33073 Violation Address: 4065 NW 43 Street Chapter 18, Section 36 Home base business – Regulatory criteria for Ballywater Nursery LLC	<u>11/22/26</u>
<u>C25110060</u>	D'arcy, William N & Catherine P 4065 NW 43 Street Coconut Creek FL 33073 Violation Address: 4065 NW 43 Street Chapter 19, Section 37-3-d Parking: Heavy commercial and commercial vehicles stored / parked on Property: Not meeting requirements	<u>11/22/26</u>

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<b><u>C25110062</u></b>	Flower Farm LLC % Linda Harper Vinkemulder 14 Sylvia Street #1 Lexington MA 02421- 6325 Violation Address: 4061 NW 43 Street Chapter 19, Section 37-3-d Home base business – Regulatory Criteria for Wooden Shoe Gardens: BTR Required	<u>11/22/26</u>
<b><u>C25110063</u></b>	Flower Farm LLC % Linda Harper Vinkemulder 14 Sylvia Street #1 Lexington MA 02421-6325 Violation Address: 4061 NW 43 Street Chapter 19, Section 37-3-d Parking: Heavy commercial and commercial vehicles stored / parked on property: Not meeting requirements	<u>11/22/26</u>
<b><u>C24070013</u></b>	Jeanty, Simone 5911 NW 40 Lane Coconut Creek FL 33073 - 4045 Violation Address: 5911 NW 40 Lane Chapter 6, Section 36-b-9 Lawn and or landscaping (non-maintenance) Bare area on north side of property	<u>07/03/24</u>
<b><u>C24070015</u></b>	Jeanty, Simone 5911 NW 40 Lane Coconut Creek FL 33073 - 4045 Violation Address: 5911 NW 40 Lane Chapter 13, Section 444-c-3 Artificial turf installation standards not met. Artificial turf on rear and side property does not meet setback requirements	<u>07/03/24</u>
<b><u>C25040048</u></b>	Jeanty, Simone 5911 NW 40 Lane Coconut Creek FL 33073 - 4045 Violation Address: 5911 NW 40 Lane Chapter 13, Section 444-b-4-b Improper Tree Pruning: Two trees in back yard	<u>04/17/25</u>
<b><u>C26020086</u></b>	LRF3 MIA Johnson Road LLC % Longpoint Partners LP 116 Huntington Ave Ste 1001 Boston MA 02116 Violation Address: 4801 Johnson Road #1 Chapter 13, Section 38-a Failure to obtain permit / complete permit process for occupancy change of use for Pathway School of Coconut Creek	<u>02/18/26</u>
<b><u>C26020087</u></b>	LRF3 MIA Johnson Road LLC % Longpoint Partners LP 116 Huntington Ave Ste 1001 Boston MA 02116 Violation Address: 4801 Johnson Road #1 Chapter 9, Section 2 Fire Prevention and Protection: Failed inspections for Pathway School of Coconut Creek	<u>02/18/26</u>

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<b>C26020089</b>	<u>LRF3 MIA Johnson Road LLC % Longpoint Partners LP</u> 116 Huntington Ave Ste 1001 Boston MA 02116 Violation Address: 4801 Johnson Road #1 Chapter 13, Section 331(n) Zoning district regulations – Community facilities for Pathway School of Coconut Creek	<u>02/18/26</u>
<b>C26020090</b>	<u>LRF3 MIA Johnson Road LLC % Longpoint Partners LP</u> 116 Huntington Ave Ste 1001 Boston MA 02116 Violation Address: 4801 Johnson Road #8 Chapter 13, Section 38-a Failure to obtain permit / complete permit process for occupancy change of use for Pathway School of Coconut Creek	<u>02/18/26</u>
<b>C26020091</b>	<u>LRF3 MIA Johnson Road LLC % Longpoint Partners LP</u> 116 Huntington Ave Ste 1001 Boston MA 02116 Violation Address: 4801 Johnson Road #8 Chapter 9, Section 2 Fire Prevention and Protection: Failed Inspections for Pathway School of Coconut Creek	<u>02/18/26</u>
<b>C26020092</b>	<u>LRF3 MIA Johnson Road LLC % Longpoint Partners LP</u> 116 Huntington Ave Ste 1001 Boston MA 02116 Violation Address: 4801 Johnson Road #8 Chapter 13, Section 331(n) Zoning district regulations: Community facilities for Pathway School of Coconut Creek	<u>02/18/26</u>
<b>C24040078</b>	<u>MCA Promenade Owner LLC</u> 2 Seaport Lane Boston MA 02210-2021 Violation Address: 4441 Lyons Road Chapter 13, Section 40-a-1 Failure to obtain / complete engineering permit process: Site work performed in parking spaces by movie theater	<u>12/10/25</u>
<b>C25120021</b>	<u>MCA Promenade Owner LLC</u> 2 Seaport Lane Boston MA 02210-2021 Violation Address: 4441 Lyons Road Chapter 13, Section 40-a-1 Failure to obtain / complete engineering permit process for parking lot resurfacing / repairs	<u>12/10/25</u>

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**Status Conference**

- **Officer Luis Montano-Garcia**

<b><u>C25110004</u></b>	Cardenas, David R Gomez, Diana 4947 NW 55 Boulevard Coconut Creek FL 33073-3306 Violation Address: 4947 NW 55 Boulevard Chapter 13, Section 444-b-4-b Improper Tree Pruning: Live Oak	<b><u>11/13/25</u></b>
<b><u>C25080081</u></b>	CREF3 FSLP Coconut Creek Owner LLC 4550 Travis Street 7th Floor Dallas TX 75205 Violation Address: 4175 W Sample Road Chapter 6, section 16 25 Year Safety Program: Minimum Housing Code for Broward County Total Area: 13,507	<b><u>08/20/25</u></b>
<b><u>C25080064</u></b>	Jean, Miriame 4960 Cypress Lane Coconut Creek FL 33073 Violation Address: 4960 Cypress Lane Chapter 13, Section 40-a-1 Failure to obtain/complete engineering permit process for driveway expansion	<b><u>08/19/25</u></b>
<b><u>C26020011</u></b>	4161 Hillsboro LLC 1199 S Federal Hwy #395 Boca Raton FL 33432 Violation Address: 1199 S Federal Hwy #395 Boca Raton FL 33432 Chapter 13, Section 26(q) Application review procedures: Violation of conditions	<b><u>02/05/20</u></b>

**Officer Jan Moppert**

<b><u>C25080024</u></b>	Collado, Yomarys 5092 Ashley River Road West Palm Beach FL 33417-8352 Violation Address: 4753 NW 22 Street #42103 Chapter 13, Section 38-a Failure to obtain permit and complete permit process: A/C unit	<b><u>08/11/25</u></b>
<b><u>C25070179</u></b>	Elliot Cocoplum Borrower LLC % Alliance Tax Advisors 6191 State Highway 161 #100 Irving Texas 75038 Violation Address: 4080-4142 Coco Plum Circle Chapter 13, Section 40-a-1 Failure to obtain and complete engineering permit process: Curb and sidewalk repairs	<b><u>07/25/26</u></b>

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<b>C24040109</b>	Jean Baptiste, Wisly & Simeon, Roseline 4410 NW 45 Terrace Coconut Creek FL 33073 Violation Address: 4410 NW 45 Terrace Chapter 13, Section 40-a-1 Failure to obtain and complete Engineering permit process: Backyard Renovations	<b>07/08/25</b>
<b>C25070071</b>	Liqua, Joe & Maria Helena 2602 Calliandra Terrace Coconut Creek FL 33063 Violation Address: 2602 Calliandra Terrace Chapter 13, Section 40-A-1 Failure to obtain and complete Engineering permit process: Back patio	<b>07/11/25</b>
<b>C25080011</b>	Secretary of Housing & Urban Dev % Becker & Poliakoff PA 2525 Ponce De Leon Boulevard Coral Gables FL 33134-6051 Violation Address: 4153 Carambola Circle S #2151 Chapter 6, Section 39-i-1 Failure to register abandoned real property	<b>08/25/25</b>
<b>C26010150</b> Cont. from 03/25	Teixeira, Tharyn Andra & Mattos, Luiz Felipe Desouza 3341 NW 22 Court Coconut Creek FL 33066-2237 Violation Address: 3633 NW 35 Street #1658 Chapter 13, Section 38-a Failure to complete permit process: Windows / Shutters (Expired Permit)	<b>01/15/26</b>
<b>C25090078</b>	White, Joesian A & White Brian C 1920 NW 35 Terrace Coconut Creek FL 33066-3032 Violation Address: 1920 NW 35 Terrace Chapter 13, Section 38-a Failure to obtain permit and complete permit process: Bathroom renovation	<b>09/17/25</b>
<b>C25060054</b>	Yamashiro, Jeffrey Yoshio 3461 NW 47 Avenue #31105 Coconut Creek FL 33063 Violation Address: 3461 NW 47 Avenue #31105 Chapter 13, Section 38-a Failure to obtain permit and complete permit process: Gazebo	<b>04/06/26</b>
<b>C24100120</b>	Young, Charles 3411 NW 21 St Coconut Creek FL 33066-3016 Violation Address: 3411 NW 21 Street Chapter 6, Section 36-b-1 Fence in disrepair: West side of back patio	<b>04/08/25</b>
<b>C24100124</b>	Young, Charles 3411 NW 21 St Coconut Creek FL 33066-3016 Violation Address: 3411 NW 21 Street Chapter 6, Section 36-b-1 Back patio deck in disrepair	<b>04/08/25</b>

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**Officer Daniella Ordonez**

**C26010178**      Beaudoin Norman      01/26/26

3315 NW 67 Street Coconut Creek FL 33073  
Violation Address: 3315 NW 67 Street  
Chapter 13, Section 38-a  
Failure to complete permit process: Expired permit: Deck

**C26030211**      Coco Bay Homeowners Assn Inc Campbell Property Management 03/31/26

8010 N University Dr Tamarac FL 33321  
Violation Address: 6393 NW 40 Avenue  
Chapter 13, Section 257  
Stormwater Management

**Status Conference**

- **Officer Daniella Ordonez**

**C24090003**      Bell Fund V Coconut Creek      09/03/24

PO Box 20197 Atlanta, GA 30325  
Violation Address: 3600 W Hillsboro Boulevard  
Chapter 6, Section 16  
25 Safety Program: Minimum housing code for Broward County  
Total Area: 371,508

**C24090204**      Club Caribe Condominium Association, Inc      09/17/24

5500 NW 61 Street Coconut Creek, FL 33073  
Violation Address: 5510 NW 61  
Chapter 6, Section 16  
25 Year Safety Program: Minimum housing code for Broward County,  
Florida Permit # 24003349

**C24090205**      Club Caribe Condominium Association, Inc      09/17/24

5500 NW 61 Street Coconut Creek, FL 33073  
Violation Address: 5520 NW 61 Street  
Chapter 6, Section 16  
25 Year Safety Program: Minimum housing code for Broward County  
Florida Permit #24003350

**C24090206**      Club Caribe Condominium Association, Inc      09/17/24

5500 NW 61 Street Coconut Creek, FL 33073  
Violation Address: 5530 NW 61 Street  
Chapter 6, Section 16  
25 Year Safety Program: Minimum Housing code for Broward County,  
Florida Permit # 24003351

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<b>C24090207</b>	<b>Club Caribe Condominium Association, Inc</b> 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5540 NW 61 Street Chapter 6, Section 16 25 Year Safety Program: Minimum housing code for Broward County, Florida Permit # 24003352	<b>09/17/24</b>
<b>C24090208</b>	<b>Club Caribe Condominium Association, Inc</b> 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5550 NW 61 Street Chapter 6, Section 16 25 Year Safety Program: Minimum housing code for Broward County, Florida Permit #24003353	<b>09/17/24</b>
<b>C24090209</b>	<b>Club Caribe Condominium Association, Inc</b> 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5560 NW 61 Street Chapter 6, Section 16 25 Year Safety Program: Minimum housing code for Broward County, Florida Permit # 24003397	<b>09/17/24</b>
<b>C24090210</b>	<b>Club Caribe Condominium Association, Inc</b> 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5570 NW 61 Street Chapter 6, Section 16 25 Year Safety Program: Minimum housing code for Broward County, Florida Permit # 24003398	<b>09/17/24</b>
<b>C24090211</b>	<b>Club Caribe Condominium Association, Inc</b> 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5580 NW 61 Street Chapter 6, Section 16 25 Year Safety Program: Minimum housing code for Broward County, Florida Permit # 24003399	<b>09/17/24</b>
<b>C24090212</b>	<b>Club Caribe Condominium Association, Inc</b> 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5590 NW 61 Street Chapter 6, Section 16 25 Year Safety Program: Minimum housing code for Broward County, Florida Permit # 24003401	<b>09/17/24</b>
<b>C25080103</b>	<b>Club Caribe Condominium Association Inc</b> 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5600 NW 61 Street Chapter 13, Section 38-a Failure to complete permit process for Broward Safety Inspection Program Total Area: 19408	<b>08/21/25</b>

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<b>C25080105</b>	Club Caribe Condominium Association Inc 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5610 NW 61 Street Chapter 13, Section 38-a Failure to complete permit process for Broward Safety Inspection Program Total Area: 30696	<u>08/21/25</u>
<b>C25080106</b>	Club Caribe Condominium Association Inc 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5620 NW 61 Street Chapter 13, Section 38-a Failure to complete permit process for Broward Safety Inspection Program Total Area: 20544	<u>08/21/25</u>
<b>C25080107</b>	Club Caribe Condominium Association Inc 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5630 NW 61 Street Chapter 13, Section 38-a Failure to complete permit process for Broward Safety Inspection Program Total Area: 19408	<u>08/21/25</u>
<b>C25080108</b>	Club Caribe Condominium Association Inc 5500 NW 61 Street Coconut Creek, FL 33073 Violation Address: 5640 NW 61 Street Chapter 13, Section 38-a Failure to complete permit process for Broward Safety Inspection Program Total Area: 30696	<u>08/21/25</u>
<b>C25120012</b>	Martinez-Ceballos, Yunnely Esthel 3933 Crescent Creek Dr Coconut Creek FL 33073 Violation Address: 3933 Crescent Creek Drive Chapter 13, section 448-c-1 Tree removal permit required	<u>12/03/25</u>
<b>C25060053</b>	Rocha, Roosevelt M 3913 Crescent Creek Drive Coconut Creek FL 33073 Violation Address: 3913 Crescent Creek Drive Chapter 13, Section 38-a Failure to obtain permit and / or complete permit process: Residential alterations	<u>06/24/25</u>

**Officer Coulton Yanulevich**

<b>C26030088</b>	Enriquez, Esther & Enriquez, Jorge 5258 NW 51 Court Coconut Creek FL 33073 Violation Address: 5258 NW 51 Court Chapter 13, Section 444-b-4-b Improper tree pruning	<u>03/16/26</u>
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<b>C26030204</b>	Gaviola, Jaime E 4561 Little Palm Lane Coconut Creek FL 33073 Violation Address: 4561 Little Palm Lane Chapter 13, Section 444-b-4-b Improper Tree Pruning	<b>03/30/26</b>
<b>C26030091</b>	Hanson, Robert C Jr & Manning, David M 5092 NW 45 Avenue Coconut Creek FL 33073 Violation Address: 5092 NW 45 Avenue Chapter 13, Section 444-b-4-b Improper Tree Pruning	<b>03/16/26</b>
<b>C26030135</b>	Hollingsworth, Mark H/E & Peralta, Elvira Joana Ferreira 5851 NW 37 Avenue Coconut Creek FL 33073 Violation Address: 5851 NW 37 Avenue Chapter 13, Section 448-c-1 Removal of tree permit without permit	<b>03/18/26</b>
<b>C26030092</b>	Joiner, James A 4403 NW 51 Court Coconut Creek FL 33073 Violation Address: 4403 NW 51 Court Chapter 13, Section 13-444-b-4-b Improper tree pruning	<b>03/16/26</b>
<b>C26030090</b>	Paul, Mara 5376 NW 55 Street Coconut Creek FL 33073 Violation Address: 5300 NW 49 Avenue Chapter 13, Section 444-b-4-b Improper Tree Pruning	<b>03/16/26</b>
<b>C26010169</b>	Petrone, Laurel A 5272 NW 51 Court Coconut Creek FL 33073-4932 Violation Address: 5272 NW 51 Court Chapter 13, Section 38-a Failure to complete process permit process: Permit # 19002586	<b>04/07/26</b>
<b>C26030089</b>	Ramjattan, Kathryn & Romero, Michael 5164 NW 53 Avenue Coconut Creek FL 33073 Violation Address: 5164 NW 53 AVE Chapter 13, Section 444-b-4-b Improper Tree Pruning	<b>03/16/26</b>
<b>C26030142</b>	Stone, Margaret June & Baur, Thomas Raymond 4541 NW 49 Court Coconut Creek FL 33073 Violation Address: 4541 NW 49 Court Chapter 13, Section 444-b-4-b Improper Tree Pruning	<b>03/19/26</b>

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5. **Acceptance of Minutes:** Hearing No. 2026-0325 for March 25, 2026

6. **ADJOURNMENT**

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

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

CODE OFFICER ANTHONY BELL  
SPECIAL MAGISTRATE CASE

Summons/Case #C25 09 0098  
IANNOTTI, KAREM Z & DAVID L  
ZAFRANE BLANCO, RAIZA  
2004 GRANADA DR #H1  
Violation: 13-38-a  
Failure to obtain/complete permit process

NP

Feb 26

\$50

\$25

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C25-09 -0098**

DAVID L & KAREM Z IANNOTTI

RAIZA ZAFRANE BLANCO

2004 GRANADA DR #H1

COCONUT CREEK FL 33066

**Respondent**

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**FINAL ORDER**

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

An administrative hearing was held before the undersigned Special Magistrate on January 28, 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 2004 Granada Drive #H1 and more particularly described as follows:

Property Id: 4842 29 HH 0080

GRANADA VILLAGE C CONDO UNIT H-1 PER CDO BK/PG: 9650/817

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

### CONCLUSIONS OF LAW:

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

### ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL FEBRUARY 26, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

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 29<sup>th</sup> DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman  
SPECIAL MAGISTRATE CLERK

P. M. P. 2004  
SPECIAL MAGISTRATE

2/4/2026  
Date Received



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



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

CERTIFIED MAIL



9589 0710 5270 1607 5775 89

IANNOTTI, KAREM Z & DAVID L  
ZAFRANE BLANCO, RAIZA  
2004 GRANADA DR #H1  
COCONUT CREEK FL 33066

IANNOTTI, KAREM Z & DAVID L  
ZAFRANE BLANCO, RAIZA  
2004 GRANADA DR #H1  
COCONUT CREEK FL 33066

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

C25090098  
FO  
Postmark Here  
AB 2/15/26

Sent To: IANNOTTI, KAREM Z & DAVID L  
Street and Address: ZAFRANE BLANCO, RAIZA  
City, State, Zip: 2004 GRANADA DR #H1  
COCONUT CREEK FL 33066

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

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

**SUMMONS TO APPEAR**

State of Florida NO. C25090098  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Monday Date September 29 2025

At 5:07 AM/PM

Owner Name Tannotti, Karen Z & David

Last First MI  
Zafrane Blanco, Raiza

Owner Address 2004 Granada Dr # H1  
Coconut Creek, FL 33066  
City State Zip

Legal/Folio 48 42 29 HH 00 80

Violation Location 2004 Granada Dr # H1

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

committed the following violation, contrary to law:

Failure to Obtain/Complete Permit Process

\* Interior Renovations \*

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

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

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 28 DAY OF January, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center

Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.

Anthony Bell 1/12/2026 363  
Officer Signature Date ID#

Anthony Bell  
Printed Name

Posted 4:59 pm 1/12/2026  
Signature Acknowledging Receipt of this Notice Date

Printed Name

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



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25090098	2004 GRANADA DR H1	484229HH0080	IANNOTTI, KAREM Z & DAVID L

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

Initial Warning of Violation – Date: 09/29/2025

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 1/13/2026 - Receipt/Article #: 9589 0710 5270 0954 9584 47  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 1-12-2026 - Time: 4:59pm (See Photo of Posting)

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

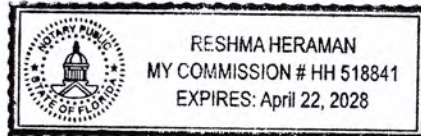
Anthony Bell  
Signature of Code Compliance Officer

Anthony Bell  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

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

Reshma Heraman  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



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

**CERTIFIED MAIL**



9589 0710 5270 0954 9584 47

IANNOTTI, KAREM Z & DAVID L  
ZAFRANE BLANCO, RAIZA  
2004 GRANADA DR #H1  
COCONUT CREEK FL 33066

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

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

C25090098  
Summons  
Postmark Here  
AB  
11/3/06

Postage \$  
Total Postage \$

Sent To \_\_\_\_\_  
Street and A \_\_\_\_\_  
City, State, Z \_\_\_\_\_

IANNOTTI, KAREM Z & DAVID L  
ZAFRANE BLANCO, RAIZA  
2004 GRANADA DR #H1  
COCONUT CREEK FL 33066

24 4956 4560 0225 0120 6856

Jan 12, 2026 at 5:02:17 PM  
2004 Granada Dr  
Coconut Creek FL 33066  
United States

By: the Special Magistrate  
City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**

State of Florida NO. C25090002  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:  
On Monday Date September 29, 2025  
At 5:07 AM, P.M.  
Owner Name Arnold, Kristin Z RD  
First Last MI  
Z. Frank Bruce Bruce  
First Last MI  
Owner Address 2004 Granada Dr # 111  
Coconut Creek FL 33066  
City State Zip  
Legal Value HR 32,744,000.00  
Violation Location 2004 Granada Dr # 111  
Located in the City of Coconut Creek, Broward County, FL  
constituted the following violation, contrary to law:  
Failure to Obey Council's Rent  
Ordinance  
\* Failure to Renewal \*  
A Violation of Chapter 13 Section 13-2  
Code of Ordinances of the City of Coconut Creek, Broward  
County, Florida

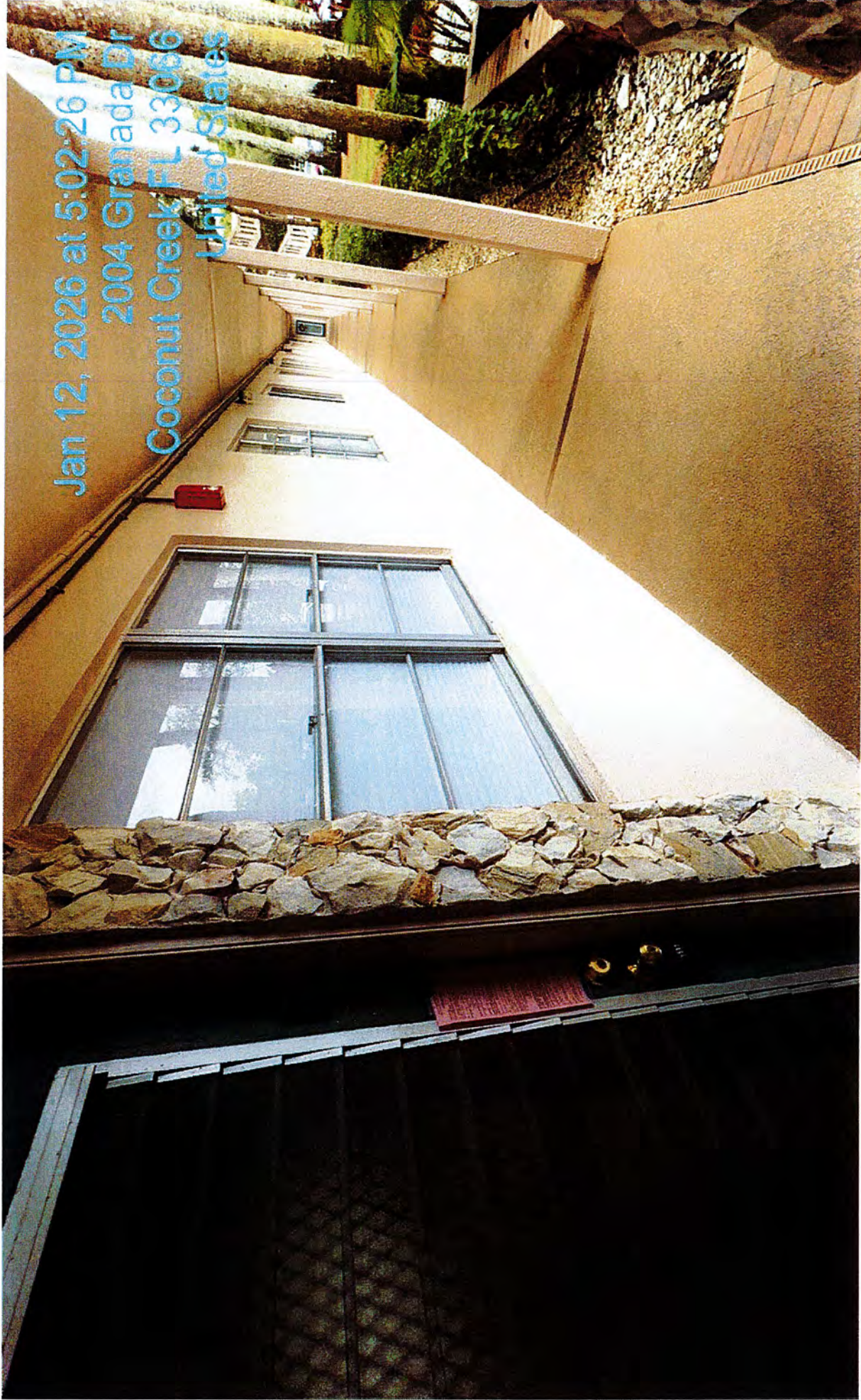
YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE  
SPECIAL MAGISTRATE CITY OF COCONUT CREEK,  
FLORIDA ON 10/13/25 THE 13 DAY  
OF October 2025 AT 10:00 AM IN THE  
OFFICE OF THE SPECIAL MAGISTRATE  
City of Coconut Creek Government Center  
Columbus Chamber  
1500 West Cypress Road  
Coconut Creek, Florida 33066

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT  
TO EXERCISE EITHER OPTION AS RELIANT ON THE  
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS  
A FINE AMOUNT OF UP TO \$500.00 TO BE  
LEVIED FOR REPEAT VIOLATIONS AND ONE FOR EACH  
DAY THE VIOLATION CONTINUES.

IF YOU ARE A RESPONDENT - YOU MUST APPEAR  
Christina Hill Date 10/13/25  
Signature Title  
Christina Hill Date 10/13/25  
Signature Title  
Approved: 10/13/25 Date 10/13/25  
Signature Title

Sum's  
Posting

Jan 12, 2026 at 5:02:26 PM  
2004 Granada Dr  
Coconut Creek FL 33066  
United States

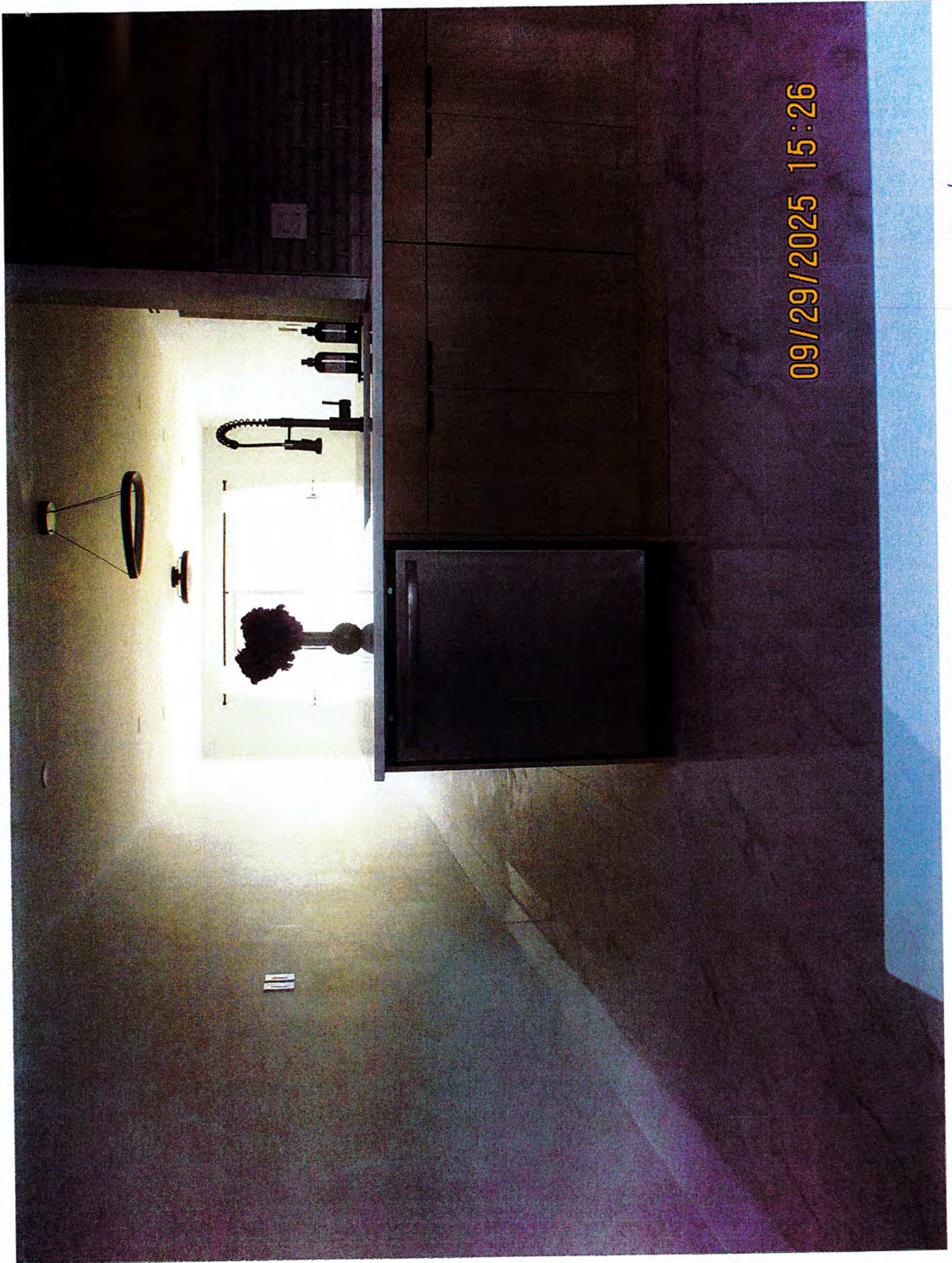


Sums  
Posting



09/29/2025 15:28

*Violation*



09/29/2025 15:26

*Violation*



09/29/2025 15:26

*Violation*

Sec. 13-38. - Building permits.

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



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 04 - Condominium	<b>Deputy Appraiser:</b> Condo Department
<b>Property ID:</b> 484229HH0080	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6832
<b>Property Owner(s):</b> IANNOTTI, KAREM Z & DAVID L ZAFRANE BLANCO, RAIZA	<b>Adj. Bldg. S.F.:</b> 1156	<b>Email:</b> <a href="mailto:condoinfo@bcpa.net">condoinfo@bcpa.net</a>
<b>Mailing Address:</b> 2004 GRANADA DR #H1 COCONUT CREEK, FL 33066	<b>Bldg Under Air S.F.:</b> 1156	<b>Zoning :</b> PUD - PLANNED UNIT DEVELOPMENT
<b>Property Address:</b> 2004 GRANADA DRIVE # H1 COCONUT CREEK, 33066	<b>Effective Year:</b> 1982	<b>Abbr. Legal Des.:</b> GRANADA VILLAGE C CONDO UNIT H-1 PER CDO BK/PG: 9650/817
	<b>Year Built:</b> 1981	
	<b>Units/Beds/Baths:</b> 1 / 2 / 2	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$13,000	\$117,000	0	\$130,000	\$130,000	
2025	\$13,000	\$117,000	0	\$130,000	\$130,000	\$3,047.04
2024	\$18,550	\$166,960	0	\$185,510	\$147,510	\$3,646.24

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$130,000	\$130,000	\$130,000	\$130,000
Portability	0	0	0	0
Assessed / SOH	\$130,000	\$130,000	\$130,000	\$130,000
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$130,000	\$130,000	\$130,000	\$130,000

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
10/29/2024	Special Warranty Deed Excluded Sale	\$130,000	119928576
07/03/2024	Certificate of Title Disqualified Sale	\$21,100	119692889
12/25/2002	Warranty Deed	\$77,900	34326 / 226
12/01/1992	Quit Claim Deed	\$100	20320 / 645
04/01/1987	Warranty Deed	\$73,500	

**LAND CALCULATIONS**

**Unit Price    Units    Type**

SENIOR CODE COMPLIANCE OFFICER  
LUIS MONTANO-GARCIA  
SPECIAL MAGISTRATE CASES

Summons/Case #C25 11 0056  
D'arcy William N. & Catherine P.  
4065 NW 43 St  
Violation: 18-36  
Home based business regulatory criteria for:  
Ballywater nursery-BRT required

**IMPORTANT INSTRUCTIONS**

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

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

**SUMMONS TO APPEAR**

State of Florida NO. C25110056  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Saturday Date November 22 20 26

At 12:30 AM/PM (PM)

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

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

Legal/Folio 4842 1761 0241

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

Home Based Business-Regulatory  
Criteria for Ballywater  
Nursery

In violation of Chapter(s) 18 Section(s) 26  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 22nd DAY OF April, 20 26. AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.

Officer Signature [Signature] Date 4/26/26 ID# 222  
Printed Name Luis Mantano-Garcia

Signature Acknowledging Receipt of this Notice [Signature] Date 04/26/26

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



# Affidavit of Service

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

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

Initial Warning of Violation – Date: 11/22/2025

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 04/06/26 - Receipt/Article #: 70180680000115524543  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

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

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

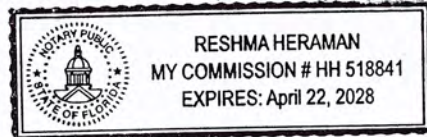
  
\_\_\_\_\_  
Signature of Code Compliance Officer

Luis Montano-Garcia  
\_\_\_\_\_  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 6 day of April, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.

  
\_\_\_\_\_  
Signature of Notary



\_\_\_\_\_  
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



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

CERTIFIED MAIL



7018 0680 0001 1552 4543

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

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Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

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

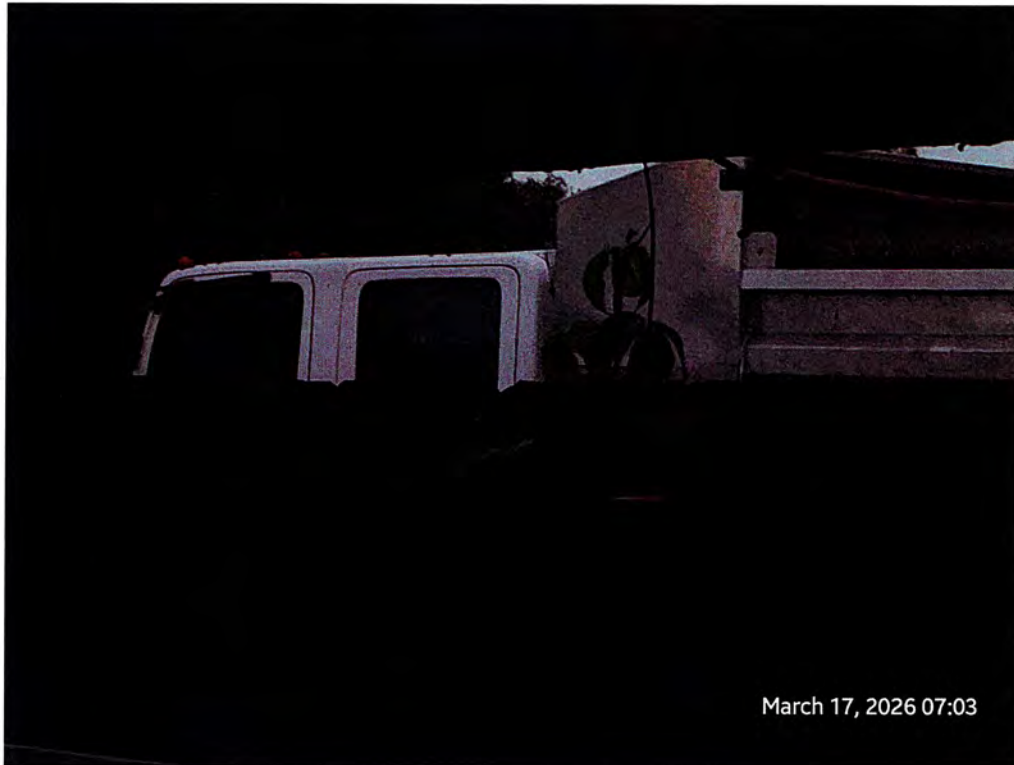
C2511 0056  
C2511 0060  
Postmark Here  
Summons  
lmg 4/6/26

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

E454 255T T000 0990 9T02







**Sec. 18-36. - Home based businesses.**

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

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

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

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

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

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

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

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

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

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

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

(11) Outdoor storage is prohibited.

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

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

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

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

(1) Name of applicant;

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

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

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

(5) The days and hours of operation;

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

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



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 69-02 Ornamentals, miscellaneous agriculture with residence	<b>Deputy Appraiser:</b> Rhonda Gilbert
<b>Property ID:</b> 484217010241	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> D'ARCY, WILLIAM N & CATHERINE P	<b>Adj. Bldg. S.F.:</b> 2817	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 4065 NW 43 ST COCONUT CREEK, FL 33073	<b>Bldg Under Air S.F.:</b>	<b>Zoning :</b> A-1 - AGRICULTURAL DISTRICT
<b>Property Address:</b> 4065 NW 43 STREET COCONUT CREEK, 33073	<b>Effective Year:</b> 1976	<b>Abbr. Legal Des.:</b> PALM BEACH FARMS 2-54 PB TR 26 N1/2 BLK 88
	<b>Year Built:</b> 1975	
	<b>Units/Beds/Baths:</b> 1 / /	

**PROPERTY ASSESSMENT**

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

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$972,550	\$972,550	\$972,550	\$972,550
Portability	0	0	0	0
Assessed / SOH 14	\$318,520	\$318,520	\$318,520	\$318,520
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$267,109	\$293,520	\$267,109	\$267,109

**SALES HISTORY FOR THIS PARCEL**

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

**LAND CALCULATIONS**

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



Department of State / Division of Corporations / Search Records / Search by Street Address /

## Detail by Street Address

Florida Limited Liability Company  
BALLYWALTER NURSERY LLC

### Filing Information

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

### Principal Address

4065 NW 43RD ST  
COCONUT CREEK, FL 33073

### Mailing Address

4065 NW 43RD ST  
COCONUT CREEK, FL 33073

### Registered Agent Name & Address

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

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

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

Title MGR

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

### Annual Reports

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

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

**Document Images**

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

Summons/Case #C25 11 0060

D'arcy William N. & Catherine P.

4065 NW 43 St

Violation: 19-37-3-d

Parking: Heavy commercial & commercial vehicles

Parked/stored in property- not meeting requirements-

**IMPORTANT INSTRUCTIONS**

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

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

**SUMMONS TO APPEAR**

State of Florida NO. C25110060  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Saturday Date November 22, 20 22

At 2:30 AM / PM

Owner Name Darcy William N  
Last First MI  
Darcy Catherine P.  
Last First MI

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

Legal/Folio 4843 1701 0241

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

Parking of heavy commercial vehicles  
Commercial vehicles stored/parked in  
property - Not meeting requirements-

In violation of Chapter(s) 13 Section(s) 37-3-d,  
Code of Ordinances of the City of Coconut Creek, Broward  
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE  
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,  
FLORIDA ON wednesday, THE 22nd DAY  
OF April, 20 22 AT 2:30 PM IN THE  
City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

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

**YOU OR A REPRESENTATIVE MUST APPEAR.**

[Signature] 04/06/22 322  
Officer Signature Date ID#

Luis Plautino - Garcia  
Printed Name

Sent Certified / 04/06/22  
Signature Acknowledging Receipt of this Notice Date

Printed Name

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



# Affidavit of Service

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

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

Initial Warning of Violation – Date: 11/22/2025

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 04/06/26 - Receipt/Article #: 70180680000115524543  
Return Receipt Requested

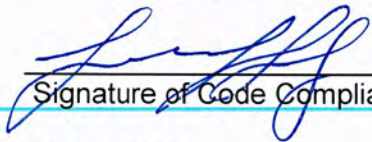
Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

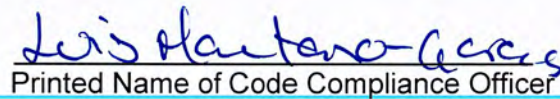
Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

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

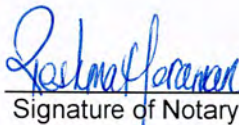
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

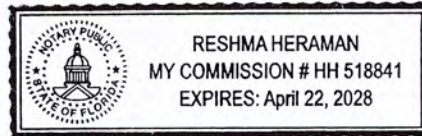
  
\_\_\_\_\_  
Signature of Code Compliance Officer

  
\_\_\_\_\_  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 6 day of April, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.

  
\_\_\_\_\_  
Signature of Notary



\_\_\_\_\_  
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



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

CERTIFIED MAIL



7018 0680 0001 1552 4543

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

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

C2511 0056  
C2511 0060  
Postmark Here  
Summons  
Lma 4/14/06

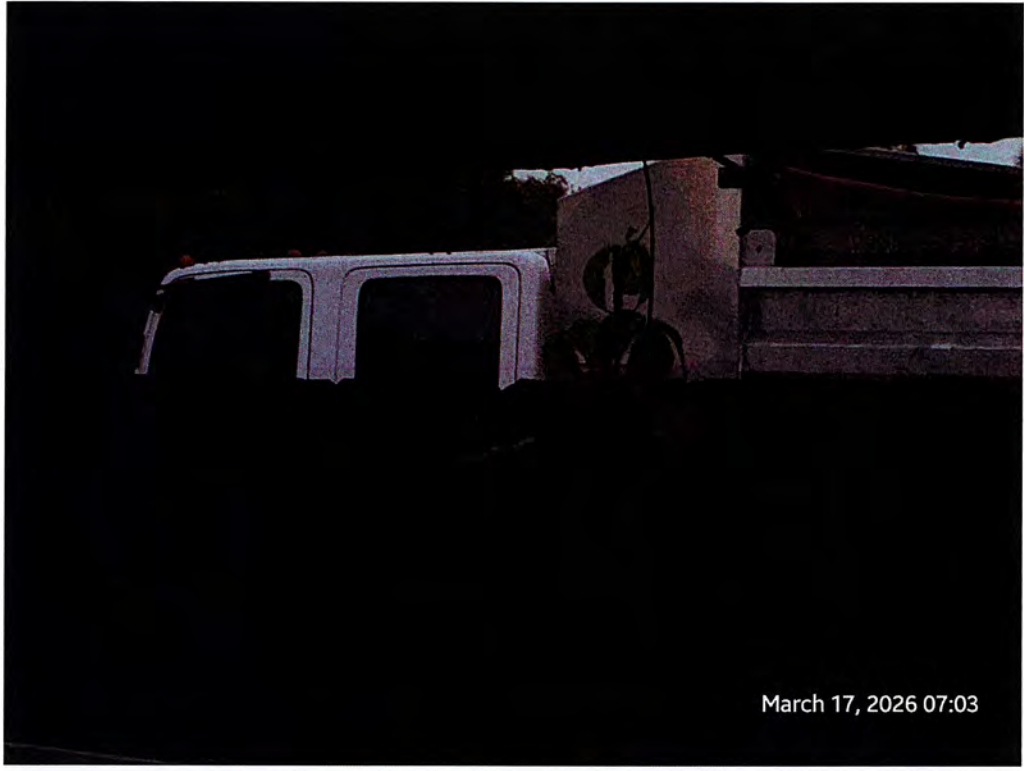
Postage \$  
Total Postage \$  
Sent To \$  
Street and,  
City, State,

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

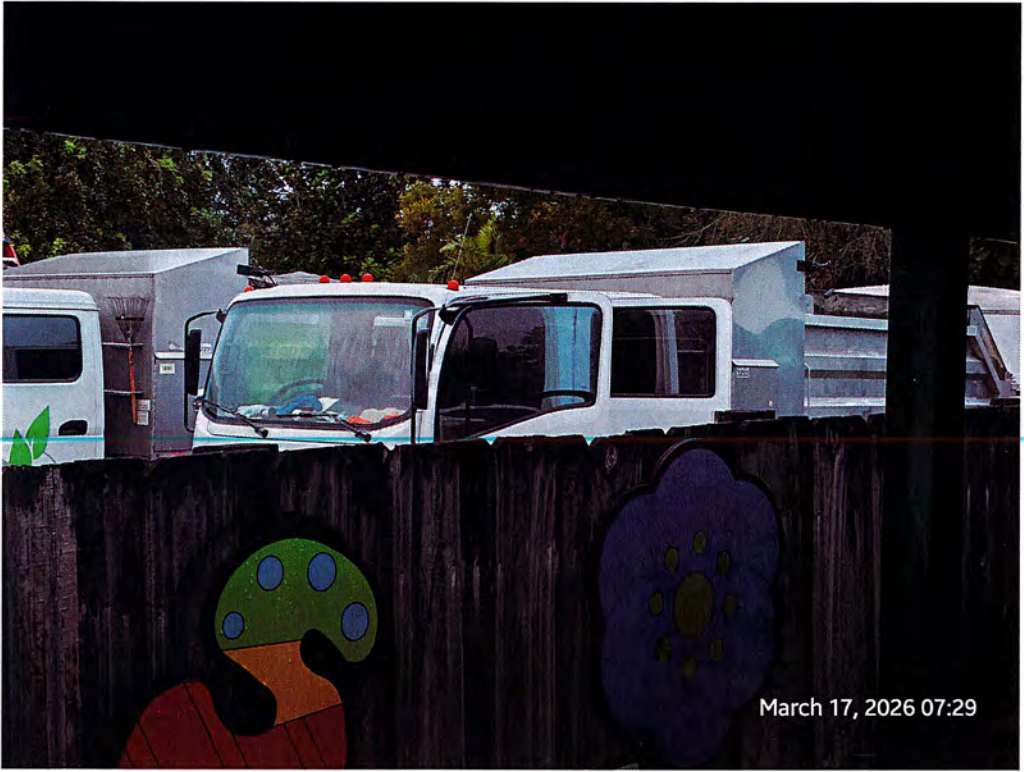
EH54 255T T000 0890 8T02







March 17, 2026 07:03



March 17, 2026 07:29

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

- c. Within single-family zoning districts (RS-3, RS-4, RC-5, RC-8, and single family, zero lot-line and zero lot-line cluster portions of PUD's and MH-1) commercial vehicles may be parked on a paved driveway provided the vehicle and/or signage is covered entirely by an opaque cover. Said cover shall be constructed of sound material and shall be maintained in good condition, such that there is no fading, tearing, or holes in the cover. Vinyl or canvas tarpaulin, or other covers not designed for use as a car cover shall be prohibited. All car covers shall be constructed to permit all license registrations to be visible from accessways. Commercial vehicles may cover signage with a magnetic cover provided it is the same color of the commercial vehicle. Vehicles that are covered must be parked entirely within the paved driveway and cannot protrude onto a sidewalk or right-of-way. In no case shall any vehicle with a cover be permitted to be temporarily or permanently parked in a swale. This exemption applies only to vehicles that are considered commercial vehicles because of permanent or temporary signage on the vehicle; other commercial vehicles that have been modified or altered are not subject to this exemption.
- d. Parking of passenger, commercial and recreational vehicles in A-1, agricultural district and RS-1, residential single-family detached district shall be permitted in areas that meet all required front, side, and rear yard setbacks regardless of screening or the vehicle's height, width and length. All vehicles may be parked on grass areas that meet the required setbacks, provided there is no damage to the grass area and the area is maintained in a safe and suitable condition. Heavy commercial vehicles are permitted if there is an approved occupational license or home occupational license specifying the location and number of commercial or heavy commercial vehicles used in the operation of said business.
- e. Commercial and recreational vehicles within multi-family districts (RM-10 and multifamily sites of PUD's and MH-1) should be parked in paved areas that are sufficiently screened from public view, in accordance with Chapter 13, Article III, Division 4, Subdivision II, Parking Regulations and Requirements, City of Coconut Creek Code of Ordinances. The approved site plan shall dictate the location of areas approved for the parking of commercial and recreational vehicles. Heavy commercial vehicles shall not be permitted to be parked in multifamily sites.
- f. Vehicles owned and operated by a physically impaired individual when a medical doctor has certified that the vehicle is necessary due to said physical impairment.
- g. Authorized emergency vehicles as defined by City of Coconut Creek Code of Ordinances, section 19-2, entitled Definitions.
- h. Pickup trucks equipped with detachable tool boxes or camper tops that do not extend above the height of the cab of the pickup shall be parked in accordance to the requirements of section 19-37(3)a. and b.



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 00-04 Vacant Residential with extra feature	<b>Deputy Appraiser:</b> Residential Department
<b>Property ID:</b> 484217010240	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> FLOWER FARM LLC % LINDA HARPER VINKEMULDER	<b>Adj. Bldg. S.F:</b> 0	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 14 SYLVIA ST #1 LEXINGTON, MA 02421-6325	<b>Bldg Under Air S.F:</b>	<b>Zoning :</b> A-1 - AGRICULTURAL DISTRICT
<b>Property Address:</b> 4061 NW 43 STREET COCONUT CREEK, 33073	<b>Effective Year:</b> 1991	<b>Abbr. Legal Des.:</b> PALM BEACH FARMS 2-54 PB TRACT 26 LESS N1/2 BLK 88
	<b>Year Built:</b> 1990	
	<b>Units/Beds/Baths:</b> 0 / /	

**PROPERTY ASSESSMENT**

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

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$682,170	\$682,170	\$682,170	\$682,170
Portability	0	0	0	0
Assessed / SOH	\$682,170	\$682,170	\$682,170	\$682,170
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$682,170	\$682,170	\$682,170	\$682,170

**SALES HISTORY FOR THIS PARCEL**

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

**LAND CALCULATIONS**

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

Summons/Case #C25 11 0062

Flower Farm % Linda Harper Vinkemulder

4061 NW 43 St

Violation: 18-36

Home based business regulatory criteria for:

Wooden Shoe Gardens-BRT required

---

**IMPORTANT INSTRUCTIONS**

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
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Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
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Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

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

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

**SUMMONS TO APPEAR**

State of Florida NO. C25110062  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Saturday Date November 22 2026

At 2:30 AM / PM

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

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

Legal/Folio 4842 170L 0240

Violation Location 406 LNW 4056.  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Home Based Business  
Regulatory Certificates for  
Woodenshoe Gardens - BTR require

In violation of Chapter(s) 18 Section(s) 36  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

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

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

YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 04/06/26 322  
Officer Signature Date ID#

Luis Martinez-Garcia  
Printed Name

Sgt Certified - 04/06/26  
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 97367410 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25110062	4061 NW 43 ST	484217010240	FLOWER FARM LLC

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

Initial Warning of Violation – Date: 11/22/2025

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 04/06/26 - Receipt/Article #: 70180680000115525557  
70180680000115525540

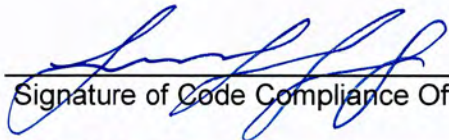
Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_


Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

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

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

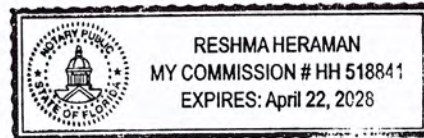
  
\_\_\_\_\_  
Signature of Code Compliance Officer

  
\_\_\_\_\_  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 6 day of April, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.

  
\_\_\_\_\_  
Signature of Notary



\_\_\_\_\_  
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



BUTTERFLY CAPITAL OF THE WORLD®

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

CERTIFIED MAIL®



7018 0680 0001 1552 5540

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

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

C2511 00 62  
C2511 00 63  
Postmark Here  
Summons  
Lma 4/6/26

Postage \$  
Total Postage \$

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

0455 255T T000 0890 8T02



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

CERTIFIED MAIL



7018 0680 0001 1552 5557

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

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

Postage

\$ \_\_\_\_\_

Total Postage

\$ \_\_\_\_\_

Sent To

Street and Apt.

City, State, Zip

C2511 0062  
C2511 0063  
Postmark  
Here  
Summers  
LMA 4/6/26

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

2555 255T 1000 0890 9102











**Sec. 18-36. - Home based businesses.**

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

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

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

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

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

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

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

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

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

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

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

(11) Outdoor storage is prohibited.

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

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

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

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

(1) Name of applicant;

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

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

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

(5) The days and hours of operation;

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

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



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 69-02 Ornamentals, miscellaneous agriculture with residence	<b>Deputy Appraiser:</b> Rhonda Gilbert
<b>Property ID:</b> 484217010241	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> D'ARCY, WILLIAM N & CATHERINE P	<b>Adj. Bldg. S.F.:</b> 2817	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 4065 NW 43 ST COCONUT CREEK, FL 33073	<b>Bldg Under Air S.F.:</b>	<b>Zoning :</b> A-1 - AGRICULTURAL DISTRICT
<b>Property Address:</b> 4065 NW 43 STREET COCONUT CREEK, 33073	<b>Effective Year:</b> 1976	<b>Abbr. Legal Des.:</b> PALM BEACH FARMS 2-54 PB TR 26 N1/2 BLK 88
	<b>Year Built:</b> 1975	
	<b>Units/Beds/Baths:</b> 1 / /	

**PROPERTY ASSESSMENT**

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

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$972,550	\$972,550	\$972,550	\$972,550
Portability	0	0	0	0
Assessed / SOH 14	\$318,520	\$318,520	\$318,520	\$318,520
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$267,109	\$293,520	\$267,109	\$267,109

**SALES HISTORY FOR THIS PARCEL**

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

**LAND CALCULATIONS**

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



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

## Detail by Entity Name

Florida Limited Liability Company  
FLOWER FARM, LLC.

### Filing Information

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

### Principal Address

4061 NW 43RD STREET  
COCONUT CREEK, FL 33073

Changed: 04/29/2021

### Mailing Address

14 SYLVIA STREET, APT #1  
LEXINGTON, MA 02421

### Registered Agent Name & Address

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

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

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

### Annual Reports

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

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

---

**IMPORTANT INSTRUCTIONS**

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

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

**SUMMONS TO APPEAR**

State of Florida NO. C25110063  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Saturday Date November 22 20 26

At 2:30 AM / PM

Owner Name Flower Farm LLC %  
Last First MI  
Linda Harper Linkemulder  
Last First MI

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

Legal/Folio 4842 1701 0240

Violation Location 406L NW 4356  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

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

In violation of Chapter(s) 19 Section(s) 37-3-d  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 22nd DAY OF April, 2026 AT 2:30 PM IN THE

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

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

YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 04/06/26 322  
Officer Signature Date ID#

Luis Henriquez Garcia  
Printed Name

Sent certified - 04/06/26  
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 978-6746 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25110063	4061 NW 43 ST	484217010240	FLOWER FARM LLC

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

Initial Warning of Violation – Date: 11/22/2025

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 04/06/26 - Receipt/Article #: 70180680000115525557  
70180680000115525540

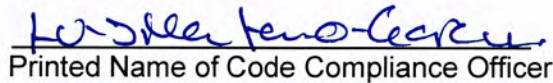
- Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_
- Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

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

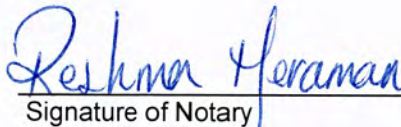
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

  
\_\_\_\_\_  
Signature of Code Compliance Officer

  
\_\_\_\_\_  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 6 day of April, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.

  
\_\_\_\_\_  
Signature of Notary



\_\_\_\_\_  
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



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

CERTIFIED MAIL



7018 0680 0001 1552 5540

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

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

C2511 00 62  
C2511 00 63  
Postmark Here  
Summons  
Lmca 4/6/26

Postage \$

Total Postage \$

Sent To

Street and Apt

City, State, Zip

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

0455 255T T000 0990 9T02



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

CERTIFIED MAIL



7018 0680 0001 1552 5557

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

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**OFFICIAL USE**

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

C2511 0062  
C2511 0063  
Postmark Here  
Summers  
LMA 4/16/06

Postage \$

Total Postage \$

Sent To

Street and Apt.

City, State, Zip

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

2555 255T 1000 0990 910L











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

- c. Within single-family zoning districts (RS-3, RS-4, RC-5, RC-8, and single family, zero lot-line and zero lot-line cluster portions of PUD's and MH-1) commercial vehicles may be parked on a paved driveway provided the vehicle and/or signage is covered entirely by an opaque cover. Said cover shall be constructed of sound material and shall be maintained in good condition, such that there is no fading, tearing, or holes in the cover. Vinyl or canvas tarpaulin, or other covers not designed for use as a car cover shall be prohibited. All car covers shall be constructed to permit all license registrations to be visible from accessways. Commercial vehicles may cover signage with a magnetic cover provided it is the same color of the commercial vehicle. Vehicles that are covered must be parked entirely within the paved driveway and cannot protrude onto a sidewalk or right-of-way. In no case shall any vehicle with a cover be permitted to be temporarily or permanently parked in a swale. This exemption applies only to vehicles that are considered commercial vehicles because of permanent or temporary signage on the vehicle; other commercial vehicles that have been modified or altered are not subject to this exemption.
- d. Parking of passenger, commercial and recreational vehicles in A-1, agricultural district and RS-1, residential single-family detached district shall be permitted in areas that meet all required front, side, and rear yard setbacks regardless of screening or the vehicle's height, width and length. All vehicles may be parked on grass areas that meet the required setbacks, provided there is no damage to the grass area and the area is maintained in a safe and suitable condition. Heavy commercial vehicles are permitted if there is an approved occupational license or home occupational license specifying the location and number of commercial or heavy commercial vehicles used in the operation of said business.
- e. Commercial and recreational vehicles within multi-family districts (RM-10 and multifamily sites of PUD's and MH-1) should be parked in paved areas that are sufficiently screened from public view, in accordance with Chapter 13, Article III, Division 4, Subdivision II, Parking Regulations and Requirements, City of Coconut Creek Code of Ordinances. The approved site plan shall dictate the location of areas approved for the parking of commercial and recreational vehicles. Heavy commercial vehicles shall not be permitted to be parked in multifamily sites.
- f. Vehicles owned and operated by a physically impaired individual when a medical doctor has certified that the vehicle is necessary due to said physical impairment.
- g. Authorized emergency vehicles as defined by City of Coconut Creek Code of Ordinances, section 19-2, entitled Definitions.
- h. Pickup trucks equipped with detachable tool boxes or camper tops that do not extend above the height of the cab of the pickup shall be parked in accordance to the requirements of section 19-37(3)a. and b.



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 69-02 Ornamentals, miscellaneous agriculture with residence	<b>Deputy Appraiser:</b> Rhonda Gilbert
<b>Property ID:</b> 484217010241	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> D'ARCY,WILLIAM N & CATHERINE P	<b>Adj. Bldg. S.F.:</b> 2817	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 4065 NW 43 ST COCONUT CREEK, FL 33073	<b>Bldg Under Air S.F.:</b>	<b>Zoning :</b> A-1 - AGRICULTURAL DISTRICT
<b>Property Address:</b> 4065 NW 43 STREET COCONUT CREEK, 33073	<b>Effective Year:</b> 1976	<b>Abbr. Legal Des.:</b> PALM BEACH FARMS 2-54 PB TR 26 N1/2 BLK 88
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	<b>Units/Beds/Baths:</b> 1 / /	

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**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

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Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$267,109	\$293,520	\$267,109	\$267,109

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
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**LAND CALCULATIONS**

Unit Price	Units	Type
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\$272,250	0.95 Acre	Agriculture



Department of State / Division of Corporations / Search Records / Search by Entity Name /

## Detail by Entity Name

Florida Limited Liability Company  
FLOWER FARM, LLC.

### Filing Information

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

### Principal Address

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Changed: 04/29/2021

### Mailing Address

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### Registered Agent Name & Address

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

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

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

### Annual Reports

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

Summons/Case #C2407 0013

Jeanty, Simone

5911 NW 40 LN

Violation:6-36-b-9

Lawn & landscape-non-maintenance- Bare area on  
North side of property.

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-07-0013**

SIMONE JEANTY  
5911 NW 40<sup>th</sup> LANE  
COCONUT CREEK, FL 33073

Property Address: 5911 NW 40<sup>th</sup> Lane

**Respondent**

---

**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on February 25, 2026. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

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

This Order dated 27th Day of February, 2026

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
**SPECIAL MAGISTRATE CLERK**

  
\_\_\_\_\_  
**SPECIAL MAGISTRATE**

  
\_\_\_\_\_  
**Date Received**



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
1600 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
1600 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



7026 2140 0000 8545 8049

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

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Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage	\$	
Sent To	JEANTY, SIMONE	
Street and Apt.	5911 NW 40 LANE	
City, State, ZIP	COCONUT CREEK FL 33073-4045	

Postmark Here: CA4070013, CA4070015, CA5040018, IN4 3-1128

PS Form 3800

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-07-0013**

SIMONE JEANTY  
5911 NW 40<sup>th</sup> LANE  
COCONUT CREEK, FL 33073

**Respondent**

Property Address: 5911 NW 40<sup>th</sup> Lane

---

**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON FEBRUARY 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE FEBRUARY 25, 2026 SPECIAL MAGISTRATE HEARING.

This Order dated November 19, 2025

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received

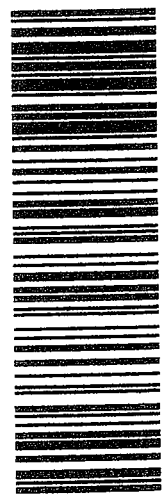


CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 NW Copans Road  
Coconut Creek, FL 33063



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

CERTIFIED MAIL



9589 0710 5270 1776 0341 73

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and	
\$	
Sent To	
Street and Apt. No.	
City, State, ZIP+4®	

C24070013  
C24070015  
Postmark Here  
C 350 40048  
CERT MAIL

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24- 07-0013**

SIMONE JEANTY  
5911 NW 40<sup>th</sup> LANE  
COCONUT CREEK, FL 33073  
**Respondent**

Property Address: 5911 NW 40<sup>th</sup> Lane

---

**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on September 24, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD NOVEMBER 19, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE NOVEMBER 19, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 28<sup>th</sup> Day of September, 2025

**CITY OF COCONUT CREEK, FLORIDA**

Reshma Peramanu  
SPECIAL MAGISTRATE CLERK

R. J. P. Pool  
SPECIAL MAGISTRATE

09/30/25

**Date Received**

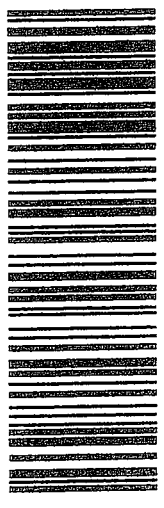


CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4806 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4806 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1776 0327 JJ

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:  
JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

COMPLETE THIS SECTION ON DELIVERY

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



9590 9402 7617 2122 8150 51

2. Article Number (Transfer from service label)  
9589 0710 5270 1776 0327 JJ

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

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

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Certified Mail Fee	\$ 10.11	C 24070013
Extra Services & Fees (check box, add fee as appropriate)		C 24070015
<input type="checkbox"/> Return Receipt (hardcopy)	\$	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$	C 25040018
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	MM 10/1/25
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage	\$	

Sent To  
JEANTY, SIMONE  
5911 NW 40 LANE  
Street and Apt  
COCONUT CREEK FL 33073-4045  
City, State, Zi

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24- 07-0013**

SIMONE JEANTY  
5911 NW 40th LANE  
COCONUT CREEK FL 33073-4045

**Respondent**

Property Address: 5911 NW 40th Lane

---

**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on August 27, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON SEPTEMBER 24, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE SEPTEMBER 24, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 29th Day of August, 2025

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
**SPECIAL MAGISTRATE CLERK**

  
\_\_\_\_\_  
**SPECIAL MAGISTRATE**

  
\_\_\_\_\_  
**Date Received**

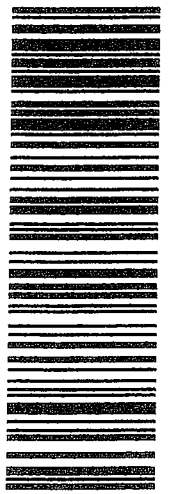


CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



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

**CERTIFIED MAIL**



9589 0710 5270 1776 0310 80

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045


**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  X 
- B. Received by (Printed Name)  Agent  Addressee
- C. Date of Delivery

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



9590 9402 7617 2122 8152 80

2. Article Number (Transfer from service label)

9589 0710 5270 1776 0310 80

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

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OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	
Street and Apt.	
City, State, ZIP	
Postmark Here	C24070013 C24070015 C25040008 LMG CONT 4/1/25
JEANTY, SIMONE 5911 NW 40 LANE COCONUT CREEK FL 33073-4045	
PS Form 3800	

OR DTED 922T 0225 0120 695B

Domestic Return Receipt

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-07-0013**

SIMONE JEANTY  
5911 NW 40th LANE  
COCONUT CREEK FL 33073-4045

**Respondent**

Property Address: 5911 NW 40th Lane

---

**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on July 23, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON AUGUST 27, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE AUGUST 27, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 26th Day of July, 2025

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
**SPECIAL MAGISTRATE CLERK**

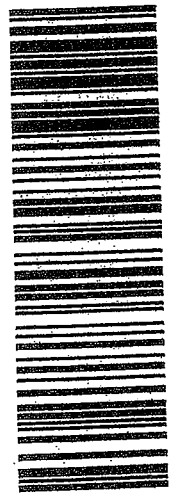
  
\_\_\_\_\_  
**SPECIAL MAGISTRATE**

  
\_\_\_\_\_  
**Date Received**



COCONUT CREEK  
 Equipment Dept.  
 Finance Division  
 1717 W. Shattuck Road  
 Coconut Creek, FL 33063

**CERTIFIED MAIL**



9589 0710 5270 1776 0306 32

JEANTY, SIMONE  
 5911 NW 40 LANE  
 COCONUT CREEK FL 33073-4045

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

C24070013  
 C24070015  
 Postmark Here  
 C25040048  
 cont  
 LMG 7/30/25

Sent To  
 Street and Apt. No.,  
 City, State, ZIP+4®

JEANTY, SIMONE  
 5911 NW 40 LANE  
 COCONUT CREEK FL 33073-4045

2E 90ED 942T 0225 0TLD 6956

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-07-0013**

SIMONE JEANTY  
5911 NW 40th LANE  
COCONUT CREEK FL 33073-4045

**Respondent**

Property Address: 5911 NW 40th Lane

---

**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on June 25, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 23, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 23, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 28th Day of June, 2025

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
**SPECIAL MAGISTRATE CLERK**

  
\_\_\_\_\_  
**SPECIAL MAGISTRATE**



\_\_\_\_\_  
**Date Received**

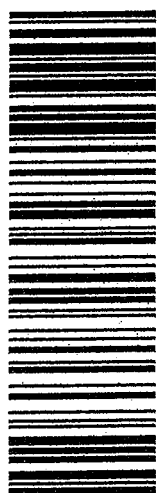


DEPT. OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4500 W. Copans Road  
Coconut Creek, FL 33063



DEPT. OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4500 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**



9589 0710 5270 1776 0370 75

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

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

C24070013-1017  
C24070015-1011  
Postmark Here  
C25040048-1011  
LMG  
received out 7/3/25

52 0260 9421 0225 0120 6956

Sent To: JEANTY, SIMONE  
Street and #: 5911 NW 40 LANE  
City, State, ZIP: COCONUT CREEK FL 33073-4045

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

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

**SUMMONS TO APPEAR**

State of Florida NO C24570013  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Wednesday Date July 3rd 2024

At 8:30 AM /PM

Owner Name Jeanly Simone  
Last First MI

Owner Address 5911 NW 40 LN  
Coconut Creek FL 33073  
City State Zip

Legal/Folio 4842 0805 1030

Violation Location 5911 NW 40 LN  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Lawn & landscaping - non-maintenance  
Bare area on North side of  
property

In violation of Chapter(s) 6 Section(s) 36-6-9  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 25th DAY OF June, 2025, AT 2:30 PM IN THE City of Coconut Creek Government Center

Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.

Luis Montano-Garcia 6/2/25 322  
Officer Signature Date ID#  
Luis Montano-Garcia  
Printed Name

Dotted 6/2/25  
Signature Acknowledging Receipt of this Notice Date  
JOSEPH M...  
Printed Name

If you have any questions, call 954-956-1476 or 953-6746 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24070013	5911 NW 40 LN	484208051030	JEANTY, SIMONE

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

Initial Warning of Violation – Date: 07/03/2024

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 06/05/25 - Receipt/Article #: 70180680000115525489  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 06/02/25 - Time: 10:00 AM (See Photo of Posting)

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

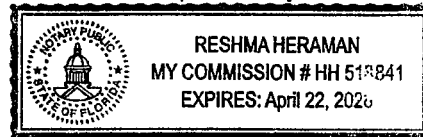
  
\_\_\_\_\_  
Signature of Code Compliance Officer

Luis Montano-Garcia  
\_\_\_\_\_  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 2 day of JUNE, 2025 by MONTANO-GARCIA, LUIS who is personally known to me.

Reshma Heraman  
\_\_\_\_\_  
Signature of Notary



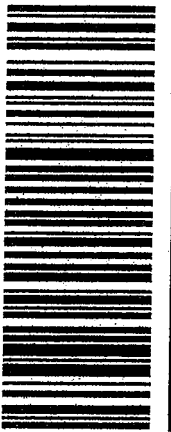
\_\_\_\_\_  
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
 Sustainable Development Dept.  
 Title Compliance Division  
 1100 W. Copans Road  
 Coconut Creek, FL 33063

CERTIFIED MAIL



7018 0680 0001 1552 5489

JEANTY, SIMONE  
 5911 NW 40 LANE  
 COCONUT CREEK FL 33073-4045

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**OFFICIAL USE**

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

C25040048  
 C24070015  
 Postmark Here  
 C24070013

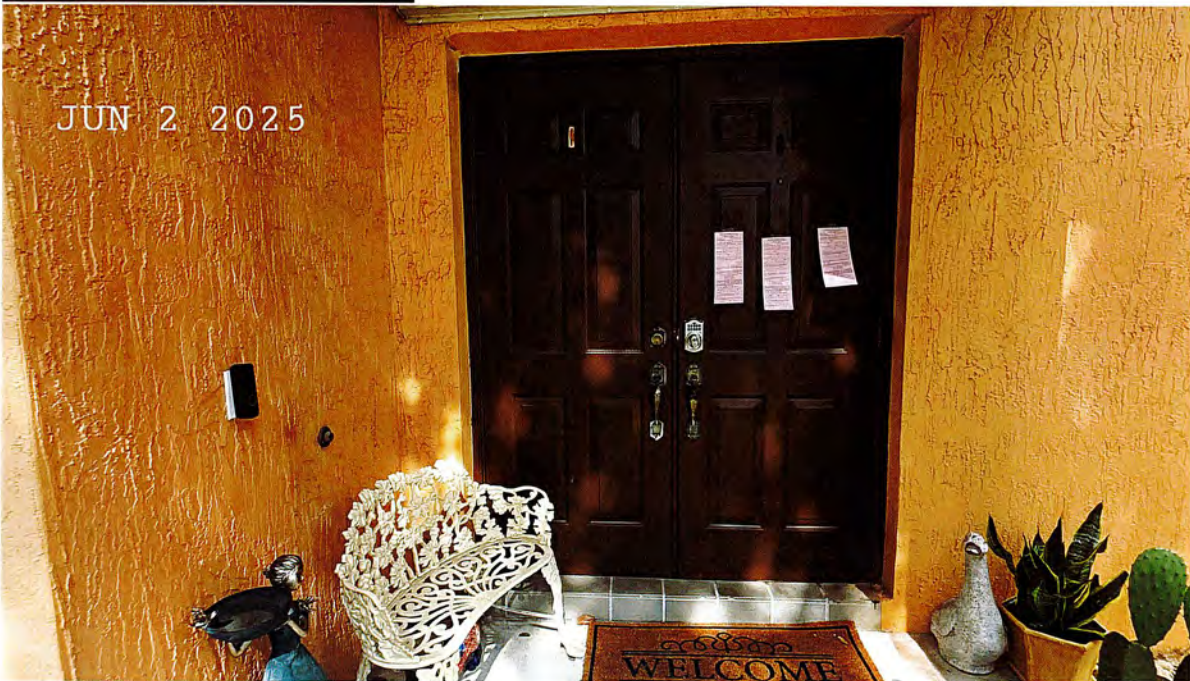
Postage \$ \_\_\_\_\_  
 Total Postage \$ \_\_\_\_\_

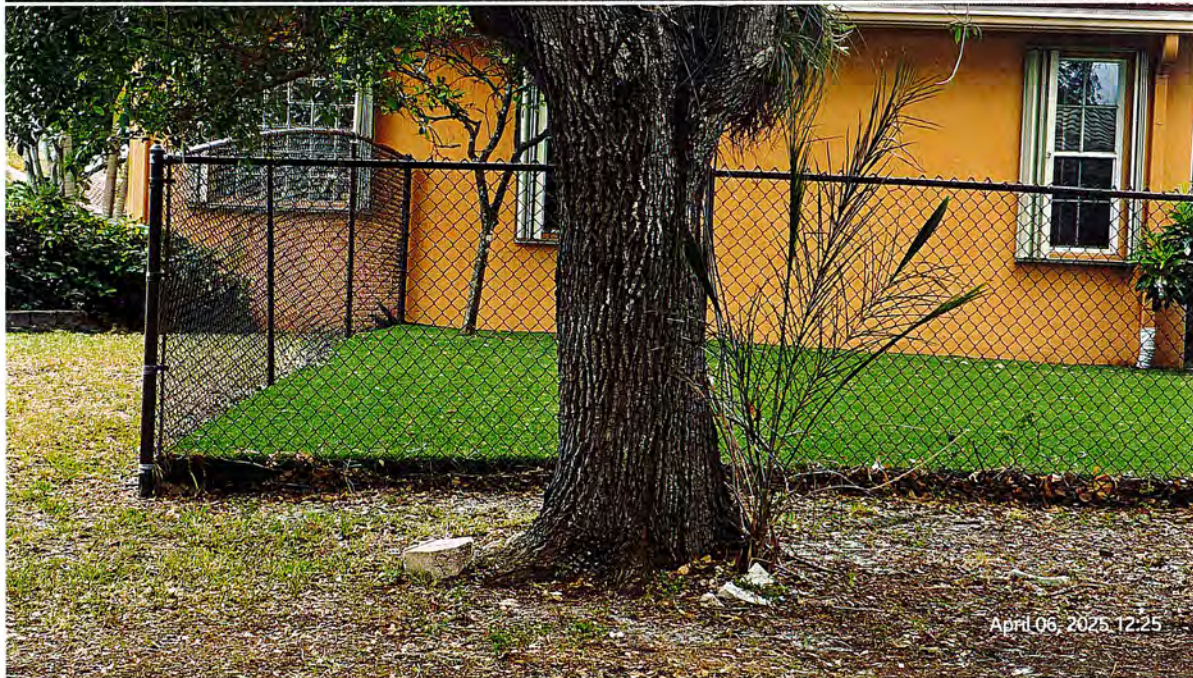
LMG 6/5/25

Sent To \_\_\_\_\_  
 Street and A \_\_\_\_\_  
 City, State, Z \_\_\_\_\_  
 PS Form 3800, June 2014

JEANTY, SIMONE  
 5911 NW 40 LANE  
 COCONUT CREEK FL 33073-4045

6845 255T 1000 0990 9T02







Sec. 6-36. - Maintenance standards.

- (b) *Exterior premises condition.* It shall be the duty of the owner, operator, or occupant to keep the exterior premises, including any auxiliary structures thereon, free of hazards, nuisances, and unsafe or unsightly conditions which constitute a blighting factor leading to the deterioration of the adjacent neighborhood and the city.
- (1) *Fences, signs, satellite dishes.* If twenty-five (25) percent or more of any single sight view of a sign, fence or satellite dish becomes deteriorated, discolored or is peeling, molding or mildewing, it shall be cleaned, repainted or recovered.
  - (2) *Garbage, rubbish and trash.* No garbage, rubbish or trash shall be allowed to accumulate on the premises.
  - (3) *Refuse brush.* Weeds, stumps, roots, obnoxious growths, litter and debris shall be removed from the premises.
  - (4) *Natural growth.* Dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating conditions, or storm damage, constitute a hazard to persons in the vicinity thereof shall be removed. Trees shall be kept pruned and trimmed at all times to prevent hazard.
  - (5) *Overhangings.* Loose and overhanging objects which by reason of location above ground level constitute a danger of falling on persons in the vicinity thereof shall not be permitted.
  - (6) *Ground surface hazards.* Holes, excavations, breaks, projections, obstructions and excretion of pets on paths, driveways, parking facilities and other parts of the premises shall not be permitted. Holes and excavations shall be filled and repaired, walks replaced and other conditions removed where necessary to eliminate hazards or unsanitary conditions with reasonable dispatch upon their discovery.
  - (7) *Sources of infestation.* All parts of the premises shall be maintained so as to prevent infestation.
  - (8) *Mechanical equipment.* Filtration systems, air conditioning units and gas tanks at ground level on new installations shall be concealed by a fence or landscape border so that the equipment will not be seen from the street or adjacent properties.
  - (9) *Landscaping.* All landscaped and grassed areas shall be maintained in a healthy condition, and shall not be permitted to grow to such a length that it becomes a nuisance as defined herein.
  - (10) *Vehicles.* All vehicles shall be parked and maintained in accordance with Coconut Creek Code of Ordinances, Chapter 19.

(Ord. No. 145-95, § 2, 11-9-95)



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2025	<b>Property Use:</b> 01-01 Single Family	<b>Deputy Appraiser:</b> Residential Department
<b>Property ID:</b> 484208051030	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> JEANTY,SIMONE	<b>Adj. Bldg. S.F:</b> 2343	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 5911 NW 40 LANE COCONUT CREEK, FL 33073-4045	<b>Bldg Under Air S.F:</b> 2051	<b>Zoning :</b> PUD - PLANNED UNIT DEVELOPMENT
<b>Physical Address:</b> 5911 NW 40 LANE COCONUT CREEK, 33073-4045	<b>Effective Year:</b> 1995	<b>Abbr. Legal Des.:</b> WINSTON PARK SECTION TWO-B 141-42 B LOT 1 BLK 26
	<b>Year Built:</b> 1994	
	<b>Units/Beds/Baths:</b> 1 / 4 / 2	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$71,460	\$473,170	0	\$544,630	\$231,190	
2024	\$71,460	\$454,900	0	\$526,360	\$224,680	\$3,739.87
2023	\$71,460	\$459,820	0	\$531,280	\$218,140	\$3,605.88

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$544,630	\$544,630	\$544,630	\$544,630
Portability	0	0	0	0
Assessed / SOH 98	\$231,190	\$231,190	\$231,190	\$231,190
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	\$5,000	\$5,000	\$5,000	\$5,000
Senior	\$50,000	0	\$50,000	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$125,468	\$201,190	\$125,468	\$175,468

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
12/20/1994	Warranty Deed	\$149,800	22962 / 792
10/28/1994	Multi Trustee's Deed	\$320,000	22798 / 947

**LAND CALCULATIONS**

Unit Price	Units	Type
\$8.00	8,933	Square Foot
	SqFt	Foot

**RECENT SALES IN THIS SUBDIVISION**

Summons/Case #C2407 0015

Jeanty, Simone

5911 NW 40 LN

Violation:13-444-c-3

Artificial turf installation standards not met: setbacks

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-07-0015**

SIMONE JEANTY  
5911 NW 40<sup>th</sup> LANE  
COCONUT CREEK, FL 33073

**Respondent**

Property Address: 5911 NW 40<sup>th</sup> Lane

---

**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on February 25, 2026. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

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

This Order dated 27th Day of February, 2026

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received

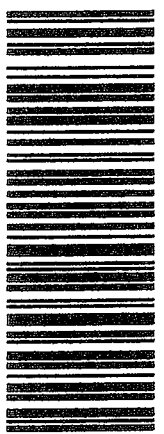


CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
800 W. Copans Road  
Coconut Creek, FL 33063



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

CERTIFIED MAIL



7036 2340 0000 8545 8049

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Certified Mail Fee	\$	10.14
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage	\$	
Sent To		
Street and Apt.		
City, State, Zip		

1014  
C24070013  
C24070015  
Postmark Here  
C25040048  
LMG 3-9-28

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

6408 5458 0000 0412 9102

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24- 07-0015**

SIMONE JEANTY  
5911 NW 40<sup>th</sup> LANE  
COCONUT CREEK, FL 33073

**Respondent**

Property Address: 5911 NW 40<sup>th</sup> Lane

---

**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON FEBRUARY 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE FEBRUARY 25, 2026 SPECIAL MAGISTRATE HEARING.

This Order dated November 19, 2025

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
**SPECIAL MAGISTRATE CLERK**

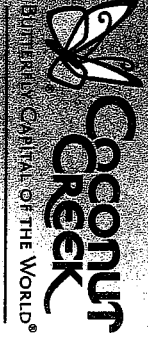
  
\_\_\_\_\_  
**SPECIAL MAGISTRATE**

11/26/2025

**Date Received**

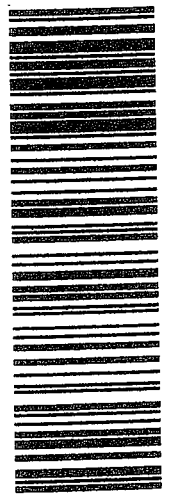


CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



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

**CERTIFIED MAIL**



9589 0710 5270 1776 0341 73

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

C24070013  
C24070015  
Postmark  
Here  
C 350 40048  
0001 000 0115

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

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

62 THE0 942T 0225 0T20 6956

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24- 07-0015**

SIMONE JEANTY  
5911 NW 40<sup>th</sup> LANE  
COCONUT CREEK, FL 33073

**Respondent**

Property Address: 5911 NW 40<sup>th</sup> Lane

---

**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on September 24, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD NOVEMBER 19, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE NOVEMBER 19, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 28<sup>th</sup> Day of September, 2025

**CITY OF COCONUT CREEK, FLORIDA**

*Reshna Meraman*  
SPECIAL MAGISTRATE CLERK

*R. J. Trow*  
SPECIAL MAGISTRATE

*09/30/2025*  
Date Received

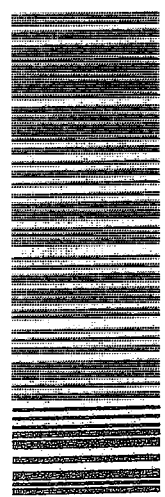


OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
Compliance Division  
4900 W. Copans Road  
Coconut Creek, FL 33063



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
Compliance Division  
4900 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**



9589 0720 5270 1776 0327 JJ

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

**SENDER COMPLETE THIS SECTION**

1. Complete address of recipient  
 2. Print recipient's telephone number (for delivery assistance)  
 3. Mark the correct box for the type of mail service you are using.  
 4. Mark the correct box for the type of special delivery service you are using.

**COMPLETE THIS SECTION ON DELIVERY**

1. Delivery address (if different from sender's address)  
 2. Delivery date and time (if different from sender's address)  
 3. Signature of recipient (if required)  
 4. Signature of carrier (if required)

9589 0720 5270 1776 0327 JJ

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

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**OFFICIAL USE**

Certified Mail Fee	\$ 1.07	C24070013
Extra Services & Fees (check box, add fee as appropriate)		C24070015
<input type="checkbox"/> Return Receipt (hardcopy)	\$	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	C 850 40048
Postage		4/14 10/1/05
Total Postage	\$	
Sent To	JEANTY, SIMONE	
Street and Apt.	5911 NW 40 LANE	
City, State, Zi	COCONUT CREEK FL 33073-4045	

US Form 38

TT 22E0 942T 0225 0T20 6956

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24- 07-0015**

SIMONE JEANTY  
5911 NW 40th LANE  
COCONUT CREEK FL 33073-4045

**Respondent**

Property Address: 5911 NW 40th Lane

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**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on August 27, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

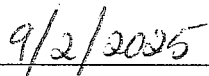
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON SEPTEMBER 24, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE SEPTEMBER 24, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 29th Day of August, 2025

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received

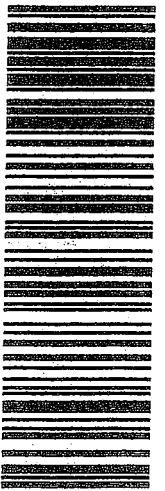


CITY OF COCONUT CREEK  
 Sustainable Development Dept.  
 Code Compliance Division  
 4000 W. Copans Road  
 Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
 Sustainable Development Dept.  
 Code Compliance Division  
 4000 W. Copans Road  
 Coconut Creek, FL 33063

**CERTIFIED MAIL**



9589 0710 5270 1776 0310 80

JEANTY, SIMONE  
 5911 NW 40 LANE  
 COCONUT CREEK FL 33073-4045

**SENDER COMPLETE THIS SECTION**

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

1. Article Addressed to:

JEANTY, SIMONE  
 5911 NW 40 LANE  
 COCONUT CREEK FL 33073-4045



9590 9402 7617 2122 8152 80

2. Article Number (Printed from service label)

9589 0710 5270 1776 0310 80

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

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent
- B. Received by (Printed Name)  Addressee
- C. Date of Delivery

*Handwritten signature*

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

3. Service Type

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

Domestic Return Receipt

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Certified Mail Fee	\$	C24070013
Extra Services & Fees (check box, add fee as appropriate)		C24070015
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage	\$	

Postmark Here  
 C250 40048  
 LMG 10TT  
 9/1/25

Sent To  
 JEANTY, SIMONE  
 5911 NW 40 LANE  
 COCONUT CREEK FL 33073-4045

City, State, ZIP+4

PS Form 3800

DP DTED 922T 0225 0710 695B

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-07-0015**

SIMONE JEANTY  
5911 NW 40th LANE  
COCONUT CREEK FL 33073-4045

**Respondent**

Property Address: 5911 NW 40th Lane

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**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on July 23, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON AUGUST 27, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE AUGUST 27, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 26th Day of July, 2025

**CITY OF COCONUT CREEK, FLORIDA**

Reshma Heraman  
SPECIAL MAGISTRATE CLERK

P. M. Pooj  
SPECIAL MAGISTRATE

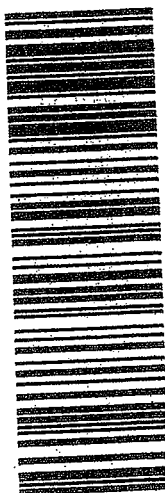
7/29/2025

**Date Received**



COCONUT CREEK  
 Development Dept.  
 Challenge Division  
 5000 S. Orange Road  
 Coconut Creek, FL 33063

**CERTIFIED MAIL**



9589 0710 5270 1776 0306 32

JEANTY, SIMONE  
 5911 NW 40 LANE  
 COCONUT CREEK FL 33073-4045

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

C24070013  
 C24070015  
 Postmark Here  
 C25040048  
 cont  
 Lma 7/30/26

Sent To \_\_\_\_\_  
 Street and Apt. No., \_\_\_\_\_  
 City, State, ZIP+4® \_\_\_\_\_

JEANTY, SIMONE  
 5911 NW 40 LANE  
 COCONUT CREEK FL 33073-4045

2E 90E0 922T 0225 0T20 6956

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: C24- 07-0015

SIMONE JEANTY  
5911 NW 40th LANE  
COCONUT CREEK FL 33073-4045

**Respondent**

Property Address: 5911 NW 40th Lane

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**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on June 25, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 23, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 23, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 28th Day of June, 2025

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received

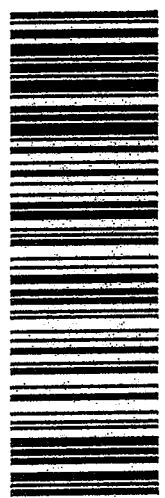


COCONUT CREEK  
 Development Dept.  
 Compliance Division  
 5911 NW 40 Lane  
 Coconut Creek, FL 33063



COCONUT CREEK  
 Development Dept.  
 Compliance Division  
 5911 NW 40 Lane  
 Coconut Creek, FL 33063

**CERTIFIED MAIL**



9589 0710 5270 1776 0370 75

JEANTY, SIMONE  
 5911 NW 40 LANE  
 COCONUT CREEK FL 33073-4045

JEANTY, SIMONE  
 5911 NW 40 LANE  
 COCONUT CREEK FL 33073-4045

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**OFFICIAL USE**

52 02E0 94LT 0225 0T20 6856

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

C24070013-com  
 C24070015-com  
 Postmark Here  
 C25040018-com  
 LMG  
 mailed out 7/3/25

Sent To: JEANTY, SIMONE  
 Street and #: 5911 NW 40 LANE  
 City, State, ZIP: COCONUT CREEK FL 33073-4045

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

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

**SUMMONS TO APPEAR**

State of Florida NO. C24070015  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Wednesday Date July 31<sup>st</sup> 2024

At 8:30 AM PM

Owner Name Jeanity Simone  
Last First MI

Owner Address 5911 NW 40 LN  
Coconut Creek FL 33073  
City State Zip

Legal/Folio 4842 0805 1030

Violation Location 5911 NW 40 LN  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Artificial turf installation standards not met - Artificial turf in rear of property does not meet standards - set back

In violation of Chapter(s) 13 Section(s) 444-C-3  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 25<sup>th</sup> DAY OF June, 2025, AT 2:30 PM IN THE

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

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

YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 6/25/25 322  
Officer Signature Date ID#

Luis Hernandez-Garcia  
Printed Name

- Posted 6/25/25  
Signature Acknowledging Receipt of this Notice Date

10:00 AM  
Printed Name

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



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24070015	5911 NW 40 LN	484208051030	JEANTY, SIMONE

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

Initial Warning of Violation – Date: 07/03/2024

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 06/05/25 - Receipt/Article #: 70180680000115525489  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 06/02/25 - Time: 10: AM (See Photo of Posting)

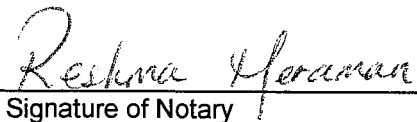
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

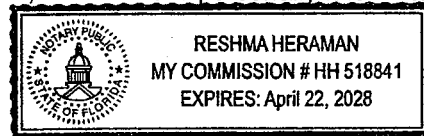
  
\_\_\_\_\_  
Signature of Code Compliance Officer

Luis Montano-Garcia  
\_\_\_\_\_  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 2 day of JUNE, 2025 by MONTANO-GARCIA, LUIS who is personally known to me.

  
\_\_\_\_\_  
Signature of Notary



\_\_\_\_\_  
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
 Sustainable Development Dept.  
 Compliance Division  
 1500 W. Copans Road  
 Coconut Creek, FL 33063

CERTIFIED MAIL



7018 0680 0001 1552 5489

JEANTY, SIMONE  
 5911 NW 40 LANE  
 COCONUT CREEK FL 33073-4045

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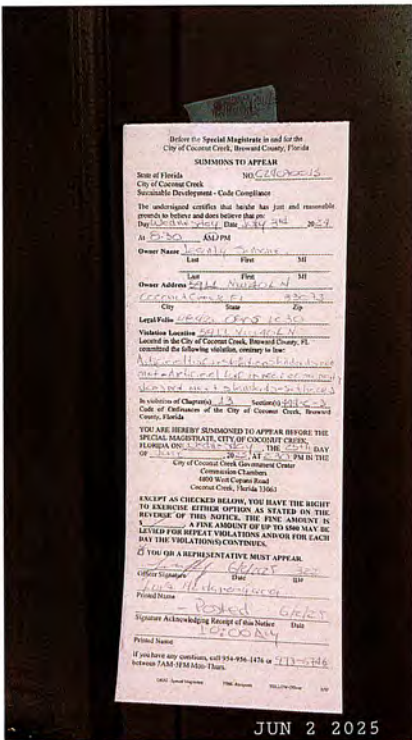
**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage	
\$	
Sent To	
Street and A	
City, State, Z	

C25046048  
 C24070015  
 Postmark Here  
 C24070013

JEANTY, SIMONE  
 5911 NW 40 LANE  
 COCONUT CREEK FL 33073-4045

6845 255T 1000 0890 8102









Sec. 13-444. - Installation, maintenance and materials for all zoning districts.

(c) *Landscape material general provisions.* Plant material used in conformance with provisions of this subdivision shall conform to the standards of Florida No. 1 or better, as given in the current *Grades and Standards for Nursery Plants*, State of Florida, Department of Agriculture, Tallahassee, or equivalent and as may be amended from time to time. Plant materials and species shall be in accordance with this section. The minimum quantities of native plants and plant species for each type of plant material installed, excluding turf/grass shall be fifty (50) percent.

(3) *Artificial or synthetic turf.* Artificial turf shall be considered impervious hardscape and is only allowed on the side or rear of a lot, not visible from the street or sidewalk. Artificial turf installation shall be subject to all setback and impervious surface area requirements and conform to all requirements and restrictions relative to hardscape and impervious surfaces under zoning, landscape, and engineering review. The allowance of artificial turf under this section of code does not constitute the negation of any other code requirements, specifically landscape, trees, zoning, and engineering drainage requirements.

a. *Design standards.* Artificial turf shall comply with all the following design standards:

1. Simulate the appearance of live turf, organic turf, grass, sod or lawn;
2. Be manufactured from polyethylene monofilament, dual yarn system; and
3. Be lead free and flame retardant.

b. *Installation standards.* Artificial turf shall comply with all the following installation standards:

1. Be installed in a manner prescribed by the manufacturer;
2. Be installed to provide positive drainage and alleviate flooding;
3. Be anchored at all edges and seams;
4. Not have visible seams between multiple panels;
5. Have seams that are joined in a tight and secure manner; and
6. Have an infill medium consisting of clean silica sand or other mixture, pursuant to the manufacturer's specifications.



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2025	<b>Property Use:</b> 01-01 Single Family	<b>Deputy Appraiser:</b> Residential Department
<b>Property ID:</b> 484208051030	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> JEANTY,SIMONE	<b>Adj. Bldg. S.F:</b> 2343	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 5911 NW 40 LANE COCONUT CREEK, FL 33073-4045	<b>Bldg Under Air S.F:</b> 2051	<b>Zoning :</b> PUD - PLANNED UNIT DEVELOPMENT
<b>Physical Address:</b> 5911 NW 40 LANE COCONUT CREEK, 33073-4045	<b>Effective Year:</b> 1995	<b>Abbr. Legal Des.:</b> WINSTON PARK SECTION TWO-B 141-42 B LOT 1 BLK 26
	<b>Year Built:</b> 1994	
	<b>Units/Beds/Baths:</b> 1 / 4 / 2	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$71,460	\$473,170	0	\$544,630	\$231,190	
2024	\$71,460	\$454,900	0	\$526,360	\$224,680	\$3,739.87
2023	\$71,460	\$459,820	0	\$531,280	\$218,140	\$3,605.88

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$544,630	\$544,630	\$544,630	\$544,630
Portability	0	0	0	0
Assessed / SOH 98	\$231,190	\$231,190	\$231,190	\$231,190
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	\$5,000	\$5,000	\$5,000	\$5,000
Senior	\$50,000	0	\$50,000	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$125,468	\$201,190	\$125,468	\$175,468

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
12/20/1994	Warranty Deed	\$149,800	22962 / 792
10/28/1994	Multi Trustee's Deed	\$320,000	22798 / 947

**LAND CALCULATIONS**

Unit Price	Units	Type
\$8.00	8,933	Square Foot

**RECENT SALES IN THIS SUBDIVISION**

Summons/Case #C2504 0048

Jeanty, Simone

5911 NW 40 LN

Violation: 13-444-b-4-b

Improper tree pruning; 2 trees in backyard

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C25-04-0048**

SIMONE JEANTY  
5911 NW 40<sup>th</sup> LANE  
COCONUT CREEK, FL 33073

**Respondent**

Property Address: 5911 NW 40<sup>th</sup> Lane

---

**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on February 25, 2026. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

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

This Order dated 27<sup>th</sup> Day of February, 2026

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE



\_\_\_\_\_  
Date Received



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



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

CERTIFIED MAIL



7026 2140 0000 8545 8049

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

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

C24070013  
C24070015  
Postmark Here  
C25040018  
LMG 3-4128

Postage \$  
Total Postage \$

Sent To  
Street and Apt.  
City, State, ZIP

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C25-04-0048**

SIMONE JEANTY  
5911 NW 40<sup>th</sup> LANE  
COCONUT CREEK, FL 33073

Property Address: 5911 NW 40<sup>th</sup> Lane

**Respondent**

---

**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON FEBRUARY 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE FEBRUARY 25, 2026 SPECIAL MAGISTRATE HEARING.

This Order dated 24<sup>th</sup> Day of November, 2025

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received

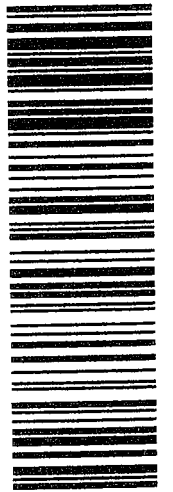


CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



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

CERTIFIED MAIL



9589 0710 5270 1776 0341 73

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

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

C 24070013  
C 24070015  
Postmark Here  
C 25040048  
0001 WA 01/15

Postage \$

Total Postage and Postage Due \$

Sent To

Street and Apt. No.

City, State, ZIP+4®

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

EL THEO 922T 0225 0T20 6956

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C25-04-0048**

SIMONE JEANTY  
5911 NW 40<sup>th</sup> LANE  
COCONUT CREEK, FL 33073

**Respondent**

Property Address: 5911 NW 40<sup>th</sup> Lane

---

**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON FEBRUARY 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE FEBRUARY 25, 2026 SPECIAL MAGISTRATE HEARING.

This Order dated 24<sup>th</sup> Day of November, 2025

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received

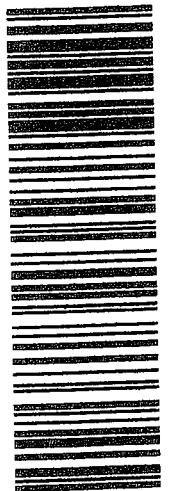


CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



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

CERTIFIED MAIL



9589 0710 5270 1776 0341 73

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

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

C 24070013  
C 24070015  
Postmark  
Here  
C 25040048  
0001 0002 0003

Postage \$  
Total Postage and \$  
Sent To \$  
Street and Apt. No.  
City, State, ZIP+4

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

EL THEO 9221 0225 0T20 6956

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C25- 04-0048**

SIMONE JEANTY  
5911 NW 40<sup>th</sup> LANE  
COCONUT CREEK, FL 33073

**Respondent**

Property Address: 5911 NW 40<sup>th</sup> Lane

---

**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on September 24, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD NOVEMBER 19, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE NOVEMBER 19, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 28<sup>th</sup> Day of September, 2025

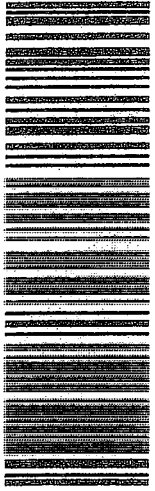
**CITY OF COCONUT CREEK, FLORIDA**

*Reshma Heraman*  
SPECIAL MAGISTRATE CLERK

*P. J. Z. P. 200 4*  
SPECIAL MAGISTRATE

*09/30/2025*  
Date Received

CERTIFIED MAIL



9589 0710 5270 1776 0327 11

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045



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



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

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 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$ C 850 4048  
 Total Postage \$ with 10/1/05  
 Sent To JEANTY, SIMONE  
 Street and Apt. 5911 NW 40 LANE  
 City, State, Zip COCONUT CREEK FL 33073-4045  
 PS Form 38

9589 0710 5270 1776 0327 11

**SENDER COMPLETE THIS SECTION**

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

1. Article Addressed to:  
 JEANTY, SIMONE  
 5911 NW 40 LANE  
 COCONUT CREEK FL 33073-4045

2. Address Number (transfer from separate label)  
 9590-9402-7617-2122-8150-51

3. Service Type  
 Priority Mail Express®  
 Registered Mail®  
 Registered Mail Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery

4. In delivery address address from item 1?  Yes  
 If YES, enter delivery address below:  No

5. Agent  Agent  
 A. Restricted by Agent  B. Date of Delivery

6. In delivery address address from item 1?  Yes  
 If YES, enter delivery address below:  No

7. Service Type  
 Priority Mail Express®  
 Registered Mail®  
 Registered Mail Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery

8. Marked Mail  
 Marked Mail Restricted Delivery  
 Marked Mail

9589 0710 5270 1776 0327 11  
 PS Form 3811, July 2000 PSN 7530-02-000-9053

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C25- 04-0048**

SIMONE JEANTY  
5911 NW 40th LANE  
COCONUT CREEK FL 33073-4045

**Respondent**

Property Address: 5911 NW 40th Lane

---

**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on August 27, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

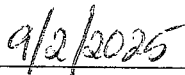
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON SEPTEMBER 24, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE SEPTEMBER 24, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 29th Day of August, 2025

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
**SPECIAL MAGISTRATE CLERK**

  
\_\_\_\_\_  
**SPECIAL MAGISTRATE**



\_\_\_\_\_  
**Date Received**

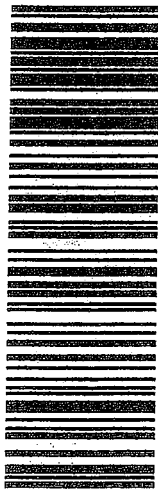


CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
1390 NW Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
1390 NW Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**



9589 0710 5270 1776 0310 80

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045



9590 9402 7617 2122 8152 80

2. Article Number (Transit from service label)

9589 0710 5270 1776 0310 80

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

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent
- B. Received by (Printed Name)  Addressee
- C. Date of Delivery

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

3. Service Type

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

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

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**OFFICIAL USE**

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

C24070013  
C24070015  
Postmark Here  
C25040048  
LMG (ONT)  
alulax

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

PS Form 3800

DP DTED 922T 0225 DTLD 685B

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C25- 04-0048**

SIMONE JEANTY  
5911 NW 40th LANE  
COCONUT CREEK FL 33073-4045

**Respondent**

Property Address: 5911 NW 40th Lane

---

**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on June 25, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 23, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 23, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 28th Day of June, 2025

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
**SPECIAL MAGISTRATE CLERK**

  
\_\_\_\_\_  
**SPECIAL MAGISTRATE**

  
\_\_\_\_\_  
**Date Received**



COCONUT CREEK  
 Compliance Development Dept.  
 Compliance Division  
 1800 W. Copains Road  
 Coconut Creek, FL 33063



COCONUT CREEK  
 Compliance Development Dept.  
 Compliance Division  
 Copains Road  
 Coconut Creek, FL 33063

**CERTIFIED MAIL**



9589 0710 5270 1776 0370 75

JEANTY, SIMONE  
 5911 NW 40 LANE  
 COCONUT CREEK FL 33073-4045

JEANTY, SIMONE  
 5911 NW 40 LANE  
 COCONUT CREEK FL 33073-4045

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**OFFICIAL USE**

52 02E0 922T 0225 0T20 6956

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

C24070013-com  
 C24070015-com  
 Postmark Here  
 C25040048-com  
 CMG  
 recorded out 7/3/25

Postage \$  
 Total Postage \$  
 Sent To  
 Street and #  
 City, State, 2

JEANTY, SIMONE  
 5911 NW 40 LANE  
 COCONUT CREEK FL 33073-4045

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C25-04-0048**

SIMONE JEANTY  
5911 NW 40th LANE  
COCONUT CREEK FL 33073-4045

**Respondent**

Property Address: 5911 NW 40th Lane

---

**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on July 23, 2025. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON AUGUST 27, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE AUGUST 27, 2025 SPECIAL MAGISTRATE HEARING.

This Order dated 26th Day of July, 2025

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
**SPECIAL MAGISTRATE CLERK**

  
\_\_\_\_\_  
**SPECIAL MAGISTRATE**

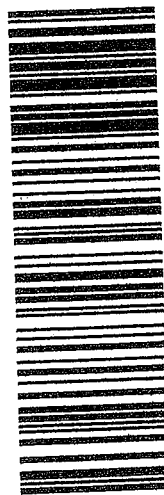
  
\_\_\_\_\_  
**Date Received**



THE CAPITAL OF THE WORLD

OFFICE OF COCONUT CREEK  
Economic Development Dept.  
Code Compliance Division  
300 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1776 0306 32

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

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

C24070013  
C24070015  
Postmark Here  
C25040048  
cont  
LM4 7/30/25

Postage \$

Total Postage and F \$

Sent To  
Street and Apt. No.,  
City, State, ZIP+4®

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

2E 90ED 922T 0225 0120 695B

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

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

**SUMMONS TO APPEAR**

State of Florida NO C25040048  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Thursday Date April 17<sup>th</sup> 2025

At 2:00 AM/PM PM

Owner Name Jeanety Simone  
Last First MI

Owner Address 5911 NW 40 LN  
Coconut Creek FL 33073  
City State Zip

Legal/Folio 4842 0805 1030

Violation Location 5911 NW 40 LN  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Improper tree pruning:  
two trees in back yard

In violation of Chapter(s) 13 Section(s) 444-6-4-6  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 25<sup>th</sup> DAY OF June, 2025, AT 2:30 PM IN THE City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 6/2/2025 322  
Officer Signature Date ID#

Luis Montano-Garcia  
Printed Name

-Pooted- 06/2/25  
Signature Acknowledging Receipt of this Notice Date

10500 DM  
Printed Name

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



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25040048	5911 NW 40 LN	484208051030	JEANTY, SIMONE

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

Initial Warning of Violation – Date: 04/17/2025

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 06/05/25 - Receipt/Article #: 70180680000115525489  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 06/02/25 - Time: 10:00 AM (See Photo of Posting)

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

  
\_\_\_\_\_  
Signature of Code Compliance Officer

Luis Montano-Garcia  
\_\_\_\_\_  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 2 day of JUNE, 2025 by MONTANO-GARCIA, LUIS who is personally known to me.

Reshma Heraman  
\_\_\_\_\_  
Signature of Notary



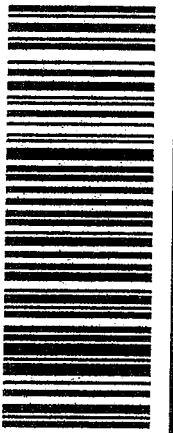
\_\_\_\_\_  
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



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

**CERTIFIED MAIL**



7018 0680 0001 1552 5489

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045



9590 9402 8580 3244 9427 59

2. Article Number (Transfer from service label)

7018 0680 0001 1552 5489

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

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
*X 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 Restricted Delivery
- Certified Mail®
- Certified Mail Restricted 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](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$	025046048
Extra Services & Fees (check box, add fee as appropriate)	\$	024070015
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark Here  
 024070013  
 6/15/25 5/25

Postage \$  
 Total Postage \$  
 Sent To  
 Street and A  
 City, State, Z

JEANTY, SIMONE  
5911 NW 40 LANE  
COCONUT CREEK FL 33073-4045

6945 255T 1000 0990 9T0L







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**Sec. 13-444. Installation, maintenance and materials for all zoning districts.**

- (b) *Maintenance.* The owner of the property or his agent, shall be responsible for the maintenance and cost of maintenance of all landscaping located in areas where landscaping is required by this section (including abutting/adjacent portions of right-of-way, swales, canals, lakes, waterways to include all easements thereon) in accordance with the following standards:
- (4) Tree and palm abuse and pruning.
- a. Prohibition of tree abuse: No person shall abuse a tree located within Coconut Creek unless one (1) of the exemptions applies.
  - b. **Tree pruning is to be performed strictly adhering to the most current standards established by the ANSI A-300.** Said standards as may be amended from time to time are incorporated herein by reference. Unless special approval is provided by the city, trees shall be allowed to attain their normal size and shape for the species and shall not be severely pruned or hatracked. Overlifting of branches/limbs on a tree that destroys the natural shape and/or integrity of the tree shall be a violation of this article and subject to fine and/or replacement of tree. Hatracking, topping, shaping, improper palm pruning, and/or tree abuse as defined in the code, is not permitted within the municipal limits of the City of Coconut Creek.
  - c. Palm pruning. Proper palm pruning shall consist of the following: the removal of leaves (called fronds), the inflorescence (flower spikes), remains of inflorescence, young seed stalks, remains of seed stalks, and/or the fruits. Fronds that have dropped below the 9 o'clock and 3 o'clock position may be removed. The fronds should be cut close to the trunk with a sharp pruning saw or lopping shears. Removing palm fronds that initiate at or above the horizontal plane (other than dead or those interfering with the integrity of a structure) shall constitute tree abuse, as defined herein, and shall be considered a violation of this section.
  - d. Pruning and tree abuse remedial actions required.
    1. In the event a person abuses a tree in violation of this subdivision, the violator shall be responsible to undertake pruning and other remedial actions that the city determines is reasonably necessary to protect public safety and property, and to help the tree survive the tree abuse damage if the tree is not a nuisance species.
    2. If the city determines that a tree will not survive and grow in a safe manner, i.e. threatens public safety of property, due to the destruction of the natural habit of growth, the violator shall remove the abused tree and install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than the diameter inches of the abused tree. Replacement(s) shall be made within forty-five (45) days of the removal of the tree(s).
    3. If the city determines that a tree will survive the tree abuse damage but greater than fifty (50) percent of the tree's canopy has been removed due to the tree abuse damage and remedial actions required under subsection (1), the violator shall install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than one-half (½) the diameter inches of the abused tree.
    4. Replacement trees shall be installed on site or on public lands if such installation is approved by the city. If no suitable public lands are located or if all replacement trees cannot be accommodated on site, the violator shall pay a fee into the Coconut Creek Tree Preservation trust account. Each replacement tree shall be a species found on the list of approved trees adopted and found herein. Replacement trees shall be Florida No. 1 quality or better. More than one (1) tree may be utilized for replacement if the aggregate sum of



PROPERTY SUMMARY

Tax Year: 2025 Property Use: 01-01 Single Family Deputy Appraiser: Residential Department  
Property ID: 484208051030 Millage Code: 3212 Appraisers Number: 954-357-6831  
Property Owner(s): JEANTY, SIMONE Adj. Bldg. S.F: 2343 Email: realprop@bcpa.net  
Mailing Address: 5911 NW 40 LANE COCONUT CREEK, FL 33073-4045 Bldg Under Air S.F: 2051 Zoning : PUD - PLANNED UNIT DEVELOPMENT  
Physical Address: 5911 NW 40 LANE COCONUT CREEK, 33073-4045 Effective Year: 1995 Year Built: 1994 Abbr. Legal Des.: WINSTON PARK SECTION TWO-B 141-42 B LOT 1 BLK 26  
Units/Beds/Baths: 1 / 4 / 2

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$71,460	\$473,170	0	\$544,630	\$231,190	
2024	\$71,460	\$454,900	0	\$526,360	\$224,680	\$3,739.87
2023	\$71,460	\$459,820	0	\$531,280	\$218,140	\$3,605.88

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$544,630	\$544,630	\$544,630	\$544,630
Portability	0	0	0	0
Assessed / SOH 98	\$231,190	\$231,190	\$231,190	\$231,190
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	\$5,000	\$5,000	\$5,000	\$5,000
Senior	\$50,000	0	\$50,000	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$125,468	\$201,190	\$125,468	\$175,468

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/20/1994	Warranty Deed	\$149,800	22962 / 792
10/28/1994	Multi Trustee's Deed	\$320,000	22798 / 947

LAND CALCULATIONS

Unit Price	Units	Type
\$8.00	8,933	Square Foot

RECENT SALES IN THIS SUBDIVISION

Case # 20 02 0000  
LRF3 MIA Johnson Road LLC %Longpoint Partners LP  
4801 Johnson Rd. #1  
Violation: 13-38-a  
Failure to complete permit process for Occupancy change  
of use for Pathway School of Coconut Creek

**IMPORTANT INSTRUCTIONS**

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

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

**SUMMONS TO APPEAR**

State of Florida NO. C26020086  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Wednesday Date February 18 2026  
At 8:30 AM / PM

Owner Name LRF3 Mia Johnson Road LLC  
Last First MI  
% Long Point Partners LP  
Last First MI

Owner Address 116 Huntington Ave Ste 100L  
Boston MA 02116  
City State Zip

Legal/Folio 4842 0614 0014

Violation Location 4801 Johnson Rd # 1  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Failure to obtain permit & complete process for occupancy change of use for Pathway School of Coconut Creek

In violation of Chapter(s) L3 Section(s) 38-9  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

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

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

YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 03/24/26 322  
Officer Signature Date ID#

Kuis Manteno-Garcia  
Printed Name

-Posted- 03/24/26  
Signature Acknowledging Receipt of this Notice Date

4815PU  
Printed Name

If you have any questions, call 954-956-1476 or 973-6706 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26020086	4801 JOHNSON RD #1	484206140014	LRF3 MIA JOHNSON ROAD LLC

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

Initial Warning of Violation – Date: 02/18/2026

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 03/26/26 - Receipt/Article #: 70220410000149262301-70220410000149262318  
Return Receipt Requested

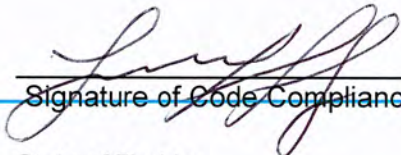
Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 03/24/26 - Time: 4:15 PM (See Photo of Posting)

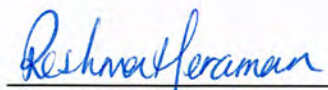
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

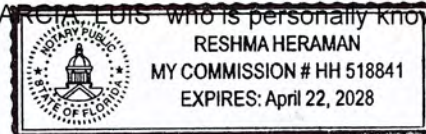
  
\_\_\_\_\_  
Signature of Code Compliance Officer

Luis Montano-Garcia  
\_\_\_\_\_  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 26 day of MARCH, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.

  
\_\_\_\_\_  
Signature of Notary



\_\_\_\_\_  
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



TY OF COCONUT CREEK  
esilient Design & Dev. Dept.  
ode Compliance Division  
100 W. Copans Road  
occonut Creek, FL 33063

CERTIFIED MAIL



7022 0410 0001 4926 2301

LRF3 MIA JOHNSON ROAD LLC  
%LONGPOINT PARTNERS LP  
116 HUNTINGTON AVE STE 1001  
BOSTON MA 02116

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE 81

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

0260 200 89,86  
0260 200 90  
Postmark Here 91  
92  
3126126  
Summers

Sent To  
Street and Apt  
City, State, Zip  
LRF3 MIA JOHNSON ROAD LLC  
%LONGPOINT PARTNERS LP  
116 HUNTINGTON AVE STE 1001  
BOSTON MA 02116

7022 9264 1000 0140 2201



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

CERTIFIED MAIL



7022 0410 0001 4926 2318

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

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

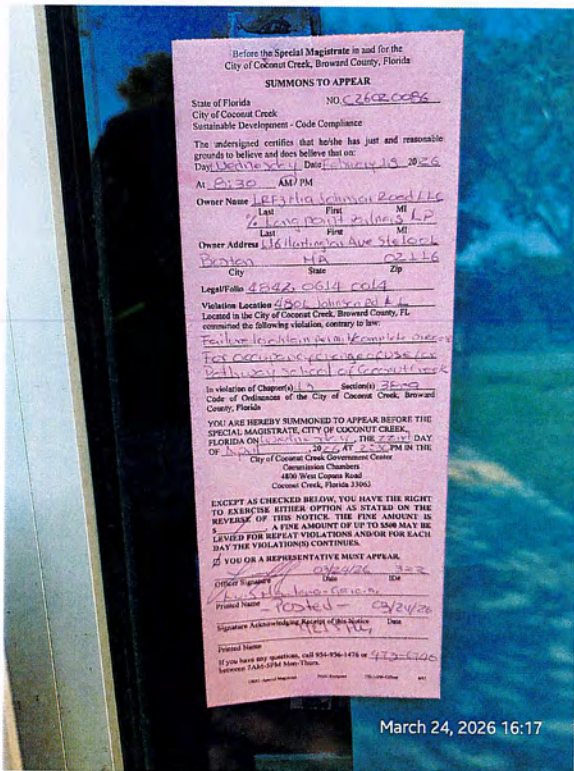
**OFFICIAL USE** 87,

Certified Mail Fee	\$	0260 200 89,86
Extra Services & Fees (check box, add fee as appropriate)		0260 200 90
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	LMG 91 3/26/06 92 Summons
Total Postage a	\$	

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

PS Form 3800, April 2015 PSN 753002-0009047

9122 9264 1000 0140 2202



March 24, 2026 16:17



March 24, 2026 16:18



# Fire Inspection Report

## THIS IS NOT A BILL

(Invoice to be mailed)

Coconut Creek Fire Department  
4800 West Copans Road  
Coconut Creek, Florida 33063  
(954) 973-6706

Inspector: BRYAN LASHLEY

### ACCOUNT INFORMATION

Account Number: 000957-6

Name on Account: PATHWAY SCHOOL OF COCONUT CREEK

Phone on Account: 9548005315

Service Address: 4801 JOHNSON RD STE 1, COCONUT CREEK, FL 33073

Mailing Address: 4801 JOHNSON RD STE 8 COCONUT CREEK, FL 33073

Emergency Contact1: DJ Lima

Emergency Phone1: 9543308211

Emergency Contact2: Santia Lima

ACCOUNT INFORMATION

Emergency Phone2: 9544463476

FIRE ACTIVITY INFORMATION

Inspection Date: 3/25/2026

Reinspection Date: 4/8/2026

Fire Officer: BRYAN LASHLEY

Activity Type: SECONDARY RE-INSPECTION

CODE SUMMARY

- 41 SERVICE EMERGENCY LIGHTING (NFPA 101-7.9.2.1)
- 89 FIRE DRILLS SHALL BE CONDUCTED (NFPA 101-4.7)
- 99 EMERGENCY PLAN REQUIRES REVIEW BY THE FIRE DEPARTMENT (NFPA 101-4.8.2.2)
- 134 OTHER VIOLATIONS
- 157 AUTOMATED EXTERNAL DEFIBRILLATOR (AED) AND BLEEDING CONTROL KIT (BCK) SHALL BE INSTALLED F-121.2 AND NFPA 1

Narrative: **Please use scrollbar to review all. -->**

## ACCOUNT INFORMATION

-Interior wall finish shall be classified as Class A or Class B, for padding on the walls (NFPA 101-14.3.3.2)

-Every room that is normally subject to student occupancy shall have an exit access door leading directly to an exit access corridor or exit? (NFPA 101-14.2.5.5)

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

-The current approved occupant load is 52 occupants. The space shall not exceed this until new occupancy calculation is reviewed and approved by the building department.

-Service Emergency Lighting (NFPA 101-7.9.2.1)

-Fire Drills Shall Be Conducted (NFPA 101-4.7)

-Emergency Plan Requires Review by the Fire Department (NFPA 101-4.8.2.2)

-Replace Missing Sprinkler Head Escutcheon Rina (NFPA 13-7.2.6.2)

## FEE SUMMARY

(THIS IS NOT A BILL - Invoice to be mailed)

Total Fees this inspection: \$86.25

Prior Balance: \$172.5.

You will receive a bill in the mail for this inspection OR

For your convenience, you can make a payment online by clicking [Here!](#)

## ACCOUNT INFORMATION

---

or by typing the below web address in your  
browser's address bar

<https://www.coonutcreek.gov/paywater>

## SIGNATURE INFORMATION

---

**Email Address:** MS.TOMSULA@PATHWAYSCHOOLS.US

---

**SIGNATURE:** N/A

---

## ACCOUNT INFORMATION

---

or by typing the below web address in your  
browser's address bar

<https://www.coconutcreek.gov/paywater>

## SIGNATURE INFORMATION

---

**Email Address:** MS.TOMSULA@PATHWAYSCHOOLS.US

**SIGNATURE:** N/A

---

Sec. 13-38. - Building permits.

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



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

## Detail by Entity Name

Foreign Limited Liability Company

LRF3 MIA JOHNSON ROAD LLC

### Filing Information

**Document Number** M24000013002

**FEI/EIN Number** N/A

**Date Filed** 10/10/2024

**State** DE

**Status** ACTIVE

### Principal Address

116 Huntington Ave  
c/o Longpoint Partners  
Suite 1001  
Boston, MA 02116

Changed: 02/07/2026

### Mailing Address

116 Huntington Ave  
c/o Longpoint Partners  
Suite 1001  
Boston, MA 02116

Changed: 02/07/2026

### Registered Agent Name & Address

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

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

Angelini, Dwight  
116 HUNTINGTON AVE,  
Suite 1001  
BOSTON, MA 02116

Title Manager



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 48-09 Warehouse - Flex	<b>Deputy Appraiser:</b> Alec Rosales
<b>Property ID:</b> 484206140014	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6835
<b>Property Owner(s):</b> LRF3 MIA JOHNSON ROAD LLC %LONGPOINT PARTNERS LP	<b>Adj. Bldg. S.F:</b> 46249	<b>Email:</b> <a href="mailto:commercialtrim@bcpa.net">commercialtrim@bcpa.net</a>
<b>Mailing Address:</b> 116 HUNTINGTON AVE STE 1001 BOSTON, MA 02116	<b>Bldg Under Air S.F:</b>	<b>Zoning :</b> PCD - PLANNED COMMERCE DISTRICT
<b>Property Address:</b> 4801 JOHNSON ROAD COCONUT CREEK, 33073	<b>Effective Year:</b> 2004	<b>Abbr. Legal Des.:</b> LYONS CORPORATE PARK 153-45 B PORTION PARCEL A DESC AS:COMM SE COR PAR A, W 578.89 ALG S/L TOPOB,CONT W 386.13,NW 100.72,WLY 150,NW 42.42,NLY 215.34 ALG W/L PAR A,E 666.21,S 251.33 TO POB
	<b>Year Built:</b> 2003	
	<b>Units/Beds/Baths:</b> 0 //	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$2,523,180	\$6,751,280	0	\$9,274,460	\$8,767,900	
2025	\$1,219,540	\$6,751,280	0	\$7,970,820	\$7,970,820	\$175,481.41
2024	\$1,219,540	\$5,577,940	0	\$6,797,480	\$6,200,950	\$141,750.30

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$9,274,460	\$9,274,460	\$9,274,460	\$9,274,460
Portability	0	0	0	0
Assessed / SOH	\$8,767,900	\$8,767,900	\$8,767,900	\$8,767,900
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	\$8,767,900	\$9,274,460	\$8,767,900	\$8,767,900

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
10/24/2024	Special Warranty Deed Disqualified Sale	\$13,862,200	119912015
11/17/2017	Multi Special Warranty Deed Disqualified Sale	\$39,700,000	114762388

**LAND CALCULATIONS**

Unit Price	Units	Type
\$15.00	168,212	Square Foot

Summons/Case #CZ0 02 0087

LRF3 MIA Johnson Road LLC %Longpoint Partners LP

4801 Johnson Rd. #1

Violation: 9-2

Fire prevention & protection- failed inspections

For: Pathway school of Coconut Creek

**IMPORTANT INSTRUCTIONS**

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

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

**SUMMONS TO APPEAR**

State of Florida NO C26090087  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Wednesday Date February 18 2026  
At 8:30 AM/PM

Owner Name LRF3 Mia Johnson Road LLC  
Last First MI  
% Long Point Partners LP  
Last First MI

Owner Address 116 Huntington Avenue Loop  
Boston MA 02116  
City State Zip

Legal/Folio 4842, 0614 0014

Violation Location 4801 Johnson Rd #1  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Fire Prevention & Protection -  
Failed inspections for:  
Pathway School of Coconut Creek

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

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

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$ 75. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
[Signature] 3/24/26 322  
Officer Signature Date ID#  
Luis Hernandez-Garcia  
Printed Name

-Posted 03/24/26  
Signature Acknowledging Receipt of this Notice Date  
4:15 PM  
Printed Name

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



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26020087	4801 JOHNSON RD #1	484206140014	LRF3 MIA JOHNSON ROAD LLC

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

Initial Warning of Violation – Date: 02/18/2026

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 03/26/26 - Receipt/Article #: 70220410000149262301-70220410000149262318

Return Receipt Requested

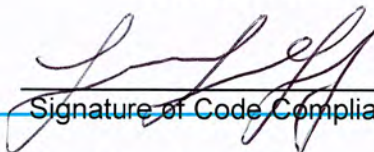
Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 03/24/26 - Time: 4:15 PM (See Photo of Posting)

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

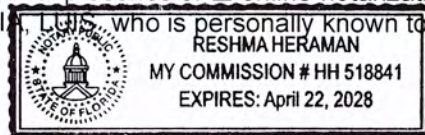
  
\_\_\_\_\_  
Signature of Code Compliance Officer

Luis Montano-Garcia  
\_\_\_\_\_  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 26 day of MARCH, 2026 by MONTANO-GARCIA, LUIS, who is personally known to me.

  
\_\_\_\_\_  
Signature of Notary



\_\_\_\_\_  
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



TY OF COCONUT CREEK  
allient Design & Dev. Dept.  
de Compliance Division  
00 W. Copans Road  
conut Creek, FL 33063

CERTIFIED MAIL



7022 0410 0001 4926 2301

RF3 MIA JOHNSON ROAD LLC  
%LONGPOINT PARTNERS LP  
116 HUNTINGTON AVE STE 1001  
BOSTON MA 02116

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OFFICIAL USE 81

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

C260 200 89,86  
C 260 200 90  
Postmark 91  
Here 92  
LMG  
3/26/26  
summers

Postage \$  
Total Postage \$

Sent To  
Street and Apt  
City, State, Zi

RF3 MIA JOHNSON ROAD LLC  
%LONGPOINT PARTNERS LP  
116 HUNTINGTON AVE STE 1001  
BOSTON MA 02116

7022 0410 0001 4926 2301



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

CERTIFIED MAIL



7022 0410 0001 4926 2318

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

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

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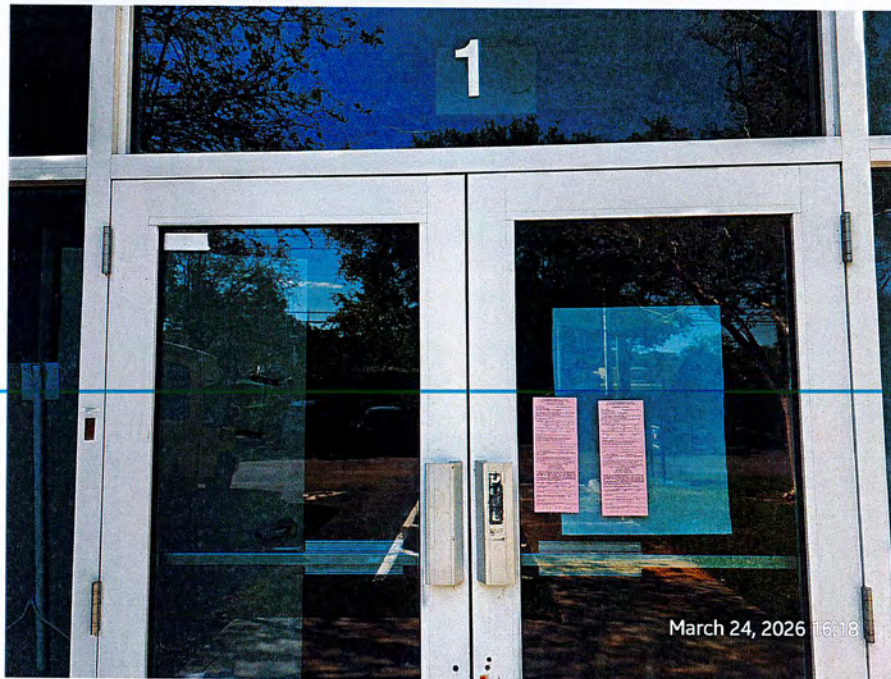
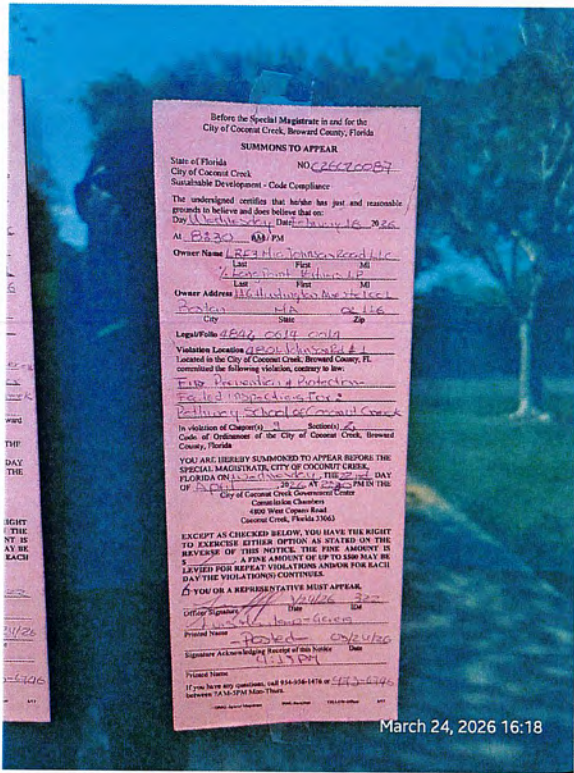
**OFFICIAL USE** 87,

Certified Mail Fee	\$	1260 200 89,86
Extra Services & Fees (check box, add fee as appropriate)		1260 200 90
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	1260 200 91
Total Postage a	\$	1260 200 92
Sent To	CORPORATION SERVICE COMPANY	
Street and Apt. 1	1201 HAYS STREET	
City, State, ZIP+4	TALLAHASSEE, FL 32301-2525	

Postmark Here 91 92  
 3/26/26  
 Summons

PS Form 3800, April 2015 PSN 7530-02-000-9047

9TE2 9264 1000 0140 2202





# Fire Inspection Report

## THIS IS NOT A BILL

(Invoice to be mailed)

Coconut Creek Fire Department  
4800 West Copans Road  
Coconut Creek, Florida 33063  
(954) 973-6706

Inspector: BRYAN LASHLEY

### ACCOUNT INFORMATION

Account Number: 000957-6

Name on Account: PATHWAY SCHOOL OF COCONUT CREEK

Phone on Account: 9548005315

Service Address: 4801 JOHNSON RD STE 1, COCONUT CREEK, FL 33073

Mailing Address: 4801 JOHNSON RD STE 8 COCONUT CREEK, FL 33073

Emergency Contact1: DJ Lima

Emergency Phone1: 9543308211

Emergency Contact2: Santia Lima

## ACCOUNT INFORMATION

Emergency Phone2: 9544463476

## FIRE ACTIVITY INFORMATION

Inspection Date: 3/25/2026

Reinspection Date: 4/8/2026

Fire Officer: BRYAN LASHLEY

Activity Type: SECONDARY RE-INSPECTION

## CODE SUMMARY

- 41 SERVICE EMERGENCY LIGHTING (NFPA 101-7.9.2.1)
- 89 FIRE DRILLS SHALL BE CONDUCTED (NFPA 101-4.7)
- 99 EMERGENCY PLAN REQUIRES REVIEW BY THE FIRE DEPARTMENT (NFPA 101-4.8.2.2)
- 134 OTHER VIOLATIONS
- 157 AUTOMATED EXTERNAL DEFIBRILLATOR (AED) AND BLEEDING CONTROL KIT (BCK) SHALL BE INSTALLED F-121.2 AND NFPA 1

Narrative: ***Please use scrollbar to review all. -->***

## ACCOUNT INFORMATION

-Interior wall finish shall be classified as Class A or Class B, for padding on the walls (NFPA 101-14.3.3.2)

-Every room that is normally subject to student occupancy shall have an exit access door leading directly to an exit access corridor or exit? (NFPA 101-14.2.5.5)

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

-The current approved occupant load is 52 occupants. The space shall not exceed this until new occupancy calculation is reviewed and approved by the building department.

-Service Emergency Lighting (NFPA 101-7.9.2.1)

-Fire Drills Shall Be Conducted (NFPA 101-4.7)

-Emergency Plan Requires Review by the Fire Department (NFPA 101-4.8.2.2)

-Replace Missing Sprinkler Head Escutcheon Ring (NFPA 13-7.2.6.2)

## FEE SUMMARY

(THIS IS NOT A BILL - Invoice to be mailed)

Total Fees this inspection: \$86.25

Prior Balance: \$172.5.

You will receive a bill in the mail for this inspection OR

For your convenience, you can make a payment online by clicking **Here!**

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

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

(Ord. No. 2017-054, § 2, 1-11-18)



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 48-09 Warehouse - Flex	<b>Deputy Appraiser:</b> Alec Rosales
<b>Property ID:</b> 484206140014	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6835
<b>Property Owner(s):</b> LRF3 MIA JOHNSON ROAD LLC %LONGPOINT PARTNERS LP	<b>Adj. Bldg. S.F.:</b> 46249	<b>Email:</b> <a href="mailto:commercialtrim@bcpa.net">commercialtrim@bcpa.net</a>
<b>Mailing Address:</b> 116 HUNTINGTON AVE STE 1001 BOSTON, MA 02116	<b>Bldg Under Air S.F.:</b>	<b>Zoning :</b> PCD - PLANNED COMMERCE DISTRICT
<b>Property Address:</b> 4801 JOHNSON ROAD COCONUT CREEK, 33073	<b>Effective Year:</b> 2004	<b>Abbr. Legal Des.:</b> LYONS CORPORATE PARK 153-45 B PORTION PARCEL A DESC AS:COMM SE COR PAR A, W 578.89 ALG S/L TOPOB,CONT W 386.13,NW 100.72,WLY 150,NW 42.42,NLY 215.34 ALG W/L PAR A,E 666.21,S 251.33 TO POB
	<b>Year Built:</b> 2003	
	<b>Units/Beds/Baths:</b> 0 / /	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$2,523,180	\$6,751,280	0	\$9,274,460	\$8,767,900	
2025	\$1,219,540	\$6,751,280	0	\$7,970,820	\$7,970,820	\$175,481.41
2024	\$1,219,540	\$5,577,940	0	\$6,797,480	\$6,200,950	\$141,750.30

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$9,274,460	\$9,274,460	\$9,274,460	\$9,274,460
Portability	0	0	0	0
Assessed / SOH	\$8,767,900	\$8,767,900	\$8,767,900	\$8,767,900
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	\$8,767,900	\$9,274,460	\$8,767,900	\$8,767,900

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
10/24/2024	Special Warranty Deed Disqualified Sale	\$13,862,200	119912015
11/17/2017	Multi Special Warranty Deed Disqualified Sale	\$39,700,000	114762388

**LAND CALCULATIONS**

Unit Price	Units	Type
\$15.00	168,212 SqFt	Square Foot



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

## Detail by Entity Name

Foreign Limited Liability Company  
LRF3 MIA JOHNSON ROAD LLC

### Filing Information

<b>Document Number</b>	M24000013002
<b>FEI/EIN Number</b>	N/A
<b>Date Filed</b>	10/10/2024
<b>State</b>	DE
<b>Status</b>	ACTIVE

### Principal Address

116 Huntington Ave  
c/o Longpoint Partners  
Suite 1001  
Boston, MA 02116

Changed: 02/07/2026

### Mailing Address

116 Huntington Ave  
c/o Longpoint Partners  
Suite 1001  
Boston, MA 02116

Changed: 02/07/2026

### Registered Agent Name & Address

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

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

Angelini, Dwight  
116 HUNTINGTON AVE,  
Suite 1001  
BOSTON, MA 02116

Title Manager

Summons/Case #C26 02 0089  
LRF3 MIA Johnson Road LLC %Longpoint Partners LP  
4801 Johnson Rd. #1  
Violation:13-331(n)  
Zoning district regulations- community facilities  
School: Pathway school of Coconut Creek

**IMPORTANT INSTRUCTIONS**

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

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

**SUMMONS TO APPEAR**

State of Florida NO. C26020089  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Wednesday Date February 18 2026

At 8:30 AM / (P)

Owner Name LRF3 Mia Johnson Road LLC  
Last First MI  
% Hengpoint Partners LP  
Last First MI

Owner Address 116 Huntington Ave Ste 1001  
Boston MA 02116  
City State Zip

Legal/Folio 4842 0614 0014

Violation Location 4801 Johnson Rd #1  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Zoning District Regulations -  
Community Facilities -  
School: Pathways School of Coconut Creek

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

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

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

**YOU OR A REPRESENTATIVE MUST APPEAR.**

[Signature] 02/24/26 322  
Officer Signature Date ID#

Luis Mantano-Garcia  
Printed Name

- Pofed 02/24/26  
Signature Acknowledging Receipt of this Notice Date

4:15 PM  
Printed Name

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



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26020089	4801 JOHNSON RD #1	484206140014	LRF3 MIA JOHNSON ROAD LLC

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

Initial Warning of Violation – Date: 02/18/2026

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 03/26/26 - Receipt/Article #: 70220410000149262301-70220410000149262318  
Return Receipt Requested

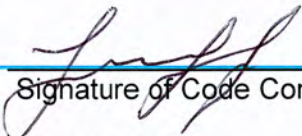
Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 03/24/26 - Time: 4:15 PM (See Photo of Posting)

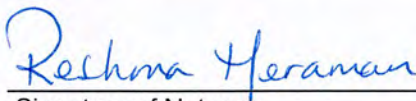
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

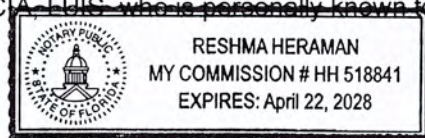
  
Signature of Code Compliance Officer

Luis Montano-Garcia  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 26 day of MARCH, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.

  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



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

CERTIFIED MAIL



7022 0410 0001 4926 2301

LRF3 MIA JOHNSON ROAD LLC  
%LONGPOINT PARTNERS LP  
116 HUNTINGTON AVE STE 1001  
BOSTON MA 02116

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

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**OFFICIAL USE** 81

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

C260 200 89,86  
C260 200 90  
Postmark 91  
Here 92  
LW4  
3/26/26  
summons

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

LRF3 MIA JOHNSON ROAD LLC  
%LONGPOINT PARTNERS LP  
116 HUNTINGTON AVE STE 1001  
BOSTON MA 02116

7022 0410 0001 4926 2301



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

CERTIFIED MAIL



7022 0410 0001 4926 231A

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

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE** 87,

Certified Mail Fee	\$	0260 200 89,86
Extra Services & Fees (check box, add fee as appropriate)		0260 200 90
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	LMG 91 Here 92
Total Postage a	\$	3126126 Summons

Sent To  
CORPORATION SERVICE COMPANY  
1201 HAYS STREET  
TALLAHASSEE, FL 32301-2525  
City, State, ZIP+

9TE2 9264 T000 0T40 2202



# Fire Inspection Report

## THIS IS NOT A BILL

(Invoice to be mailed)

Coconut Creek Fire Department  
4800 West Copans Road  
Coconut Creek, Florida 33063  
(954) 973-6706

Inspector: BRYAN LASHLEY

### ACCOUNT INFORMATION

Account Number: 000957-6

Name on Account: PATHWAY SCHOOL OF COCONUT CREE

Phone on Account: 9548005315

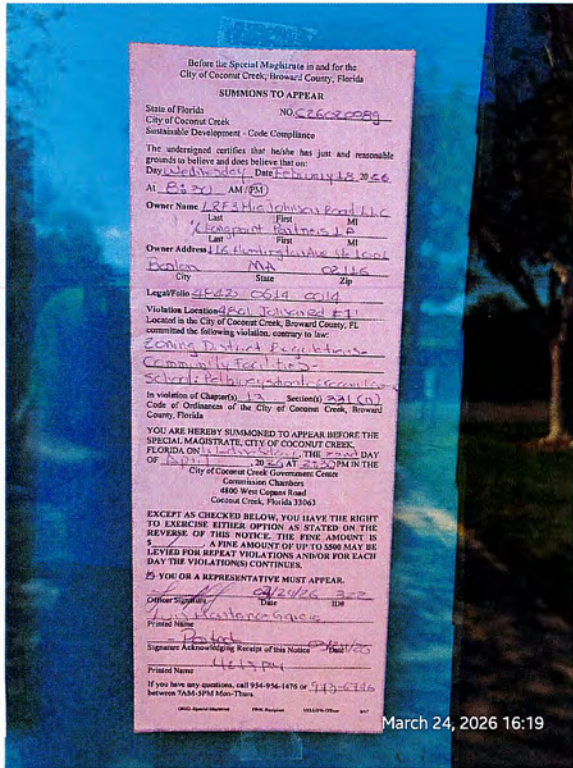
Service Address: 4801 JOHNSON RD STE 1, COCONUT CREEK, FL 33073

Mailing Address: 4801 JOHNSON RD STE 8 COCONUT CREEK, FL 33073

Emergency Contact1: DJ Lima

Emergency Phone1: 9543308211

Emergency Contact2: Santia Lima



## ACCOUNT INFORMATION

Emergency Phone2: 9544463476

## FIRE ACTIVITY INFORMATION

Inspection Date: 3/25/2026

Reinspection Date: 4/8/2026

Fire Officer: BRYAN LASHLEY

Activity Type: SECONDARY RE-INSPECTION

## CODE SUMMARY

41 SERVICE EMERGENCY LIGHTING (NFPA 101-7.9.2.1)

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134 OTHER VIOLATIONS

157 AUTOMATED EXTERNAL DEFIBRILLATOR (AED) AND BLEEDING CONTROL KIT (BCK) SHALL BE INSTALLED F-121.2 AND NFPA 1

Narrative: ***Please use scrollbar to review all. -->***

## ACCOUNT INFORMATION

-Interior wall finish shall be classified as Class A or Class B, for padding on the walls (NFPA 101-14.3.3.2)

-Every room that is normally subject to student occupancy shall have an exit access door leading directly to an exit access corridor or exit? (NFPA 101-14.2.5.5)

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-The current approved occupant load is 52 occupants. The space shall not exceed this until new occupancy calculation is reviewed and approved by the building department.

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-Fire Drills Shall Be Conducted (NFPA 101-4.7)

-Emergency Plan Requires Review by the Fire Department (NFPA 101-4.8.2.2)

-Replace Missing Sprinkler Head Escutcheon Rina (NFPA 13-7.2.6.2)

## FEE SUMMARY

(THIS IS NOT A BILL - Invoice to be mailed)

Total Fees this inspection: \$86.25

Prior Balance: \$172.5.

You will receive a bill in the mail for this inspection OR

For your convenience, you can make a payment online by clicking [Here!](#)

## ACCOUNT INFORMATION

---

or by typing the below web address in your  
browser's address bar

<https://www.coconutcreek.gov/paywater>

## SIGNATURE INFORMATION

---

**Email Address:** MS.TOMSULA@PATHWAYSCHOOLS.US

**SIGNATURE:** N/A

---

Sec. 13-331. - General provisions.

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

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**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 48-09 Warehouse - Flex	<b>Deputy Appraiser:</b> Alec Rosales
<b>Property ID:</b> 484206140014	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6835
<b>Property Owner(s):</b> LRF3 MIA JOHNSON ROAD LLC %LONGPOINT PARTNERS LP	<b>Adj. Bldg. S.F:</b> 46249	<b>Email:</b> <a href="mailto:commercialtrim@bcpa.net">commercialtrim@bcpa.net</a>
<b>Mailing Address:</b> 116 HUNTINGTON AVE STE 1001 BOSTON, MA 02116	<b>Bldg Under Air S.F:</b>	<b>Zoning :</b> PCD - PLANNED COMMERCE DISTRICT
<b>Property Address:</b> 4801 JOHNSON ROAD COCONUT CREEK, 33073	<b>Effective Year:</b> 2004	<b>Abbr. Legal Des.:</b> LYONS CORPORATE PARK 153-45 B PORTION PARCEL A DESC AS:COMM SE COR PAR A, W 578.89 ALG S/L TOPOB,CONT W 386.13,NW 100.72,WLY 150,NW 42.42,NLY 215.34 ALG W/L PAR A,E 666.21,S 251.33 TO POB
	<b>Year Built:</b> 2003	
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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Limited Liability Company  
LRF3 MIA JOHNSON ROAD LLC

### Filing Information

**Document Number** M24000013002  
**FEI/EIN Number** N/A  
**Date Filed** 10/10/2024  
**State** DE  
**Status** ACTIVE

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Changed: 02/07/2026

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 TALLAHASSEE, FL 32301-2525

### Authorized Person(s) Detail

#### **Name & Address**

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Angelini, Dwight  
 116 HUNTINGTON AVE,  
 Suite 1001  
 BOSTON, MA 02116

Title Manager

Summons/Case #C26 02 0090  
LRF3 MIA Johnson Road LLC %Longpoint Partners LP  
4801 Johnson Rd. #8  
Violation: 13-38-a  
Failure to complete permit process for Occupancy change  
of use for Pathway School of Coconut Creek

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Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

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

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

**SUMMONS TO APPEAR**

State of Florida NOC26020090  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Wednesday Date February 18 20 26

At 8:30 AM / PM

Owner Name LPF3 119 Johnson Road LLC  
Last First MI  
% Longpoint Partners LP.  
Last First MI

Owner Address 116 Huntington Avenue  
Boston FL 02116  
City State Zip

Legal/Folio 4842, 0614 0014

Violation Location 4801 Johnson Rd #8  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Failure to obtain/complete permit process for occupancy change of use for Pathway School of Coconut Creek

In violation of Chapter(s) 43 Section(s) 38-9  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

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

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

YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 3/24/26 322  
Officer Signature Date ID#

Luis Martens-Garcia  
Printed Name

[Signature] 03/24/26  
Signature Acknowledging Receipt of this Notice Date

4:22 PM  
Printed Name

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



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26020090	4801 JOHNSON RD #8	484206140014	LRF3 MIA JOHNSON ROAD LLC

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

Initial Warning of Violation – Date: 02/18/2026

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 03/26/26 - Receipt/Article #: 70220410000149262301-70220410000149262318  
Return Receipt Requested

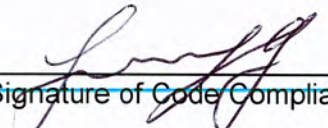
Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 03/24/26 - Time: 4:22 PM (See Photo of Posting)

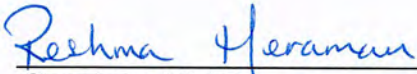
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

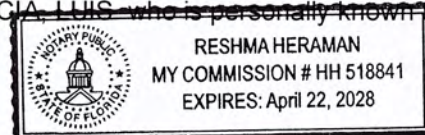
  
\_\_\_\_\_  
Signature of Code Compliance Officer

Luis Montano-Garcia  
\_\_\_\_\_  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 26 day of MARCH, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.

  
\_\_\_\_\_  
Signature of Notary



\_\_\_\_\_  
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



TY OF COCONUT CREEK  
esilient Design & Dev. Dept.  
ode Compliance Division  
100 W. Copans Road  
occonut Creek, FL 33063

CERTIFIED MAIL



7022 0410 0001 4926 2301

LRF3 MIA JOHNSON ROAD LLC  
%LONGPOINT PARTNERS LP  
116 HUNTINGTON AVE STE 1001  
BOSTON MA 02116

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT

Domestic Mail Only  
For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE 81

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

C260 200 89,56  
C 260 200 90  
Postmark Here 91  
L119 92  
3126126  
summers

Sent To  
Street and Apt  
City, State, Zip  
LRF3 MIA JOHNSON ROAD LLC  
%LONGPOINT PARTNERS LP  
116 HUNTINGTON AVE STE 1001  
BOSTON MA 02116

7022 9264 1000 0140 2201



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

CERTIFIED MAIL



7022 0410 0001 4926 2318

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

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

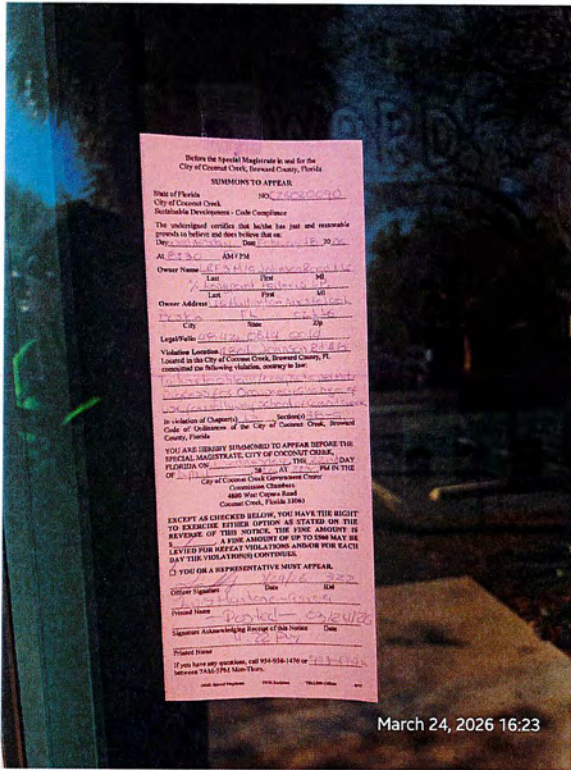
Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

1260 200 89,86  
1260 200 90  
Postmark Here 91  
LNG 92  
3/26/26  
Summons

Postage \$  
Total Postage a \$  
Sent To  
Street and Apt. 1  
City, State, ZIP+

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

9122 9264 1000 0140 2202





# Fire Inspection Report

## THIS IS NOT A BILL

(Invoice to be mailed)

Coconut Creek Fire Department  
4800 West Copans Road  
Coconut Creek, Florida 33063  
(954) 973-6706

Inspector: BRYAN LASHLEY

### ACCOUNT INFORMATION

Account Number: 000960-4

Name on Account: PATHWAY SCHOOL OF COCONUT CREEK

Phone on Account: 9548005315

Service Address: 4801 JOHNSON RD STE 8, COCONUT CREEK, FL 33073

Mailing Address: 4801 JOHNSON RD STE 8 COCONUT CREEK, FL 33073

Emergency Contact1: DJ Lima

Emergency Phone1: 9543308211

Emergency Contact2: Santia Lima

## ACCOUNT INFORMATION

Emergency Phone2: 9544463476

## FIRE ACTIVITY INFORMATION

Inspection Date: 3/25/2026

Reinspection Date: 4/8/2026

Fire Officer: BRYAN LASHLEY

Activity Type: SECONDARY RE-INSPECTION

## CODE SUMMARY

- 41 SERVICE EMERGENCY LIGHTING (NFPA 101-7.9.2.1)
- 89 FIRE DRILLS SHALL BE CONDUCTED (NFPA 101-4.7)
- 97 IMPROPER USE OF MULTIPLUG ADAPTERS (NFPA 1-11.1.3.2)
- 99 EMERGENCY PLAN REQUIRES REVIEW BY THE FIRE DEPARTMENT (NFPA 101-4.8.2.2)
- 108 LOCK OS&Y/PIV VALVES IN OPEN POSITION (NFPA 1-13.4.2.1)
- 128 THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)
- 134 OTHER VIOLATIONS

Narrative: ***Please use scrollbar to review all. -->***

## ACCOUNT INFORMATION

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

The current approved occupant load is 26 occupants. The space shall not exceed this until new occupancy calculation is reviewed and approved by the building department.

Floor plan does not match latest approved floor plan submitted to the building department. Multiple doors and walls removed.

Improper Use Of Multiplug Adapters (NFPA 1-11.1.3.2)

Service Emergency Lighting (NFPA 101-7.9.2.1)

## FEE SUMMARY

(THIS IS NOT A BILL - Invoice to be mailed)

Total Fees this inspection: \$33.75

Prior Balance: \$115.

You will receive a bill in the mail for this inspection  
OR

For your convenience, you can make a payment online by clicking **Here!**

or by typing the below web address in your browser's address bar

<https://www.coconutcreek.gov/paywater>

## SIGNATURE INFORMATION

Email Address: MS.TOMSULA@PATHWAYSCHOOLS.US

SIGNATURE: N/A

Sec. 13-38. - Building permits.

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



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 48-09 Warehouse - Flex	<b>Deputy Appraiser:</b> Alec Rosales
<b>Property ID:</b> 484206140014	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6835
<b>Property Owner(s):</b> LRF3 MIA JOHNSON ROAD LLC %LONGPOINT PARTNERS LP	<b>Adj. Bldg. S.F.:</b> 46249	<b>Email:</b> <a href="mailto:commercialtrim@bcpa.net">commercialtrim@bcpa.net</a>
<b>Mailing Address:</b> 116 HUNTINGTON AVE STE 1001 BOSTON, MA 02116	<b>Bldg Under Air S.F.:</b>	<b>Zoning :</b> PCD - PLANNED COMMERCE DISTRICT
<b>Property Address:</b> 4801 JOHNSON ROAD COCONUT CREEK, 33073	<b>Effective Year:</b> 2004	<b>Abbr. Legal Des.:</b> LYONS CORPORATE PARK 153-45 B PORTION PARCEL A DESC AS:COMM SE COR PAR A, W 578.89 ALG S/L TOPOB,CONT W 386.13,NW 100.72,WLY 150,NW 42.42,NLY 215.34 ALG W/L PAR A,E 666.21,S 251.33 TO POB
	<b>Year Built:</b> 2003	
	<b>Units/Beds/Baths:</b> 0 //	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$2,523,180	\$6,751,280	0	\$9,274,460	\$8,767,900	
2025	\$1,219,540	\$6,751,280	0	\$7,970,820	\$7,970,820	\$175,481.41
2024	\$1,219,540	\$5,577,940	0	\$6,797,480	\$6,200,950	\$141,750.30

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$9,274,460	\$9,274,460	\$9,274,460	\$9,274,460
Portability	0	0	0	0
Assessed / SOH	\$8,767,900	\$8,767,900	\$8,767,900	\$8,767,900
<b>Granny Flat</b>				
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	\$8,767,900	\$9,274,460	\$8,767,900	\$8,767,900

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
10/24/2024	Special Warranty Deed Disqualified Sale	\$13,862,200	119912015
11/17/2017	Multi Special Warranty Deed Disqualified Sale	\$39,700,000	114762388

**LAND CALCULATIONS**

Unit Price	Units	Type
\$15.00	168,212	Square Foot



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

## Detail by Entity Name

Foreign Limited Liability Company

LRF3 MIA JOHNSON ROAD LLC

### Filing Information

**Document Number** M24000013002

**FEI/EIN Number** N/A

**Date Filed** 10/10/2024

**State** DE

**Status** ACTIVE

### Principal Address

116 Huntington Ave  
c/o Longpoint Partners  
Suite 1001  
Boston, MA 02116

Changed: 02/07/2026

### Mailing Address

116 Huntington Ave  
c/o Longpoint Partners  
Suite 1001  
Boston, MA 02116

Changed: 02/07/2026

### Registered Agent Name & Address

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

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

Angelini, Dwight  
116 HUNTINGTON AVE,  
Suite 1001  
BOSTON, MA 02116

Title Manager

Summons/Case #C26 02 0091  
LRF3 MIA Johnson Road LLC %Longpoint Partners LP  
4801 Johnson Rd. #8  
Violation: 9-2  
Fire prevention & protection- failed inspections  
For: Pathway school of Coconut Creek

**IMPORTANT INSTRUCTIONS**

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

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

**SUMMONS TO APPEAR**

State of Florida NOC26020092  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Wednesday Date February 20 2026

At 8:30 AM PM

Owner Name LEF3 Mia Johnson Road LLC  
Last First MI  
% Longpoint Partners LP  
Last First MI

Owner Address 116 Huntington Ave Ste 1001  
Proton HA 02116  
City State Zip

Legal/Folio 48420 0614 0014

Violation Location 4801 Johnson Rd # 8  
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Fire Prevention and Protection  
- Failed Inspections for:  
Pathway School of Coconut Creek

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

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

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

YOU OR A REPRESENTATIVE MUST APPEAR.  
Officer Signature [Signature] Date 3/24/26 ID# 322

Printed Name Kay Hanteno-Gereu

Signature Acknowledging Receipt of this Notice [Signature] Date 03/24/26

Printed Name 48222224

If you have any questions, call 954-956-1476 or 954-67466 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26020091	4801 JOHNSON RD #8	484206140014	LRF3 MIA JOHNSON ROAD LLC

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

Initial Warning of Violation – Date: 02/18/2026

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 03/26/26 - Receipt/Article #: 70220410000149262301-70220410000149262318  
Return Receipt Requested

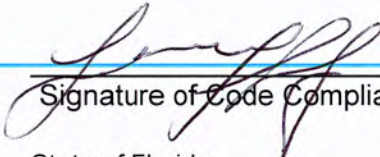
Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 03/24/26 - Time: 4:22 PM (See Photo of Posting)

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

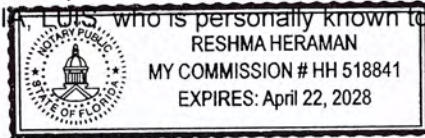
  
\_\_\_\_\_  
Signature of Code Compliance Officer

Luis Montano-Garcia  
\_\_\_\_\_  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 26 day of MARCH, 2026 by MONTANO-GARCIA, LUIS, who is personally known to me.

Reshma Heraman  
\_\_\_\_\_  
Signature of Notary



\_\_\_\_\_  
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



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

CERTIFIED MAIL



7022 0410 0001 4926 2301

LRF3 MIA JOHNSON ROAD LLC  
%LONGPOINT PARTNERS LP  
116 HUNTINGTON AVE STE 1001  
BOSTON MA 02116

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**OFFICIAL USE** 81

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

C260 200 89,86  
C260 200 90  
Postmark 91  
Here 92  
LMG  
3/26/26  
summons

10E2 9264 1000 0140 2202

Sent To  
Street and Apt  
City, State, Zip

LRF3 MIA JOHNSON ROAD LLC  
%LONGPOINT PARTNERS LP  
116 HUNTINGTON AVE STE 1001  
BOSTON MA 02116



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

CERTIFIED MAIL



7022 0410 0001 4926 2318

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

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

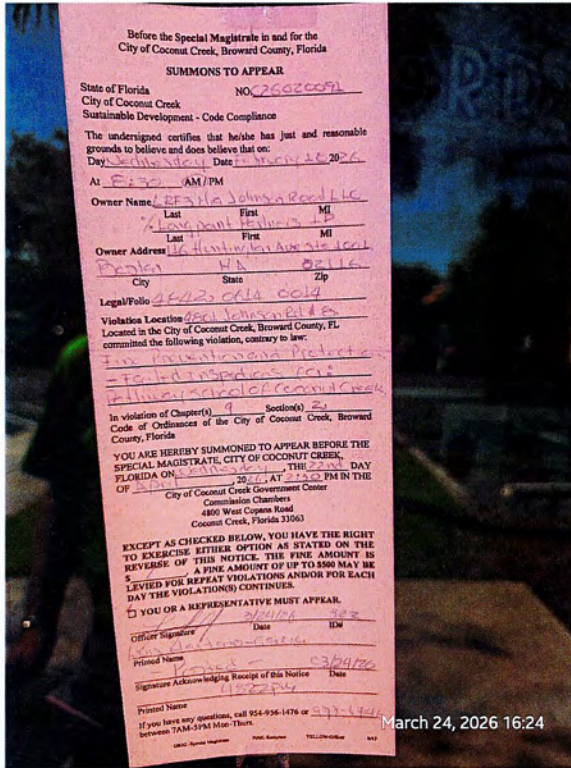
For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE** 87,

Certified Mail Fee	\$	0260 200 89,86
Extra Services & Fees (check box, add fee as appropriate)	\$	0260 200 90
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	Postmark Here 91 LMG 3/26/26 92 Summers
Total Postage a	\$	

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

PT22 9264 T000 DT40 2202





# Fire Inspection Report

## THIS IS NOT A BILL

(Invoice to be mailed)

Coconut Creek Fire Department  
4800 West Copans Road  
Coconut Creek, Florida 33063  
(954) 973-6706

Inspector: BRYAN LASHLEY

### ACCOUNT INFORMATION

Account Number: 000960-4

Name on Account: PATHWAY SCHOOL OF COCONUT CREE

Phone on Account: 9548005315

Service Address: 4801 JOHNSON RD STE 8, COCONUT CREEK, FL 33073

Mailing Address: 4801 JOHNSON RD STE 8 COCONUT CREEK , FL 33073

Emergency Contact1: DJ Lima

Emergency Phone1: 9543308211

Emergency Contact2: Santia Lima

ACCOUNT INFORMATION

Emergency Phone2: 9544463476

FIRE ACTIVITY INFORMATION

Inspection Date: 3/25/2026

Reinspection Date: 4/8/2026

Fire Officer: BRYAN LASHLEY

Activity Type: SECONDARY RE-INSPECTION

CODE SUMMARY

- 41 SERVICE EMERGENCY LIGHTING (NFPA 101-7.9.2.1)
- 89 FIRE DRILLS SHALL BE CONDUCTED (NFPA 101-4.7)
- 97 IMPROPER USE OF MULTIPLUG ADAPTERS (NFPA 1-11.1.3.2)
- 99 EMERGENCY PLAN REQUIRES REVIEW BY THE FIRE DEPARTMENT (NFPA 101-4.8.2.2)
- 108 LOCK OS&Y/PIV VALVES IN OPEN POSITION (NFPA 1-13.4.2.1)
- 128 THE OWNER OR OCCUPANT SHALL BE RESPONSIBLE FOR COMPLIANCE (NFPA 1-10.2.1)
- 134 OTHER VIOLATIONS

Narrative: **Please use scrollbar to review all. -->**

## ACCOUNT INFORMATION

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

The current approved occupant load is 26 occupants. The space shall not exceed this until new occupancy calculation is reviewed and approved by the building department.

Floor plan does not match latest approved floor plan submitted to the building department. Multiple doors and walls removed.

Improper Use Of Multiplug Adapters (NFPA 1-11.1.3.2)

Service Emergency Lighting (NFPA 101-7.9.2.1)

## FEE SUMMARY

(THIS IS NOT A BILL - Invoice to be mailed)

Total Fees this inspection: \$33.75

Prior Balance: \$115.

You will receive a bill in the mail for this inspection OR

For your convenience, you can make a payment online by clicking **Here!**

or by typing the below web address in your browser's address bar

<https://www.coonutcreek.gov/paywater>

## SIGNATURE INFORMATION

Email Address: MS.TOMSULA@PATHWAYSCHOOLS.US

SIGNATURE: N/A

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

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

(Ord. No. 2017-054, § 2, 1-11-18)

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**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 48-09 Warehouse - Flex	<b>Deputy Appraiser:</b> Alec Rosales
<b>Property ID:</b> 484206140014	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6835
<b>Property Owner(s):</b> LRF3 MIA JOHNSON ROAD LLC %LONGPOINT PARTNERS LP	<b>Adj. Bldg. S.F.:</b> 46249	<b>Email:</b> <a href="mailto:commercialtrim@bcpa.net">commercialtrim@bcpa.net</a>
<b>Mailing Address:</b> 116 HUNTINGTON AVE STE 1001 BOSTON, MA 02116	<b>Bldg Under Air S.F.:</b>	<b>Zoning :</b> PCD - PLANNED COMMERCE DISTRICT
<b>Property Address:</b> 4801 JOHNSON ROAD COCONUT CREEK, 33073	<b>Effective Year:</b> 2004	<b>Abbr. Legal Des.:</b> LYONS CORPORATE PARK 153-45 B PORTION PARCEL A DESC AS:COMM SE COR PAR A, W 578.89 ALG S/L TOPOB,CONT W 386.13,NW 100.72,WLY 150,NW 42.42,NLY 215.34 ALG W/L PAR A,E 666.21,S 251.33 TO POB
	<b>Year Built:</b> 2003	
	<b>Units/Beds/Baths:</b> 0 //	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$2,523,180	\$6,751,280	0	\$9,274,460	\$8,767,900	
2025	\$1,219,540	\$6,751,280	0	\$7,970,820	\$7,970,820	\$175,481.41
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**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
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Portability	0	0	0	0
Assessed / SOH	\$8,767,900	\$8,767,900	\$8,767,900	\$8,767,900
<b>Granny Flat</b>				
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	\$8,767,900	\$9,274,460	\$8,767,900	\$8,767,900

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
10/24/2024	Special Warranty Deed Disqualified Sale	\$13,862,200	119912015
11/17/2017	Multi Special Warranty Deed Disqualified Sale	\$39,700,000	114762388

**LAND CALCULATIONS**

Unit Price	Units	Type
\$15.00	168,212	Square Foot
	SqFt	Foot



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

## Detail by Entity Name

Foreign Limited Liability Company  
LRF3 MIA JOHNSON ROAD LLC

### Filing Information

**Document Number** M24000013002  
**FEI/EIN Number** N/A  
**Date Filed** 10/10/2024  
**State** DE  
**Status** ACTIVE

### Principal Address

116 Huntington Ave  
 c/o Longpoint Partners  
 Suite 1001  
 Boston, MA 02116

Changed: 02/07/2026

### Mailing Address

116 Huntington Ave  
 c/o Longpoint Partners  
 Suite 1001  
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Changed: 02/07/2026

### Registered Agent Name & Address

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

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

Angelini, Dwight  
 116 HUNTINGTON AVE,  
 Suite 1001  
 BOSTON, MA 02116

Title Manager

Summons/Case #C26 02 0092  
LRF3 MIA Johnson Road LLC %Longpoint Partners LP  
4801 Johnson Rd. #8  
Violation:13-331(n)  
Zoning district regulations- community facilities  
School: Pathway school of Coconut Creek

**IMPORTANT INSTRUCTIONS**

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

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

**SUMMONS TO APPEAR**

State of Florida NO. C26020092  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Wednesday Date February 18 2026  
At 8:30 AM PM

Owner Name LR F3 Mia Johnson Road LLC  
Last First MI  
Longpoint Partners LP.

Owner Address 116 Huntington Ave Ste 100L  
Last First MI  
Boston MA 02116  
City State Zip

Legal/Folio 4842 0614 0014

Violation Location 4801 Johnson Rd #8  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Zoning District Regulations - Community facilities - school - For: Pathway School of Coconut Creek

In violation of Chapter(s) 13 Section(s) 351(c)  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

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

Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 3/24/26 322  
Officer Signature Date ID#

Wendy Mantua-Gewe  
Printed Name

[Signature] 3/24/26  
Signature Acknowledging Receipt of this Notice Date

U:22 Puz  
Printed Name

If you have any questions, call 954-956-1476 or 973-6748 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26020092	4801 JOHNSON RD #8	484206140014	LRF3 MIA JOHNSON ROAD LLC

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

Initial Warning of Violation – Date: 02/18/2026

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 03/26/26 - Receipt/Article #: 70220410000149262301-70220410000149262318  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 03/24/26 - Time: 4:22 PM (See Photo of Posting)

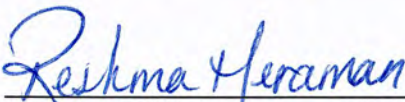
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

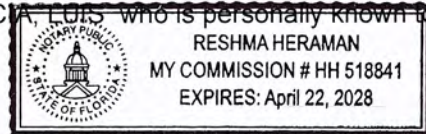
  
\_\_\_\_\_  
Signature of Code Compliance Officer

Luis Montano-Garcia  
\_\_\_\_\_  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 26 day of MARCH, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.

  
\_\_\_\_\_  
Signature of Notary



\_\_\_\_\_  
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



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

CERTIFIED MAIL



7022 0410 0001 4926 2301

LRF3 MIA JOHNSON ROAD LLC  
%LONGPOINT PARTNERS LP  
116 HUNTINGTON AVE STE 1001  
BOSTON MA 02116

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	
Street and Apt	
City, State, Zip	

C260 200 89,86  
C260 200 90  
Postmark Here 91  
4M9 92  
3/26/26  
summons

LRF3 MIA JOHNSON ROAD LLC  
%LONGPOINT PARTNERS LP  
116 HUNTINGTON AVE STE 1001  
BOSTON MA 02116

7022 9264 1000 0140 2201



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

CERTIFIED MAIL



7022 0410 0001 4926 2318

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

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**OFFICIAL USE** 87,

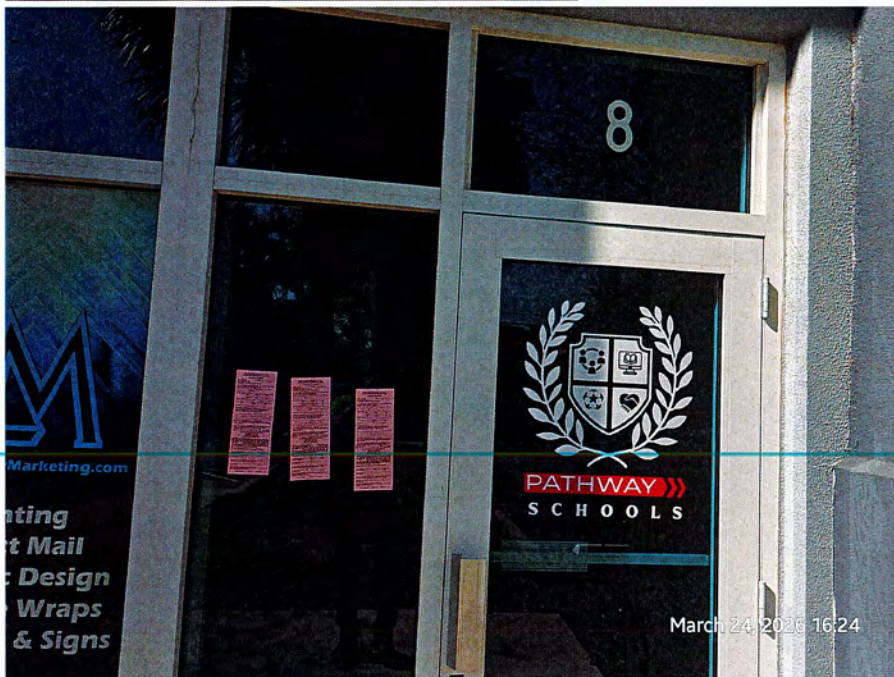
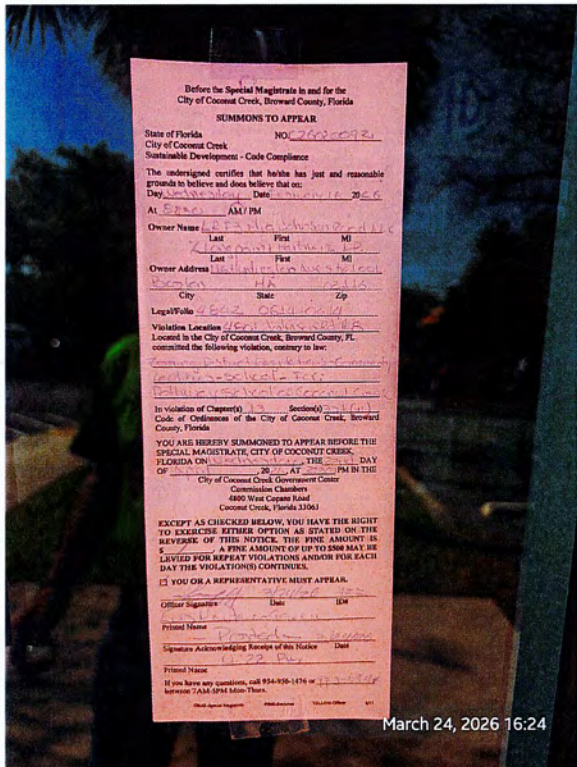
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required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

C260 200 89,86  
C260 200 90  
Postmark 91  
Here 92  
LMG  
3/26/26  
Summons

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

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

RT22 9264 T000 DT40 2202





# OUR LOCATIONS

## Coconut Creek, FL

4801 Johnson Road #2

Coconut Creek, FL 33073

[Creekadmin@pathwayschools.us](mailto:Creekadmin@pathwayschools.us)

305.619.1131

Instagram [@pathwaycoconutcreek](#)

## Pembroke Pines, FL

7200 Pines Blvd

Pembroke Pines, FL 33024

[dv@pathwayschools.us](mailto:dv@pathwayschools.us)

305.619.1131

Instagram [@pathwaypines](#)

## Miami, FL

7441 sw 127th ave.

Miami, FL 33183

[admin@pathwayschools.us](mailto:admin@pathwayschools.us)

305.619.1131

Instagram [@pathwayschoolsmiami](#)

## Doral, FL

9770 NW 25th St

Doral, FL 33172

[admin@pathwayschools.us](mailto:admin@pathwayschools.us)

305.619.1131

Instagram [@pathwayschoolsdoral](#)

# Atlanta, GA

4000 Dekalb Technology Pkwy Suite #320

Atlanta, GA 30340

[atl@pathwayschools.us](mailto:atl@pathwayschools.us)

321.278.6093

Instagram [@pathwayschoolsatlanta](https://www.instagram.com/pathwayschoolsatlanta)

## Site Map

[Our Locations](#)

[Careers](#)

[Maps](#)

[FAQs](#)

[Contact Us](#)

[Investors & Strategic Partnerships](#)

[Resources](#)

*Pathway Schools. All rights reserved.*

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**Inspector: BRYAN LASHLEY**

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Fire Officer: BRYAN LASHLEY

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For your convenience, you can make a payment online by clicking **Here!**

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<https://www.coconutcreek.gov/paywater>

## SIGNATURE INFORMATION

Email Address: **MS.TOMSULA@PATHWAYSCHOOLS.US**

SIGNATURE: **N/A**

Sec. 13-331. - General provisions.

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

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**PROPERTY SUMMARY**

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<b>Property ID:</b> 484206140014	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6835
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<b>Mailing Address:</b> 116 HUNTINGTON AVE STE 1001 BOSTON, MA 02116	<b>Bldg Under Air S.F.:</b>	<b>Zoning :</b> PCD - PLANNED COMMERCE DISTRICT
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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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LRF3 MIA JOHNSON ROAD LLC

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BOSTON, MA 02116

Title Manager

Summons/Case #C24 04 0078

MCA Promenade Owner LLC

4441 Lyons Rd

Violation: 13-40-a-1

Failure to obtain/complete engineering permit

Process for site work in parking space by movie theater

**IMPORTANT INSTRUCTIONS**

City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**

State of Florida NO. 24040078  
 City of Coconut Creek  
 Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:  
 Day Wednesday Date December 10 2025

At 2:00 AM/PM

Owner Name MCA Promenade owner LLC  
 Last First MI

Owner Address 2 Seaport Lane  
Boston MA 02310  
 City State Zip

Legal/Folio 4842 1820 0011

Violation Location 444 Lynd  
 Located in the City of Coconut Creek, Broward County, FL  
 committed the following violation, contrary to law:

Failure to obtain/complete engineering permit process; site work performed in parking spaces by mow & heater.

In violation of Chapter(s) 19 Section(s) 90-9-1  
 Code of Ordinances of the City of Coconut Creek, Broward County, Florida

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

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

YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 3/28/26 322  
 Officer Signature Date ID#

Luis Alcantano-Garcia  
 Printed Name

[Signature] 3/28/26  
 Signature Acknowledging Receipt of this Notice Date

Nicholas Barrett  
 Printed Name

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

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24040078	4441 LYONS RD	484218200011	MCA PROMENADE OWNER LLC

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

Initial Warning of Violation – Date: 04/09/2024

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 3/26/26 - Receipt/Article #: 9589071052701607575196  
9589071052701607575189

Return Receipt Requested

Hand Delivery – Date: 3/24/26 - Time: 11:45AM - Name: Nicholas Barrett

Commercial Property – Title/ relationship to business: Senior General Manager

Additional Service – F.S. 162.12(2):

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

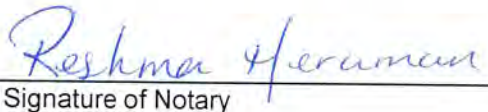
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

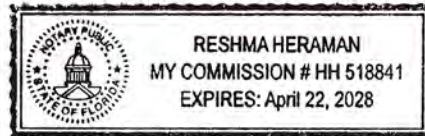
  
Signature of Code Compliance Officer

  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 26 day of MARCH, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.

  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



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

**CERTIFIED MAIL®**



9589 0710 5270 1607 5751 96

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

**U.S. Postal Service™**  
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*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

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

C251 2021  
C24040078  
Postmark Here  
Summons  
LMA 36626

Postage \$  
Total Postage \$

Sent To \_\_\_\_\_  
Street and A \_\_\_\_\_  
City, State, Z \_\_\_\_\_

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

96 TS25 209T 0225 0T2D 6956



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

CERTIFIED MAIL



9589 0710 5270 1607 5751 89

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

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

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

C251 00021  
C240 40078  
Postmark Here  
Summons  
L.M.G 3/26/26

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

69 1525 209T 0225 0120 6956

PS Form

ctions











Sec. 13-40. - Engineering permits.

(a) *Permits required.*

- (1) *Issuance by engineering division.* A permit is required for all engineering improvements and construction under city jurisdiction. Such permits shall only be issued by the engineering division in accordance with the city's land development code, Division 4 of Article II of this chapter.
- (2) *No construction before permit.* Except as provided hereinafter, no construction shall be started until a permit for the proposed installation has been granted by the engineering division. Minor construction or maintenance work, such as installation modification for water meters (up to two (2) inches), cable splice pits (not in or within two (2) feet of a roadway) streetlight maintenance, or similar types of work may be done without permit, however the engineering division shall be given forty-eight (48) hours prior notice. This does not include cable replacement, or any other type of facility upgrading or rehabilitation involving excavation, except for splice pits as stated above.
- (3) *Emergency work.* None of the above permit procedures shall apply to emergency repair work. Emergency repair work is work which must be done immediately upon discovery, in order to safeguard the public from immediate danger to life or limb, to safeguard public health, safety or welfare, to repair or replace traffic signals or to restore interrupted utility services. In the event of an emergency as defined above, repair work may be started without a permit upon verbal notification being given to the engineering division. If the engineering division offices are closed, then notification must be given as early as possible on the next regular work day. After the emergency repair is completed, a record drawing must be submitted to the engineering division, unless otherwise provided hereinafter, within ten (10) working days. Work that can be scheduled ahead of time will not be considered emergency work.

(Ord. No. 122-94, § 1, 5-26-94)



Property Address	4441 LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 20 0011
Property Owner	MCA PROMENADE OWNER LLC	Millage	3212
Mailing Address	2 SEAPORT LANE BOSTON MA 02210-2021	Use	32-01
Abbr Legal Description	GREEN FARM REPLAT 173-116 B POR PAR A DESC AS BEG SW COR PAR A,N ALG W/L 426.15,E 263.15,S 7.17,E 187.83,S 183.67,W 12,S 235.33 TO S/L PAR A,W 438.66 TO POB		

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

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

**Property Assessment Values**

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$1,362,520	\$8,297,840	\$9,660,360	\$9,660,360	
2025	\$1,362,520	\$8,297,840	\$9,660,360	\$9,660,360	\$280,698.60
2024	\$1,362,520	\$8,289,310	\$9,651,830	\$9,651,830	\$274,262.93

**2026\* Exemptions and Taxable Values by Taxing Authority**

	County	School Board	Municipal	Independent
Just Value	\$9,660,360	\$9,660,360	\$9,660,360	\$9,660,360
Portability	0	0	0	0
Assessed/SOH	\$9,660,360	\$9,660,360	\$9,660,360	\$9,660,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$9,660,360	\$9,660,360	\$9,660,360	\$9,660,360

**Sales History**

Date	Type	Price	Book/Page or CIN
4/15/2016	SWD-Q	\$13,696,000	113675988
6/21/2011	SWD-D	\$2,250,000	47994 / 1290
9/14/2007	WD-T	\$100	44620 / 577

**Land Calculations**

Price	Factor	Type
\$7.25	187,934	SF
Adj. Bldg. S.F. (Card, Sketch)		52608
Eff./Act. Year Built: 2016/2015		

**Special Assessments**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
C			CM					
52608			4.31					



Department of State / Division of Corporations / Search Records / Search by Entity Name /

## Detail by Entity Name

Foreign Limited Liability Company  
MCA PROMENADE OWNER LLC

### Filing Information

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

### Principal Address

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

Changed: 03/18/2026

### Mailing Address

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

Changed: 03/18/2026

### Registered Agent Name & Address

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

### Authorized Person(s) Detail

#### **Name & Address**

Title Authorized Signatory

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

Summons/Case #C25 12 0021  
MCA Promenade Owner LLC  
4441 Lyons Rd  
Violation: 13-40-a-1  
Failure to obtain/complete engineering permit  
Process for parking lot resurfacing/repairs

**IMPORTANT INSTRUCTIONS**

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

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

**SUMMONS TO APPEAR**

State of Florida NO C25120021  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Tuesday Date December 9, 2025

At 2:00 AM/PM

Owner Name MCA Promenade owner LLC  
Last First MI

Last First MI

Owner Address 2 Seaport Lane

Boston City MA State 02210 Zip

Legal/Folio 4842 LB20 00LL'

Violation Location 444 Lyons Rd  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Failure to obtain/complete engineering permit process for parking lot resurfacing/repairs.

In violation of Chapter(s) 13 Section(s) 40-9-1  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

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

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

YOU OR A REPRESENTATIVE MUST APPEAR.

Officer Signature [Signature] Date 03/29/26 ID# 322

Printed Name Nicholas Barrett

Signature Acknowledging Receipt of this Notice [Signature] Date 3/29/26

Printed Name Nicholas Barrett

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



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25120021	4441 LYONS RD	484218200011	MCA PROMENADE OWNER LLC

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

Initial Warning of Violation – Date: 12/09/2025

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 3/26/26 - Receipt/Article #: 9589071052701607575196  
9589071052701607575189

Return Receipt Requested

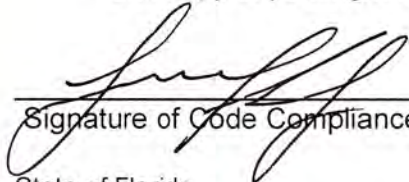
Hand Delivery – Date: 3/24/26 - Time: 11:45AM - Name: Nicholas Barrett

Commercial Property – Title/ relationship to business: Senior General Manager

Additional Service – F.S. 162.12(2):

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

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



Signature of Code Compliance Officer

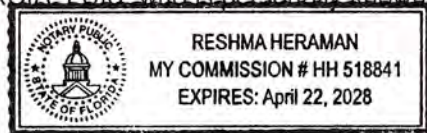
State of Florida  
County of Broward

Luis Montano-Garcia,  
Printed Name of Code Compliance Officer

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 26 day of MARCH, 2026 by MONTANO-GARCIA, LUIS, who is personally known to me.



Signature of Notary



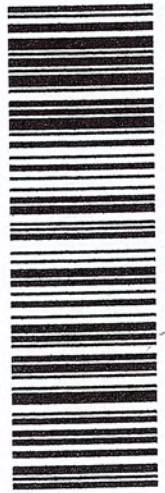
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



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

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

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

C251 20021  
C240400 78  
Postmark  
Here  
Summers  
LMG 3B6/26

Postage	
\$	
Total Postage	
\$	

Sent To	
MCA PROMENADE OWNER LLC	
2 SEAPORT LANE	
BOSTON MA 02210-2021	
Street and A <sub>1</sub>	
City, State, Z	

96 1525 2091 0225 0120 6956



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

CERTIFIED MAIL



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

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OFFICIAL USE

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

C251 20021  
C240 40078  
Postmark  
Here  
Summons  
L.M.A 3/26/26

68 1525 2091 0225 0120 6856

Sent To \_\_\_\_\_  
Street and \_\_\_\_\_  
City, State, \_\_\_\_\_  
PS Form \_\_\_\_\_

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











Sec. 13-40. - Engineering permits.

(a) *Permits required.*

- (1) *Issuance by engineering division.* A permit is required for all engineering improvements and construction under city jurisdiction. Such permits shall only be issued by the engineering division in accordance with the city's land development code, Division 4 of Article II of this chapter.
- (2) *No construction before permit.* Except as provided hereinafter, no construction shall be started until a permit for the proposed installation has been granted by the engineering division. Minor construction or maintenance work, such as installation modification for water meters (up to two (2) inches), cable splice pits (not in or within two (2) feet of a roadway) streetlight maintenance, or similar types of work may be done without permit, however the engineering division shall be given forty-eight (48) hours prior notice. This does not include cable replacement, or any other type of facility upgrading or rehabilitation involving excavation, except for splice pits as stated above.
- (3) *Emergency work.* None of the above permit procedures shall apply to emergency repair work. Emergency repair work is work which must be done immediately upon discovery, in order to safeguard the public from immediate danger to life or limb, to safeguard public health, safety or welfare, to repair or replace traffic signals or to restore interrupted utility services. In the event of an emergency as defined above, repair work may be started without a permit upon verbal notification being given to the engineering division. If the engineering division offices are closed, then notification must be given as early as possible on the next regular work day. After the emergency repair is completed, a record drawing must be submitted to the engineering division, unless otherwise provided hereinafter, within ten (10) working days. Work that can be scheduled ahead of time will not be considered emergency work.

(Ord. No. 122-94, § 1, 5-26-94)



**MARTY KIAR**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

Property Address	4441 LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 20 0011
Property Owner	MCA PROMENADE OWNER LLC	Millage	3212
Mailing Address	2 SEAPORT LANE BOSTON MA 02210-2021	Use	32-01
Abbr Legal Description	GREEN FARM REPLAT 173-116 B POR PAR A DESC AS BEG SW COR PAR A,N ALG W/L 426.15,E 263.15,S 7.17,E 187.83,S 183.67,W 12,S 235.33 TO S/L PAR A,W 438.66 TO POB		

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

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$1,362,520	\$8,297,840	\$9,660,360	\$9,660,360	
2025	\$1,362,520	\$8,297,840	\$9,660,360	\$9,660,360	\$280,698.60
2024	\$1,362,520	\$8,289,310	\$9,651,830	\$9,651,830	\$274,262.93

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$9,660,360	\$9,660,360	\$9,660,360	\$9,660,360
Portability	0	0	0	0
Assessed/SOH	\$9,660,360	\$9,660,360	\$9,660,360	\$9,660,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$9,660,360	\$9,660,360	\$9,660,360	\$9,660,360

Sales History			
Date	Type	Price	Book/Page or GIN
4/15/2016	SWD-Q	\$13,696,000	113675988
6/21/2011	SWD-D	\$2,250,000	47994 / 1290
9/14/2007	WD-T	\$100	44620 / 577

Land Calculations		
Price	Factor	Type
\$7.25	187,934	SF
Adj. Bldg. S.F. (Card, Sketch)		52608
Eff./Act. Year Built: 2016/2015		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
C			CM					
52608			4.31					



Department of State / Division of Corporations / Search Records / Search by Entity Name /

## Detail by Entity Name

Foreign Limited Liability Company  
MCA PROMENADE OWNER LLC

### Filing Information

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

### Principal Address

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

Changed: 03/18/2026

### Mailing Address

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

Changed: 03/18/2026

### Registered Agent Name & Address

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

### Authorized Person(s) Detail

#### **Name & Address**

Title Authorized Signatory

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

Summons/Case #C2511 0004

Cardenas, David R & Gomez, Diana

4947 NW 55 Blvd

Violation: 13-444-b-4-b. Improper tree pruning

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C25-11 -0004**

DAVID R CARDENAS  
DIANA GOMEZ  
4947 NW 55 BLVD  
COCONUT CREEK FL 33073-3306

**Respondent**

---

**FINAL ORDER**

*VIOLATION: IMPROPER PRUNING OF ONE LIVE OAK TREE / CITY  
CODE SEC. 13-444 (b)(4)(b)*

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT**

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 4947 NW 55th Boulevard and more particularly described as follows:

Property Id: 4842 07 11 2160

WILES/BUTLER PLAT ONE 160-18 B POR TR C DESC AS COMM NW COR TR C,S  
203.24,E 19.83 TO POB,CONT E 95.17,S 45.20,W 95.17,N 45.20 TO POB AKA: LOT 216  
INDIGO LAKES

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is improper pruning of a live oak tree, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The City noted the damage to the live oak tree was such that it cannot survive and will need to be replaced. The RESPONDENT was not present at the hearing.

**CONCLUSIONS OF LAW:**

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

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE 13-444 (b)(4)(b) AND THE RESPONDENT IS FINED **ONE HUNDRED FIFTY DOLLARS (\$150.00)** FOR THIS VIOLATION. THE RECORD REFLECTS THAT THE RESPONDENT HAS PAID THIS FINE AMOUNT TO THE CITY.

THE RESPONDENT IS GIVEN UNTIL FEBRUARY 26, 2026 TO OBTAIN A TREE REMOVAL PERMIT AND REMEDY THE VIOLATION WITH THE INSTALLATION OF AN APPROVED TREE OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY BEYOND THE COMPLIANCE DATE THAT THE RESPONDENT FAILS TO REMEDY THE VIOLATION. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS

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 20th DAY OF NOVEMBER, 2025

**CITY OF COCONUT CREEK, FLORIDA**

Reshma Heraman  
SPECIAL MAGISTRATE CLERK

Paul Spool  
SPECIAL MAGISTRATE

11/26/2025  
Date Received



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



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

CERTIFIED MAIL



9589 0710 5270 1776 0341 59

CARDENAS, DAVID R  
GOMEZ, DIANA  
4947 NW 55 BLVD  
COCONUT CREEK FL 33073-3306

CARDENAS, DAVID R  
GOMEZ, DIANA  
4947 NW 55 BLVD  
COCONUT CREEK FL 33073-3306

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

C25110004  
FO  
Postmark Here  
LMG 12/1/05

65 THE0 922T 0225 0T20 6956

CARDENAS, DAVID R  
GOMEZ, DIANA  
4947 NW 55 BLVD  
COCONUT CREEK FL 33073-3306



## PERMIT STATUS

**Permit #:** 25003165

**Property ID:** 484207112160

**Permit Desc:** TREE REMOVAL/RELOCATION

**Property Address:** 4947 NW 55 BLVD COCONUT CREEK, FL 33073

**Amount Due:** .00

**Pending Payment:** .00

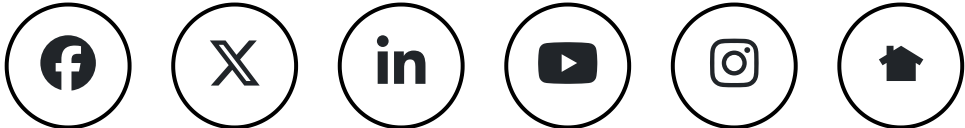
Inspections

### Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
<b>FINAL LANDSCAPING</b>	2	TOROK, MAR	3/18/2026	3/18/2026	P		
<b>FINAL LANDSCAPING</b>	1	LANDSCAPIN	3/16/2026	3/16/2026	F		<p>FAILED INSPECTION DUE TO THE FOLLOWING:</p> <p>1) SISAL ROPE OR OTHER ORGANIC MATERIAL WAS NOT USED TO</p>

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
							ATTACH THE SYNTHETIC STAKING STRAPS TO THE TREE TRUNK AS "NO SYNTHETIC MATERIAL MAY BE USED AROUND THE TREE TRUNK." (SEC. 13-444-(A)-(5))
							2) THERE WERE SYNTHETIC GREEN NURSERY RIBBONS ATTACHING THE BAMBOO STAKE TO THE TREE TRUNK. THE GREEN RIBBONS AND BAMBOO STAKE NEED TO BE REMOVED.
							3) THE METAL STAKES NEED TO BE DRIVEN BELOW GRADE AS PER CITY CODE (SEC. 13-444-(A)-(6)) STATES "IRON REBAR OR SIMILAR MATERIAL USED

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
							<p>FOR STABILIZATION MUST BE DRIVEN BELOW GRADE AND REMAIN BELOW GRADE AFTER GUY WIRES, STRAPS, ETC., ARE REMOVED AFTER TREE ESTABLISHMENT." IF WOOD STAKES ARE USED, THEY ARE TO REMAIN AT A MINIMUM OF 4 INCHES ABOVE GRADE.</p> <p>4)THE DISTURBED BARE GROUND NEEDS TO BE RESTORED WITH SOD.</p>



© 2026 City of Coconut Creek. All rights reserved. Butterfly and Coconut Creek emblem are registered trademark of the City of Coconut Creek. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

**SUMMONS TO APPEAR**

State of Florida NO C25110004  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Monday Date November 13 20 25

At 3:00 AM/PM

Owner Name Cardenas David E  
Last First MI

Gomez Diana  
Last First MI

Owner Address 4947 NW 55 BLVD  
Coconut Creek FL 33073  
City State Zip

Legal/Folio 4842 OLL 2160

Violation Location 4947 NW 55 Blvd  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Improper tree pruning  
1 Live oak

In violation of Chapter(s) 13 Section(s) 444-b-41  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON wednesday, THE 14th DAY OF November, 20 25 AT 2:30 PM IN THE  
City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$ 322. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 11/13/25 322  
Officer Signature Date ID#

Luis Hernandez-Garcia  
Printed Name

Posted 11/13/25  
Signature Acknowledging Receipt of this Notice Date

3:35 PM  
Printed Name

If you have any questions, call 954-956-1476 or 979 6786  
between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25110004	4947 NW 55 BLVD	484207112160	CARDENAS, DAVID R

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

Initial Warning of Violation – Date: 11/04/2025

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 11/05/25- Receipt/Article #: 9589071052700954958300  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 11/03/25 - Time: 3:35PM (See Photo of Posting)

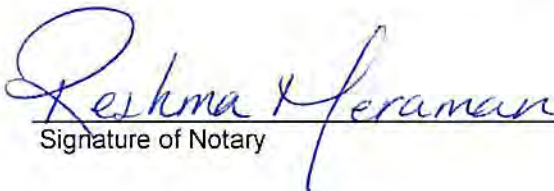
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

  
\_\_\_\_\_  
Signature of Code Compliance Officer

Luis Montano-Garcia  
\_\_\_\_\_  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 4 day of November, 2025 by MONTANO-GARCIA, LUIS who is personally known to me.

  
\_\_\_\_\_  
Signature of Notary



\_\_\_\_\_  
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced

CERTIFIED MAIL



9589 0710 5270 0954 9583 00

CARDENAS, DAVID R  
GOMEZ, DIANA  
4947 NW 55 BLVD  
COCONUT CREEK FL 33073-3306



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

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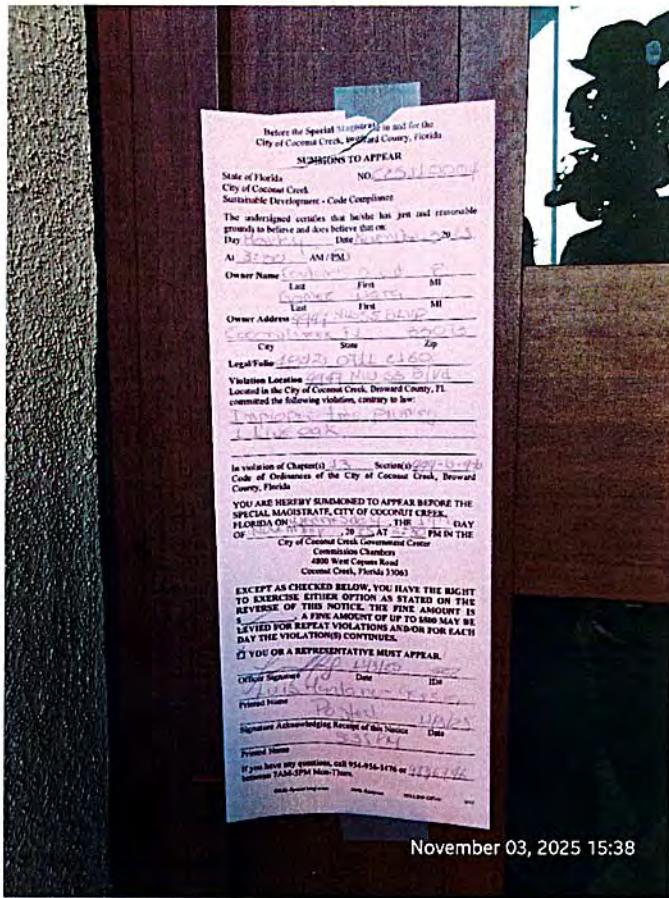
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City, State, Zip+4 \_\_\_\_\_  
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Postmark Here  
6/11/2004

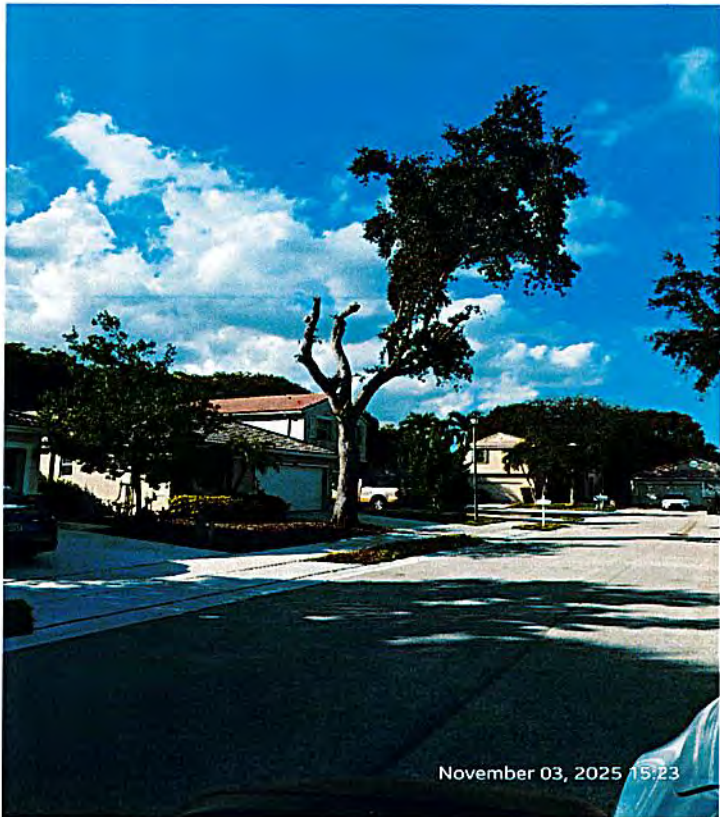
9589 0710 5270 0954 9583 00  
9589 0710 5270 0954 9583 00



November 03, 2025 15:38



November 03, 2025 15:38





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**Sec. 13-444. Installation, maintenance and materials for all zoning districts.**

(b) **Maintenance.** The owner of the property or his agent, shall be responsible for the maintenance and cost of maintenance of all landscaping located in areas where landscaping is required by this section (including abutting/adjacent portions of right-of-way, swales, canals, lakes, waterways to include all easements thereon) in accordance with the following standards:

**(4) Tree and palm abuse and pruning.**

- a. Prohibition of tree abuse: No person shall abuse a tree located within Coconut Creek unless one (1) of the exemptions applies.
- b. Tree pruning is to be performed strictly adhering to the most current standards established by the ANSI A-300. Said standards as may be amended from time to time are incorporated herein by reference. Unless special approval is provided by the city, trees shall be allowed to attain their normal size and shape for the species and shall not be severely pruned or hatracked. Overlifting of branches/limbs on a tree that destroys the natural shape and/or integrity of the tree shall be a violation of this article and subject to fine and/or replacement of tree. Hatracking, topping, shaping, improper palm pruning, and/or tree abuse as defined in the code, is not permitted within the municipal limits of the City of Coconut Creek.
- c. Palm pruning. Proper palm pruning shall consist of the following: the removal of leaves (called fronds), the inflorescence (flower spikes), remains of inflorescence, young seed stalks, remains of seed stalks, and/or the fruits. Fronds that have dropped below the 9 o'clock and 3 o'clock position may be removed. The fronds should be cut close to the trunk with a sharp pruning saw or lopping shears. Removing palm fronds that initiate at or above the horizontal plane (other than dead or those interfering with the integrity of a structure) shall constitute tree abuse, as defined herein, and shall be considered a violation of this section.
- d. Pruning and tree abuse remedial actions required.
  1. In the event a person abuses a tree in violation of this subdivision, the violator shall be responsible to undertake pruning and other remedial actions that the city determines is reasonably necessary to protect public safety and property, and to help the tree survive the tree abuse damage if the tree is not a nuisance species.
  2. If the city determines that a tree will not survive and grow in a safe manner, i.e. threatens public safety of property, due to the destruction of the natural habit of growth, the violator shall remove the abused tree and install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than the diameter inches of the abused tree. Replacement(s) shall be made within forty-five (45) days of the removal of the tree(s).
  3. If the city determines that a tree will survive the tree abuse damage but greater than fifty (50) percent of the tree's canopy has been removed due to the tree abuse damage and remedial actions required under subsection (1), the violator shall install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than one-half ( $\frac{1}{2}$ ) the diameter inches of the abused tree.
  4. Replacement trees shall be installed on site or on public lands if such installation is approved by the city. If no suitable public lands are located or if all replacement trees cannot be accommodated on site, the violator shall pay a fee into the Coconut Creek Tree Preservation trust account. Each replacement tree shall be a species found on the list of approved trees adopted and found herein. Replacement trees shall be Florida No. 1 quality or better. More than one (1) tree may be utilized for replacement if the aggregate sum of



**MARTY KIAR**  
BROWARD COUNTY PROPERTY APPRAISER



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 01-01 Single Family	<b>Deputy Appraiser:</b> Residential Department
<b>Property ID:</b> 484207112160	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> CARDENAS,DAVID R GOMEZ,DIANA	<b>Adj. Bldg. S.F:</b> 1824	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 4947 NW 55 BLVD COCONUT CREEK, FL 33073-3306	<b>Bldg Under Air S.F:</b> 1573	<b>Zoning :</b> PUD - PLANNED UNIT DEVELOPMENT
<b>Property Address:</b> 4947 NW 55 BOULEVARD COCONUT CREEK, 33073-3306	<b>Effective Year:</b> 1998	<b>Abbr. Legal Des.:</b> WILES/BUTLER PLAT ONE 160-18 B POR TR C DESC AS COMM NW COR TR C,S 203.24,E 19.B3 TO POB,CONT E95.17,S 45.20,W 95.17,N 45.20 TO POB AKA: LOT 216 INDIGO LAKES
	<b>Year Built:</b> 1997	
	<b>Units/Beds/Baths:</b> 1 / /	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$34,420	\$373,700	0	\$408,120	\$181,330	
2025	\$34,420	\$373,700	0	\$408,120	\$181,330	\$3,586.56
2024	\$34,420	\$385,190	0	\$419,610	\$176,220	\$3,453.53

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$408,120	\$408,120	\$408,120	\$408,120
Portability	0	0	0	0
Assessed / SOH 99	\$181,330	\$181,330	\$181,330	\$181,330
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$130,608	\$156,330	\$130,608	\$130,608

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
10/19/2023	Rerecorded Deed Correction Non-Sale Title Change	\$100	119178535
12/06/2022	Warranty Deed Non-Sale Title Change	\$100	118556173
10/27/1997	Special Warranty Deed	\$146,400	27297 / 447

**LAND CALCULATIONS**

Unit Price	Units	Type
\$8.00	4,302	Square Foot
	SqFt	Foot

Summons/Case #C25080081  
CREF3 FSLP Coconut Creek Owner LLC  
4175 W Sample Rd  
Violation: 6-16  
25 year Insp. Safety Program; Minimum Housing Code for  
Broward County Florida total area: 13,507

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C25-08-0081**

CREF3 FSLP  
COCONUT CREEK OWNER LLC  
4550 TRAVIS ST 7TH FL  
DALLAS TX 75205

**Respondent**

---

**FINAL ORDER**

*VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM,  
BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING  
CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16*

An administrative hearing was held before the undersigned Special Magistrate on February 25, 2026. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT**

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 4175 W Sample Road total area 13,507 and more particularly described as follows:

Property Id: 4842 17 03 0020

TARTAN COCONUT CREEK PHASE IV 130-25 B PART OF TRACT B DESC'D AS, COMM AT SE COR OF TR B, W 625 TO POB, CONT W 445.90, NW 49.50, NLY 115, NLY 88.58 TO P/R/C, NLY 257.35 TO P/R/C, NLY 101.74, N 103.73, NELY 49.51, ELY 134.97, NE 155.01, ELY 89.38, SLY 690.09, ELY 93.14, SLY 62 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 comply with the

provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was uncontested.

**CONCLUSIONS OF LAW:**

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

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 6-16 AND THE RESPONDENT IS GIVEN UNTIL APRIL 23, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

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

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

DONE AND ORDERED THIS 28th DAY OF FEBRUARY, 2026

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

3/4/2026  
Date Received



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



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

CERTIFIED MAIL



7016 2140 0000 8545 7998

CREF3 FSLP COCONUT CREEK  
OWNER LLC  
4550 TRAVIS ST 7TH FL  
DALLAS TX 75205

CREF3 FSLP COCONUT CREEK  
OWNER LLC  
4550 TRAVIS ST 7TH FL  
DALLAS TX 75205

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

Postage

Total Postage \$ \_\_\_\_\_

Sent To

Street and Apt.

City, State, ZIP

CREF3 FSLP COCONUT CREEK  
OWNER LLC  
4550 TRAVIS ST 7TH FL  
DALLAS TX 75205

C25 08 0081  
Postmark Here  
FO LMU  
3/9/20

9562 5458 0000 0412 9102

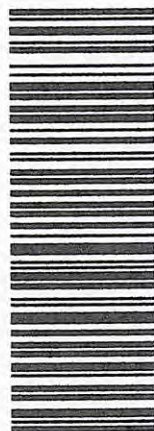


CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



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

CERTIFIED MAIL



7016 2140 0000 8545 8001

CT CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

CT CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

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**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage a	\$
Sent To	
Street and Apt. 1	
City, State, ZIP+	

C 2508 0081  
FO  
Postmark Here  
UMA 3/1/20

CT CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

1008 5458 0000 04T2 9T02

**IMPORTANT INSTRUCTIONS**

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

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

**SUMMONS TO APPEAR**

State of Florida NO C25080081  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Wednesday Date August 20 20 23

At 11:40 AM / PM

Owner Name CREF3 FSLP  
Last First MI  
Coconut Creek Owner LLC

Owner Address 4450 Trau St. 7th Floor.  
Last First MI  
Dallas TX 75205.  
City State Zip

Legal/Folio 48420 1703 0030

Violation Location 4175 W Sample Rd.  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

25 Year Safety Program: Minimums Housing Code for Broward County, Florida. Total Area: 13,507.

In violation of Chapter(s) 6 Section(s) 16.  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 25th DAY OF February, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$ 322. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

Officer Signature [Signature] Date 02/05/26 ID# 322

Printed Name KOS Houtano Gercis

Signature Acknowledging Receipt of this Notice [Signature] Date 02/05/2026

Printed Name Jennifer Turris 2:10PM

If you have any questions, call 954-956-1476 or 9936746 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25080081	4175 W SAMPLE RD	484217030020	CREF3 FSLP COCONUT CREEK

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

Initial Warning of Violation – Date: 08/20/2025

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 02/10/26 - Receipt/Article #: 9589071052700954957853  
Return Receipt Requested

Hand Delivery – Date: 02/05/26 - Time: 2:10 PM- Name: Jennifer Forbes

Commercial Property – Title/ relationship to business: Executive Director

Additional Service – F.S. 162.12(2):

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

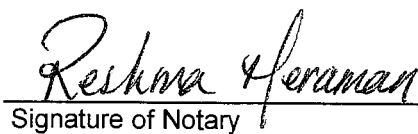
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

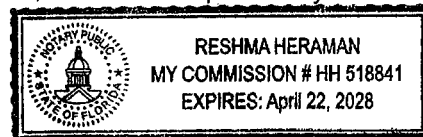
  
\_\_\_\_\_  
Signature of Code Compliance Officer

Luis Montano-Garcia  
\_\_\_\_\_  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 9 day of February, 2026 by MONTANO-GARCIA, LUIS who is personally known to me.

  
\_\_\_\_\_  
Signature of Notary



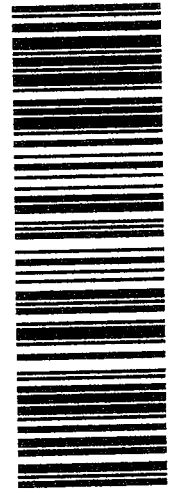
\_\_\_\_\_  
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CERTIFIED MAIL

9589 0710 5270 0954 9578 53



CREF3 FSLP COCONUT CREEK  
OWNER LLC  
4550 TRAVIS ST 7TH FL  
DALLAS TX 75205

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

C2508 0081  
Summons  
Postmark  
Here  
umg 2/12/26

Postage \$

Total Postage \$

Sent To

Street and Apt.

City, State, ZIP

CREF3 FSLP COCONUT CREEK  
OWNER LLC  
4550 TRAVIS ST 7TH FL  
DALLAS TX 75205

9589 0710 5270 0954 9578 53



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

SCOTT STOUDENMIRE  
DEPARTMENT DIRECTOR

June 27, 2024

CREF3 FSLP COCONUT CREEK OWNER LLC  
4550 TRAVIS ST 7TH FL  
DALLAS TX 75205

**Re: Property located at**  
4175 W Sample Rd  
Coconut Creek, FL 33073

Dear Sir/Madam:

Our records reflect that you are the registered owner of the building identified above. This letter is to notify you that the building is due for a Building Safety Inspection. You are required to provide a written report by a Florida Registered Architect or a Professional Engineer evaluating the condition of the structural and electrical components of this property to the City of Coconut Creek Building Department within ninety (90) days from the date of this letter. For your convenience, policy information and required reporting forms can be obtained via the web address below:

**[www.coconutcreek.net/sustainable-development/building-department](http://www.coconutcreek.net/sustainable-development/building-department)**.

A fee of one hundred fifty dollars (\$150.00) is required at the time of submission.

If the building is determined to be structurally and electrically safe, another Building Safety Inspection shall not be required for ten (10) years. If the building is found to be structurally or electrically deficient it shall be your responsibility to complete the specified repairs within 180 days from the date of the inspection. All repairs and/or modifications shall be completed in compliance with permitting requirements, the applicable sections of the Florida Building Code and licensing laws.

If you need additional assistance, please contact the Building Division at 954-973-6750.

Thank you,

Sean Flanagan  
Building Official  
Sustainable Development

**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:

CREF3 FSLP COCONUT CREEK OWNER LLC  
 4550 TRAVIS ST 7TH FL  
 DALLAS, TX 75205



9590 9402 8067 2349 3330 08

2. Article Number (Transfer from service label)

7021 1970 0001 8487 0498

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

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Signature]*

- Agent  
 Addressee

B. Received by (Printed Name)

Frank Luera

C. Date of Delivery

7/5/24

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

3. Service Type

- Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Mail Restricted Delivery (1)
- Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

**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:

CREF3 FSLP COCONUT CREEK OWNER LLC  
 4550 TRAVIS ST 7TH FL  
 DALLAS, TX 75205



9590 9402 8067 2349 3335 65

2. Article Number (Transfer from service label)

7021 1970 0001 8487 0511

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

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Signature]*

- Agent  
 Addressee

B. Received by (Printed Name)

Frank Luera

C. Date of Delivery

7/5/24

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

3. Service Type

- Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Mail Restricted Delivery (1)
- Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

**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:

CREF3 FSLP COCONUT CREEK OWNER LLC  
 4550 TRAVIS ST 7TH FL  
 DALLAS, TX 75205



9590 9402 8067 2349 3335 89

2. Article Number (Transfer from service label)

7022 2410 0002 9360 0657

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

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Signature]*

- Agent  
 Addressee

B. Received by (Printed Name)

Frank Luera

C. Date of Delivery

7/5/24

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

3. Service Type

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



Code Compliance Division  
4800 W Copans Rd  
Coconut Creek, FL 33063  
954.956.1476

## Written Warning

CASE #: ~~C25080081~~  
VIOLATION LOCATION: 4175 W SAMPLE RD  
PARCEL ID: 484217030020  
DATE ISSUED: 08/20/25

Dear Resident/Owner:

Please accept this notice as part of the City's ongoing program aimed at informing and improving our community, while protecting our property values and the integrity of our neighborhoods.  
The following item requires your attention:

25 Year Safety Program: Minimum Housing Code for Broward County, Florida (6-16). CREF3 FSLP  
COCONUT CREEK- TOTAL AREA: 13,507

### VIOLATION DESCRIPTION:

The ""Minimum Housing Code for Broward County, Florida"" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled ""Housing Code,"" Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

### CORRECTIVE ACTION REQUIRED:

The owner or association must complete the Building Safety Inspection Program. FBC BCA 114.1 Violations and Penalties. Any person, firm, or corporation who violates a provision of this Code or the FFPC or fails to comply therewith or with any of the requirements thereof shall be guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code or the FFPC is committed or continued, and upon conviction of any such violation, such person shall be punishable by a fine of not less than fifty dollars (\$50.00) nor more than five hundred dollars (\$500.00), or by imprisonment not exceeding sixty (60) days, or by both such fine and imprisonment. FBC BCA 116.2.1.3 A Building, or part thereof, shall be presumed to be unsafe if: 116.2.1.3.2 By reason of illegal or improper use, occupancy, or maintenance does not comply with this Code or the code in effect at the time of construction or the applicable Minimum Housing Code.

PLEASE CONTACT THE BUILDING DIVISION: [eBuilding@coconutcreek.net](mailto:eBuilding@coconutcreek.net).

**COMPLIANCE DATE: 09/30/2025**

Failure to comply may result in the issuance of a Summons to Appear and subject you to a fine for the violation. Please contact your Code Compliance Officer with any questions/concerns.

OFFICER ID: 322  
OFFICER NAME: MONTANO-GARCIA, LUIS  
EMAIL: [lmontanogarcia@coconutcreek.net](mailto:lmontanogarcia@coconutcreek.net)  
PHONE: 954-973-6746



Code Compliance Officer

Moriano - Garcia

1800 W. Copans Rd

Coconut Creek, FL 33063



Code Compliance Officer

Moriano - Garcia

1800 W. Copans Rd

Coconut Creek, FL 33063

CREF3 FSLP COCONUT CREEK  
OWNER LLC  
4550 TRAVIS ST 7TH FL  
DALLAS, TX 75205

**AUG 20 2025**

CT CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

## PERMIT STATUS

**Permit #:** 25000402  
**Property ID:** 484217030020  
**Permit Desc:** BROWARD SAFETY INSPECTION PROGRAM  
**Property Address:** 4175 W SAMPLE RD COCONUT CREEK, FL 33073  
**Amount Due:** .00  
**Pending Payment:** .00

Plan Review

### \*\*\* Plan Review Information

Revision Stop	Status	Date In/Out	Reviewer/Notes
<b>HOLD FILE</b>		3/5/2025	<b>Reviewer:</b> JJOHNSON <b>Notes:</b> 03-05-25 EMAIL SENT
<b>SUBMITTAL NOTES</b>		2/11/2025	<b>Reviewer:</b> JJOHNSON
<b>BUILDING (STRUCTURAL)</b>	HOLD	2/11/2025 3/3/2025	<b>Reviewer:</b> MALMAS <b>Notes:</b> THE REPORT INDICATED THAT REPAIRS ARE REQUIRED AND LIST ED ON PAGE 2.5, NONE OF THE ITEMS LISTED ON PAGE 2.5 AR E INDICATED ON THE BROWARD COUNTY

BOARD OF RULES AND A  
PPEALS POLICY 05-05 AND PART OF THE  
BROWARD SAFETY INSP  
ECTION PROGRAM. THESE ARE  
MAINTENANCE ITEMS, BUT IN ORD  
ER TO COMPLY WITH THE PROGRAM A  
REPORT INDICATING THAT  
NO REPAIRS REQUIRED NEEDS TO BE  
SUBMITTED.

**ELECTRICAL**

HOLD

2/11/2025  
2/27/2025

**Reviewer:** DVANEK

**Notes:**

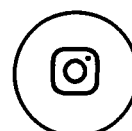
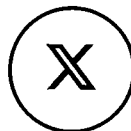
A PERMIT FOR THE REPAIRS LISTED IN THE  
BROWARD SAFETY I  
NSPECTION REPORT IS REQUIRED TO BE  
PULLED BY AN ELECTRI  
CAL CONTRACTOR. PERMIT NEEDS TO BE  
INSPECTED, PASSED AN  
D CLOSED BEFORE YOU CAN RECEIVE A  
"PASSED FINAL" FOR TH  
E BROWARD SAFETY INSPECTION REPORT.

**PROCESSING**

COMPLETED

2/11/2025  
2/11/2025

**Reviewer:** JJOHNSON



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[Privacy Policy](#)

[Accessibility Statement](#)

**Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.**

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)

**Sec. 6-17. - Enforcement.**

Code enforcement inspectors for the city are to have concurrent jurisdiction to enforce the applicable rules and regulations of the Minimum Housing Code for Broward County, Florida, and are hereby charged with the responsibility of making inspections of buildings and premises and issuing violation notices when necessary, and shall when necessary rely on and consult with the enforcing officers of the county division of building and zoning.

(Ord. No. 101-88, § 2, 2-11-88)

## BROWARD COUNTY AMENDMENTS

### **110.15 Building Safety Inspection Program**

**110.15.1** BORA has established a Building Safety Inspection Program for buildings and structures that are 25 years of age or older.

**110.15.2** BORA, by written policy, has established the guidelines and criteria which shall be the minimum requirements for the Building Safety Inspection Program and are contained in BORA Policy #05-05, which by reference is made part of this Code.

**110.15.3** The Building Official shall enforce the Building Safety Inspection Program.

**110.15.4** The following are **exempt** from this program:

1. US Government Buildings
2. State of Florida Buildings
3. Buildings built on sovereign tribal lands.
4. School buildings under the jurisdiction of the Broward County School Board.  
Single-family, two-family, three-family, and four-family dwellings with three or fewer habitable stories above ground.
5. Fee simple Townhouses as defined in the Florida Building Code.
6. Minor structures, defined as buildings or structures in any occupancy group having a building area of less than three thousand five hundred (3,500) square feet.
7. Railroads and ancillary facilities associated with the railroad.

**110.15.5** Subsequent building safety inspections shall be required at 10-year intervals from the year the building or structure reaches 25 years of age (as applicable), regardless of when the previous inspection report for the building or structure is finalized or filed.

# Broward County Board of Rules and Appeals Policy #05-05

Subject: Broward County Board of Rules and Appeals – Building Safety Inspection Program

---

## I. GENERAL:

- A. Section 110.15 of the Broward County Administrative Provisions of the Florida Building Code has established a **Building Safety Inspection Program**.
- B. The procedures established herein are the basic guidelines for the Building Safety Inspection Program.
- C. The following buildings or structures are exempt from this program:
  - 1. US Government Buildings
  - 2. State of Florida Buildings
  - 3. Buildings built on sovereign tribal lands.
  - 4. School buildings under the jurisdiction of the Broward County School Board.
  - 5. Single-family, two-family, three-family, and four-family dwellings with three or fewer habitable stories above ground.
  - 6. Fee simple Townhouses as defined in the Florida Building Code.
  - 7. Minor structures, defined as buildings or structures in any occupancy group having a building area of less than three thousand five hundred (3,500) square feet.
  - 8. Railroads and ancillary facilities associated with the railroad.
- D. All buildings or structures that have performed a Building Safety Inspection under the prior program (“40 Year Building Safety Inspection Program”) are deemed compliant with F.S.553.899 and the Florida Building Code, Existing Building (Chapter 18). The subsequent Building Safety Inspections are due every ten years from the year the initial Building Safety Inspection was required.
- E. The Building Safety Inspection Program shall serve as compliance for both phase one and phase two milestone inspection requirements for buildings or structures as defined under Florida Statutes, Section 553.899, and the Florida Building Code, Existing Building (Chapter 18).
- F. If an owner of a building fails to ensure that the Building Safety Inspection is completed, the Building Official may file a complaint with the Department of Business and Professional Regulation Division of Condominiums, Timeshares, and Mobile Homes documenting such failure.
- G. Improvements to the original building should be inspected based on the code at the time of permitting unless specified by the National Electrical Code.
- H. The purpose of the Building Safety Inspection Program is not intended to determine if the condition of an existing building is in compliance with the current edition of the Florida Building Code.

## II. DEFINITIONS:

- A. **Threshold Building:** Any building that is greater than three stories or 50 feet in height or which has an assembly occupancy classification as defined in the Florida Building Code that exceeds 5,000 square feet in area and an occupant content of greater than 500 persons or as otherwise defined by section 553.71, Florida Statutes, which may be amended from time to time.
- B. **Minor Buildings or Structures:** Buildings or structures in any occupancy group having a building area of less than 3,500 sq. ft.
  - 1. Any building or structure, regardless of size, which houses, covers, stores, or maintains any support features, materials, or equipment necessary for the operation of all or part of the primary structure, or operation of any

feature located upon the real property, shall not be considered a minor building or structure and shall be subject to inspection as otherwise set forth herein.

2. Structures to be included in the Building Safety Inspection Program are elevated decks, balconies, docks, and seawalls if attached to or supporting any structure. Parking garages, guardrails, and as such, are not exempt from this program.

**C. Building Safety Inspection:** A structural and electrical inspection of a building or structure by a Florida licensed professional authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the building or structure. And, to the extent reasonably possible, determine the general condition of the building or structure as it affects its safety, including a determination of any necessary maintenance, repair, or replacement of any structural or electrical component.

**D. Substantial Structural Deterioration:** Substantial structural distress that negatively affects a building's general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the Florida licensed professional performing the Building Safety Inspection determines that such surface imperfections are a sign of substantial structural deterioration.

**E. Florida Licensed Professional:** An Engineer or Architect licensed under Florida Statute 471 or 481.

**F. Building Area:** The total square footage of a building, including exterior walls.

### III. BUILDING SAFETY INSPECTION PROGRAM SCOPE:

**A. Inspection Procedures** shall conform to the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals titled "General Considerations & Guidelines for Building Safety Inspections," which are included in this policy.

1. The Building Official shall notify the owner(s), association, or their duly authorized representative(s), of all buildings and structures requiring inspection under these guidelines. And, to retain all the necessary documentation to confirm compliance as set forth herein.
2. The inspecting professional shall have a right of entry into all areas necessary to comply with this program.
3. The owner or association shall be responsible for all costs associated with the inspection and any resulting required repairs and modifications.

**B. Inspection Schedule:**

1. All buildings and structures shall be inspected in the manner described herein, where such buildings or structures reach 25 years of age or older, based on the date that the certificate of occupancy was issued and as determined by the Building Official, who shall at such time issue a **Notice of Required Inspection** to the building owner or association.
2. The subsequent Building Safety Inspections are due every ten years from the year the initial Building Safety Inspection was required, regardless of when the previous inspection report for the building or structure was finalized or filed.

**C. Notices of Required Inspection:**

1. By June of each year, BORA will provide each local jurisdiction with a list of buildings and structures due for inspection.
2. From June through August, the Building Official shall notify the building owner or association by certified mail return receipt that their properties are due for inspection.
3. Notwithstanding the foregoing, the failure by a building official to provide a **Notice of Required Inspection** shall not affect a building owner's or association's requirement to timely procure the required inspection and any necessary repairs, provide a written report and certification of a building or structure.

**D. Qualifications of Inspectors:**

1. If the building or structure is not a "Threshold Building" as defined by the Florida Building Code, required reports shall be prepared by a Florida licensed Professional qualified by training and experience in the specific technical field involved in the inspection and report.
2. If the building or structure is a "Threshold Building" as defined herein, then:
  - a. The structural portion of such report shall be prepared by a Florida-licensed professional in the State of Florida specializing in structural engineering and licensed as a Special Inspector under F.S. 471 and 481.
3. Any person responsible for removing electrical equipment covers for the purpose of allowing inspections related to this program shall be familiar with the requirements of NFPA 70E and OSHA 1910 by verification with a certificate of completion.
4. The Electrical Safety Inspection report shall be completed by a qualified Florida-licensed professional specializing in electrical design.

**E. Reporting Procedures:**

1. Within 180 days of receiving the **Notice of Required Building Safety Inspection**, the owner or association must complete the Building Safety Inspection. The Florida licensed professional shall issue a written report, including the Broward County Board of Rules and Appeals Structural and Electrical Safety Inspection report forms, to the Building Official and the owner or association. The report will state that each such building or structure is structurally and electrically safe, or has been made structurally and electrically safe, for the specified use for continued occupancy, in conformity with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals or will indicate the types of repairs necessary to be undertaken.
2. The Building Official may issue an extension of not more than 60 days to submit a Building Safety Inspection report.
3. The inspection report shall, at a minimum, meet all the following criteria:
  - a. Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
  - b. In addition to a detailed written narrative report, the completed BORA Structural and Electrical Safety Inspection report forms shall be submitted as part of the report.
  - c. Color photos with sufficient resolution shall be included with the reports to adequately convey typical conditions observed, particularly where defects have been found.
  - d. Indicate the manner and type of inspection forming the basis for the inspection report.
  - e. Identify any substantial structural deterioration or electrical deficiencies within a reasonable professional probability based on the scope of the inspection. Describe the extent of such deterioration and deficiencies and identify any repairs for such issues.
  - f. State whether any unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
  - g. Recommend remedial or preventive repair for any items that are damaged but do not have substantial structural deterioration and deficiencies.
  - h. Identify and describe any items requiring further inspection.
4. If the building inspected is a condominium or cooperative, the association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, delivered by United States mail, personal delivery or electronic transmission to unit owners who previously consented to receive notice by electronic transmission. Post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property and publish the full report and inspector-prepared summary on the association's website if the association is required to have a website.
5. A local enforcement agency may prescribe timelines and penalties with respect to compliance with this section.

**F. Duty to Report:**

Any Florida licensed professional who performs an inspection of an existing building or structure has a duty to report to the owner, association, and the Building Official any findings that, if left unaddressed, would endanger life or property no later than ten days after informing the appropriate parties of such findings. However, if such a professional finds that there are conditions in the building or structure causing an actual or immediate danger of

the failure or collapse of the building or structure or if there is a health hazard, windstorm hazard, fire hazard, or any other life safety hazard, such professional shall report such conditions **immediately** to the building owner or association, and to the Building Official within 24 hours of the time of discovery. In addition to assessing any fines or penalties provided by Broward County or the municipality, the Building Official shall report any violations of this provision to the appropriate licensing agency, regulatory board, and professional organization of such engineer or architect.

**G. Required Repairs or Modifications:**

1. In the event that repairs or modifications are found to be necessary as a result of the Building Safety Inspection, the owner shall have a total of 180 days from the date of the Building Safety Inspection report unless otherwise specified by the Building Official in accordance with Florida Building Code Section 110.15 (Florida Building Code, Broward County Amendments), in which to complete required repairs and correct the structural and electrical deficiencies. All applicable Building Code requirements shall be followed with all applicable permits obtained. The Florida Existing Building Code will specify whether the repairs or modifications can be made under the code in effect when the building was originally permitted or the code currently in effect. If an owner or association fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration and electrical deficiencies identified in the inspection report within the required timeframe, the structure may be deemed to be unsafe and unfit for occupation. Such findings shall be reviewed by the Building Official and shall be sent to the Special Magistrate, Code Enforcement Board, or Unsafe Structures Board, as appropriate.
2. When any electrical or structural repairs or modifications are required, the responsible licensed professional who has performed the Building Safety Inspection and issued the report shall provide the building owner, association, and the Building Official with a signed and sealed letter indicating whether the building or structure may continue to be safely occupied while the building or structure is undergoing repairs. Such a letter shall be valid for no more than 180 days. A new letter shall be issued if repairs or modifications remain ongoing.
3. For deficiencies that cannot be corrected within 180 days, the time frame may be extended when a time frame is specified by the responsible licensed professional and approved by the Building Official. Such extensions shall be contingent on maintaining an active building permit as specified in the Florida Building Code, Broward County Amendments, Section 105.3.2.
4. Once a permit is obtained for all necessary repairs or modifications from the local building department, which has jurisdiction, the Florida Building Code shall govern time restraints for such permits or in accordance with a more restrictive timeframe as directed by the design professional.
5. The Building Official may issue an extension of not more than 60 days to obtain any necessary permits upon a written extension request from a licensed professional qualified as stated herein for the type of building or structure in question. Such request shall contain a signed and sealed statement from the professional that the building may continue to be occupied while undergoing the Building Safety Inspection.
6. Once all required repairs, whether structural or electrical or both, have been completed, the responsible licensed professional who has performed the safety inspection and issued the report shall re-inspect the areas noted on the original report and shall provide the building owner, association, and building official an amended report with a signed and sealed letter stating that all of the required repairs and corrections have been completed and that the building or structure is acceptable for continued use under the present occupancy. The building owner or responsible professional shall submit that letter to the Building Official.

**H. Violations:**

1. If the notice of violation is not complied with promptly, the Building Official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.
2. If an owner or association of a building or structure fails to timely submit the Building Safety Inspection report to the Building Official or seek an extension request in accordance with the above, the Building Official shall elect the choice of either a Special Magistrate or Code Enforcement Board as set forth under Florida Statutes, Section 162, et. al., to conduct a hearing to address such failure. In the event an owner fails to comply with the repair and modification requirements as determined from the Building Safety Inspection report as set forth herein, the structure may be deemed to be unsafe and unfit for occupation. Such findings

shall be reviewed by the Building Official and shall be sent to the Special Magistrate, Code Enforcement Board, or Unsafe Structures Board, as appropriate.

3. The Building Official may revoke, at any time, a Building Safety Inspection report if the Building Official determines that the written inspection report contains any misrepresentation of the actual conditions of the building or structure.





Department of State / Division of Corporations / Search Records / Search by Entity Name /

## Detail by Entity Name

Foreign Limited Liability Company  
 CREF3 FSLP COCONUT CREEK OWNER LLC

### Filing Information

<b>Document Number</b>	M21000002181
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	02/22/2021
<b>State</b>	DE
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	05/23/2025
<b>Event Effective Date</b>	NONE

### Principal Address

1345 AVENUE OF THE AMERICAS  
 46th FL  
 New York, NY 10105

Changed: 05/23/2025

### Mailing Address

c/o Fortress Credit Advisors LLC  
 1345 Ave. of the Americas  
 46th FL  
 New York, NY 10105

Changed: 04/02/2025

### Registered Agent Name & Address

CT CORPORATION SYSTEM  
 1200 SOUTH PINE ISLAND ROAD  
 PLANTATION, FL 33324

### Authorized Person(s) Detail

#### **Name & Address**

#### Title Member

CREF3 FSLP Portfolio LLC  
 c/o Fortress Credit Advisors LLC  
 1345 Ave. of the Americas

Summons/Case #CZ3060004

Miriame, Jean

4960 Cypress LN

Violation: 13-40-a-1

Failure to complete engineering permit process for  
Driveway expansion

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C25-08 -0064**

MIRIAME JEAN  
4960 CYPRESS LANE  
COCONUT CREEK FL 33073

**Respondent**

---

**FINAL ORDER**

*VIOLATION: FAILURE TO OBTAIN & COMPLETE ENGINEERING PERMIT  
PROCESS FOR DRIVEWAY EXPANSION INSTALLED / CITY CODE SEC. 13-40 (A)(1)*

An administrative hearing was held before the undersigned Special Magistrate on January 28, 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 4960 Cypress Lane and more particularly described as follows:

Property Id: 4842 07 16 0150

CYPRESSES AT COCONUT CREEK 172-172 B PORTION OF TRACT A DESC AS:COMM AT NE COR OF SAID TRACT A,ALG E/L OF TR A,S 182.00,W 14.80 TO POB;SELY ALG/CUR AN ARC DIST 4.50,SE 50.72,W 125.95 TO P/C, NELY ALG/CUR AN ARC DIST 9.57, NW 46.68,E 132.82 TO POB AKA: LOT 15 HILTON ESTATES

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

**CONCLUSIONS OF LAW:**

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

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-40 (A)(1) AND THE RESPONDENT IS GIVEN UNTIL MARCH 26, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

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 29<sup>th</sup> DAY OF JANUARY, 2026

**CITY OF COCONUT CREEK, FLORIDA**

Reshma Heraman  
SPECIAL MAGISTRATE CLERK

F. [Signature]  
SPECIAL MAGISTRATE

2/4/2026  
Date Received



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4600 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4600 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1607 5776 64

JEAN, MIRIAMÉ  
4960 CYPRESS LANE  
COCONUT CREEK FL 33073

JEAN, MIRIAMÉ  
4960 CYPRESS LANE  
COCONUT CREEK FL 33073

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PS Form 3800

CO25080064  
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Postmark  
Here

lmg 2/15/06

JEAN, MIRIAMÉ  
4960 CYPRESS LANE  
COCONUT CREEK FL 33073

49 9225 209T 0225 0T20 6856

**IMPORTANT INSTRUCTIONS**

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

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

**SUMMONS TO APPEAR**

State of Florida NO C25030064  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Tuesday Date August 19 2025  
At 12:30 AM/PM

Owner Name Miriam Jean.  
Last First MI

Owner Address 4960 Cypress Ln  
Coconut Creek FL 33093  
City State Zip

Legal/Folio 4843 0716 0150

Violation Location 4960 Cypress Ln.  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Failure to obtain/complete engineering permit process for Driveway expansion.

In violation of Chapter(s) 13 Section(s) 40-9-1  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 28th DAY OF January, 2026 AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.  
Officer Signature [Signature] Date 01/17/26 ID# 322

Printed Name Hunter - Garcia

Signature Acknowledging Receipt of this Notice [Signature] Date 01/17/26

Printed Name 10:47 AM

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



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25080064	4960 CYPRESS LN	484207160150	JEAN, MIRIAME

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

Initial Warning of Violation – Date: 08/19/2025

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 01/12/26 - Receipt/Article #: 9589071052701529344245  
Return Receipt Requested

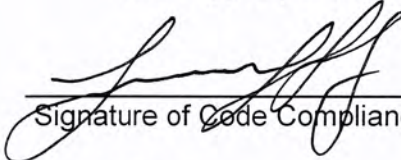
Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 01/07/2026 - Time: 10:48 AM (See Photo of Posting)

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

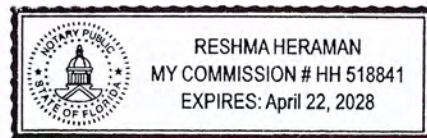
  
\_\_\_\_\_  
Signature of Code Compliance Officer

Luis Montano-Garcia  
\_\_\_\_\_  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 12 day of January, 2025 by MONTANO-GARCIA, LUIS who is personally known to me.

Reshma Heraman  
\_\_\_\_\_  
Signature of Notary



\_\_\_\_\_  
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



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

**CERTIFIED MAIL**



9589 0710 5270 1529 3442 45

JEAN, MIRIAMÉ  
4960 CYPRESS LANE  
COCONUT CREEK FL 33073

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

C25080064  
Summons  
Postmark Here  
LMG 11/2/26

Postage  
\$  
Total Postage \$

JEAN, MIRIAMÉ  
4960 CYPRESS LANE  
COCONUT CREEK FL 33073

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

**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:

JEAN, MIRIAMÉ  
4960 CYPRESS LANE  
COCONUT CREEK FL 33073

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

Agent  
 Addressee

D. Is delivery address different from item 1? If YES, enter delivery address below:

Yes  
 No

**3. Service Type**

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

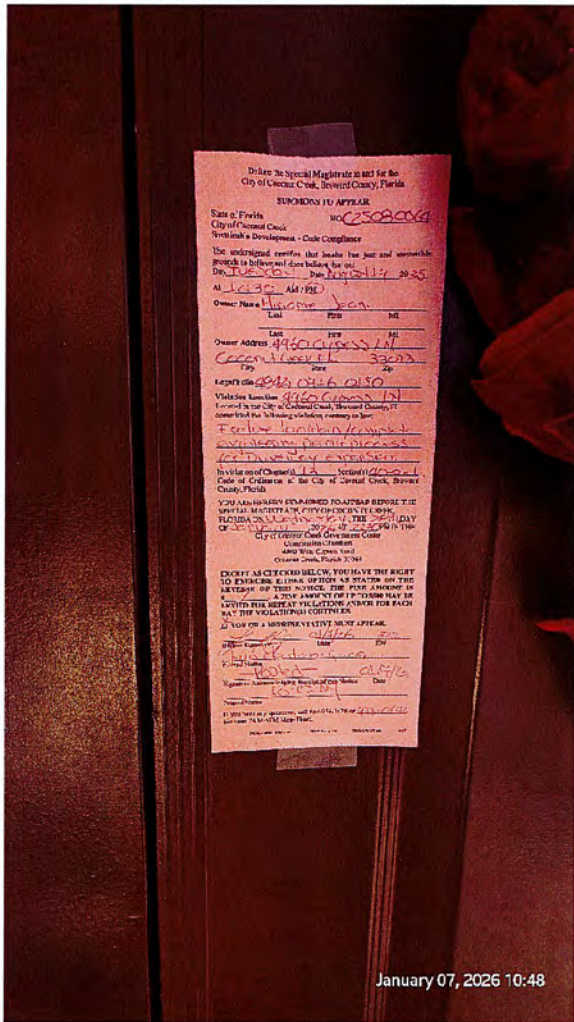


9590 9402 8966 4064 7209 98

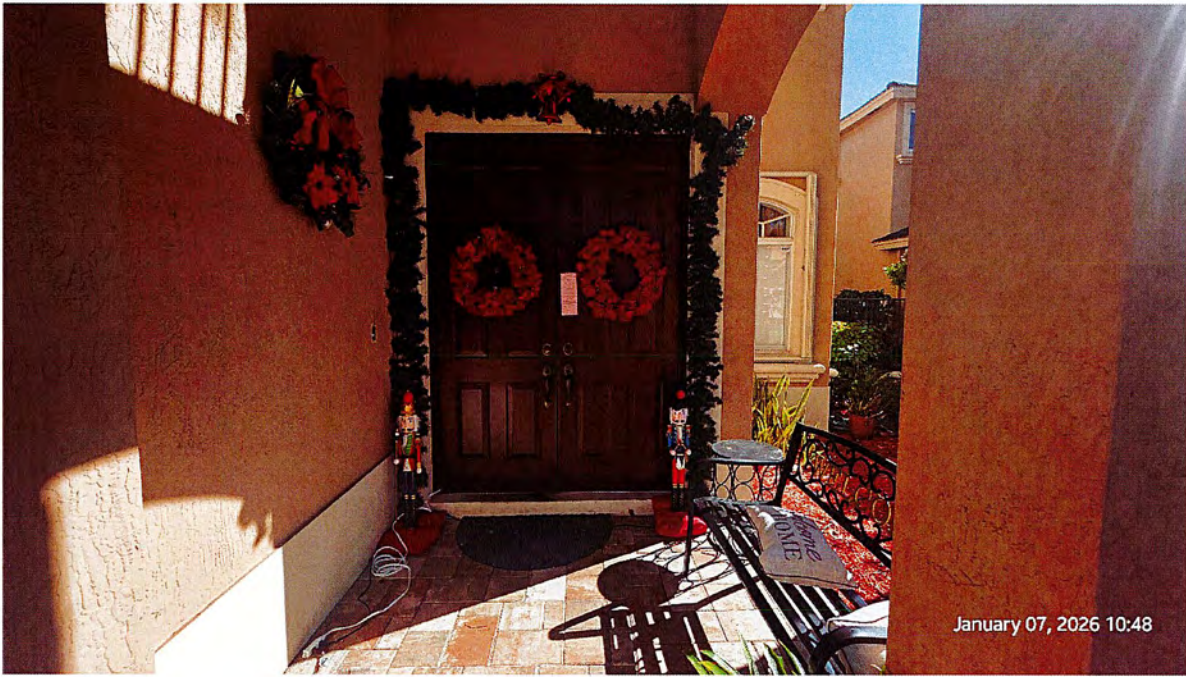
2. Article Number (Transfer from service label)

9589 0710 5270 1529 3442 45

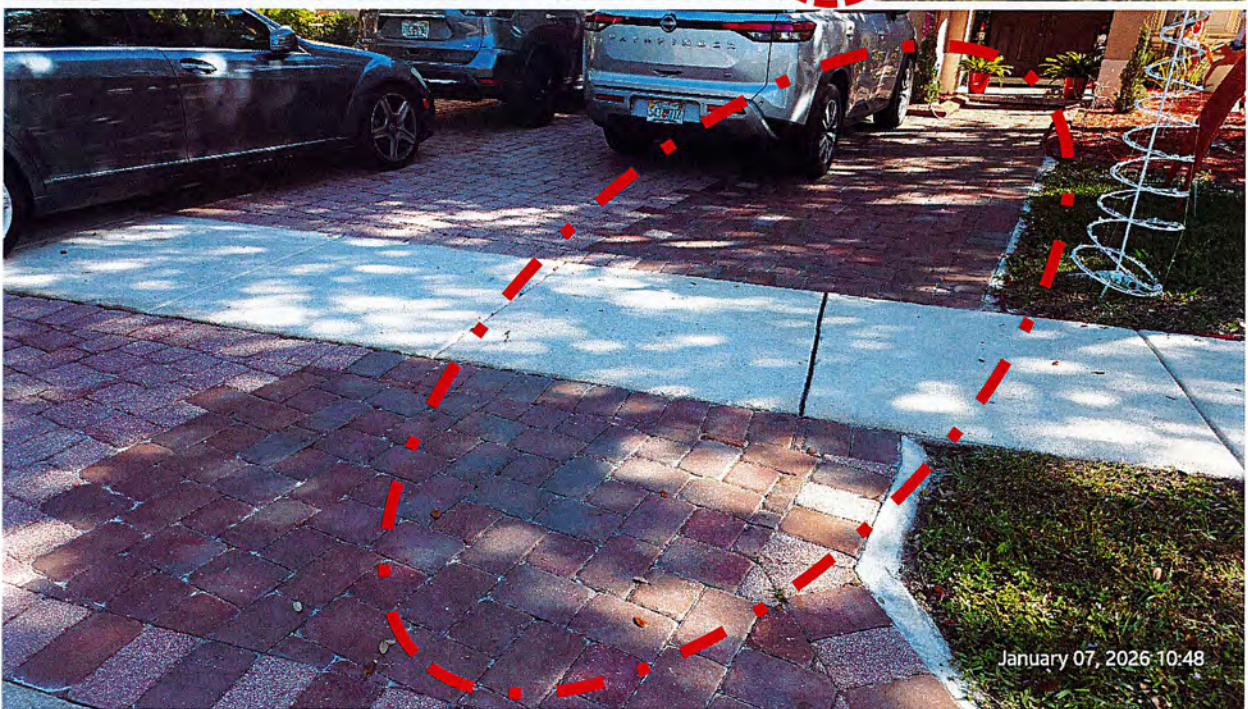
54 24HE 625T 0225 0T20 695b



January 07, 2026 10:48



January 07, 2026 10:48





Sec. 13-40. - Engineering permits.

(a) *Permits required.*

- (1) *Issuance by engineering division.* A permit is required for all engineering improvements and construction under city jurisdiction. Such permits shall only be issued by the engineering division in accordance with the city's land development code, Division 4 of Article II of this chapter.
- (2) *No construction before permit.* Except as provided hereinafter, no construction shall be started until a permit for the proposed installation has been granted by the engineering division. Minor construction or maintenance work, such as installation modification for water meters (up to two (2) inches), cable splice pits (not in or within two (2) feet of a roadway) streetlight maintenance, or similar types of work may be done without permit, however the engineering division shall be given forty-eight (48) hours prior notice. This does not include cable replacement, or any other type of facility upgrading or rehabilitation involving excavation, except for splice pits as stated above.
- (3) *Emergency work.* None of the above permit procedures shall apply to emergency repair work. Emergency repair work is work which must be done immediately upon discovery, in order to safeguard the public from immediate danger to life or limb, to safeguard public health, safety or welfare, to repair or replace traffic signals or to restore interrupted utility services. In the event of an emergency as defined above, repair work may be started without a permit upon verbal notification being given to the engineering division. If the engineering division offices are closed, then notification must be given as early as possible on the next regular work day. After the emergency repair is completed, a record drawing must be submitted to the engineering division, unless otherwise provided hereinafter, within ten (10) working days. Work that can be scheduled ahead of time will not be considered emergency work.

(Ord. No. 122-94, § 1, 5-26-94)



**MARTY KIAR**  
BROWARD COUNTY PROPERTY APPRAISER



## PROPERTY SUMMARY

**Tax Year:** 2026

**Property ID:** 484207160150

**Property Owner(s):** JEAN, MIRIAMÉ

**Mailing Address:** 4960 CYPRESS LANE COCONUT CREEK, FL 33073

**Property Address:** 4960 CYPRESS LANE COCONUT CREEK, 33073

**Property Use:** 01-01 Single Family

**Millage Code:** 3212

**Adj. Bldg. S.F.:** 2510

**Bldg Under Air S.F.:** 2539

**Effective Year:** 2006

**Year Built:** 2005

**Units/Beds/Baths:** 1 / 4 / 2

**Deputy Appraiser:** Residential Department

**Appraisers Number:** 954-357-6831

**Email:** [realprop@bcpa.net](mailto:realprop@bcpa.net)

**Zoning :** RC-5 - RESIDENTIAL CLUSTER (5DU/AC)

**Abbr. Legal Des.:** CYPRESSES AT COCONUT CREEK 172-172 B PORTION OF TRACT A DESC AS: COMMAT NE COR OF SAID TRACT A, ALG E/L OF TR A, S 182.00, W 14.80 TO POB; SELY ALG/CUR AN ARC DIST 4.50, SE 50.72, W 125.95 TO P/C, NELY ALG/CUR AN ARC DIST 9.57, NW 46.68, E 132.82 TO POB AKA: LOT 15 HILTON ESTATES

## PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$56,960	\$576,190	0	\$633,150	\$332,880	
2025	\$56,960	\$576,190	0	\$633,150	\$332,880	\$6,789.05
2024	\$56,960	\$533,270	0	\$590,230	\$323,500	\$6,576.55

## EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$633,150	\$633,150	\$633,150	\$633,150
Portability	0	0	0	0
Assessed / SOH 13	\$332,880	\$332,880	\$332,880	\$332,880
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$282,158	\$307,880	\$282,158	\$282,158

## SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/07/2006	Rerecorded Deed Correction	\$100	41970 / 64
11/20/2005	Warranty Deed	\$205,000	41240 / 200

## LAND CALCULATIONS

April 14

req. of outside the park  
lot into the correct  
area where they are  
permitted

JUNE 24

remove the man remove vehicle  
or PCD the use

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C26-02-0011**

4161 HILLSBORO LLC  
1199 S FEDERAL HWY #395  
BOCA RATON FL 33432

**Respondent**

---

**FINAL ORDER**

***VIOLATION: FAILURE TO ADHERE TO APPROVED SITE PLAN CONDITIONS  
REGARDING STORAGE AND PARKING OF RECREATIONAL & COMMERCIAL  
VEHICLES / CITY CODE SEC. 13-26 (q)***

An administrative hearing was held before the undersigned Special Magistrate on March 25, 2026. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT**

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 4161 West Hillsboro Boulevard and more particularly described as follows:

Property Id: 4842 05 09 0010

WORKINGMAN'S NURSERY 126-22 B PARCEL "A" LESS POR CONVEYED TO FDOT  
PER WD 33601/1736

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to adhere to Leder Hillsboro PCD site plan conditions regarding the parking and storage of commercial and recreational vehicles, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was uncontested.

**CONCLUSIONS OF LAW:**

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

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-26 (q). THE RESPONDENT IS GIVEN UNTIL APRIL 16, 2026 TO PARK ITS RECREATIONAL VEHICLES AND JUNE 26, 2026 TO PARK ITS COMMERCIAL VEHICLES IN MANNER THAT IS IN COMPLIANCE WITH THE CONDITIONS OF ITS SITE PLAN APPROVAL OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00) PLUS TWENTY-FIVE DOLLARS (\$25.00) FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND EITHER OF THE RESPECTIVE COMPLIANCE DATES.**

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

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

DONE AND ORDERED THIS 30th DAY OF MARCH, 2026

**CITY OF COCONUT CREEK, FLORIDA**

Reshma Heraman  
SPECIAL MAGISTRATE CLERK

P. M. Poo  
SPECIAL MAGISTRATE

4/1/2026  
Date Received



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



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

CERTIFIED MAIL



9589 0710 5270 1607 5771 90

4161 HILLSBORO LLC  
1199 S FEDERAL HWY #395  
BOCA RATON FL 33432

4161 HILLSBORO LLC  
1199 S FEDERAL HWY #395  
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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City, State, ZIP+	

C26020011  
FO  
Postmark Here  
LMG 4/18/26

4161 HILLSBORO LLC % LEDER SEAN  
1199 S FEDERAL HWY #395  
BOCA RATON FL 33432

06 T225 209T 0225 0TLD 6956

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

**SUMMONS TO APPEAR**

State of Florida NO. CR 60200 LL  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Thursday Date February 5 2026

At 3:30 AM/ PM

Owner Name 4161 Hillsboro LLC  
Last First MI

Owner Address 2199 S Federal Hwy #395  
Boca Raton FL 33432  
City State Zip

Legal/Folio 4842, 0509 0010

Violation Location 4161 W Hillsboro Blvd  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Application Review Procedure  
Violation of Conditions

In violation of Chapter(s) 13 Section(s) 26(9)  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 25th DAY OF March, 2026 AT 2:20 PM IN THE City of Coconut Creek Government Center

Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 2/26/26 322  
Officer Signature Date ID#

Luis Hanton O-Gres  
Printed Name

[Signature] 2/26/26  
Signature Acknowledging Receipt of this Notice Date

Raul Letourneau 9:45 am  
Printed Name

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



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26020011	4161 W HILLSBORO BLVD	484205090010	4161 HILLSBORO LLC

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

Initial Warning of Violation – Date: 02/04/2026

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 03/02/2026 - Receipt/Article #: 9589071052701529343460  
Return Receipt Requested

Hand Delivery – Date: 02/26/2026 - Time: 9:45 AM- Name: Raul Letourneau

Commercial Property – Title/ relationship to business: Store Manager

Additional Service – F.S. 162.12(2):

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

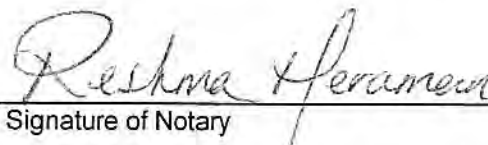
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

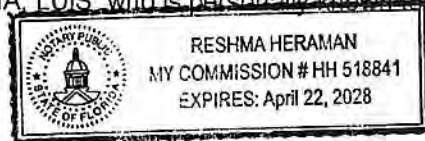
  
\_\_\_\_\_  
Signature of Code Compliance Officer

  
\_\_\_\_\_  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 26 day of February, 2026 by MONTANO-GARCIA, LUIS, who is personally known to me.

  
\_\_\_\_\_  
Signature of Notary



\_\_\_\_\_  
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



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

CERTIFIED MAIL



9589 0710 5270 1529 3434 60

4161 HILLSBORO LLC % LEDER SEAN  
1199 S FEDERAL HWY #395  
BOCA RATON FL 33432

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:  
4161 HILLSBORO LLC % LEDER SEAN  
1199 S FEDERAL HWY #395  
BOCA RATON FL 33432

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Agent
- B. Received by (Printed Name)  Addressee  
*Summers*
- C. Date of Delivery  
*3/26/26*
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No



9590 9402 8967 4064 0707 95

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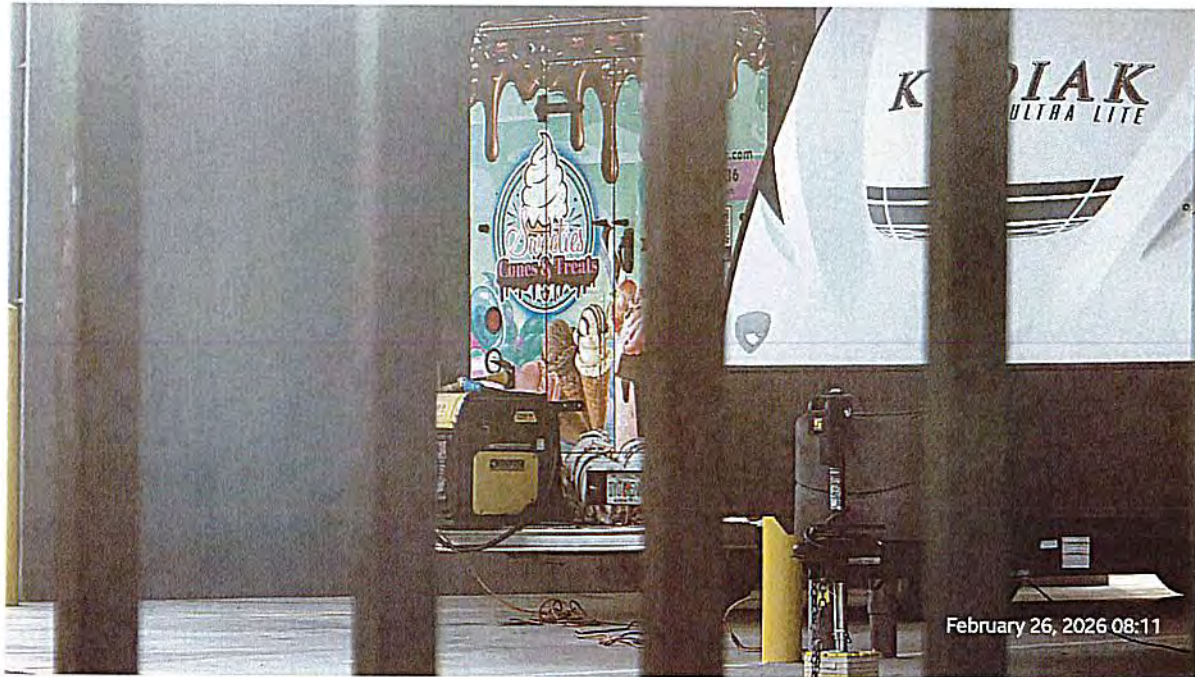
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 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
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 Adult Signature Restricted Delivery \$

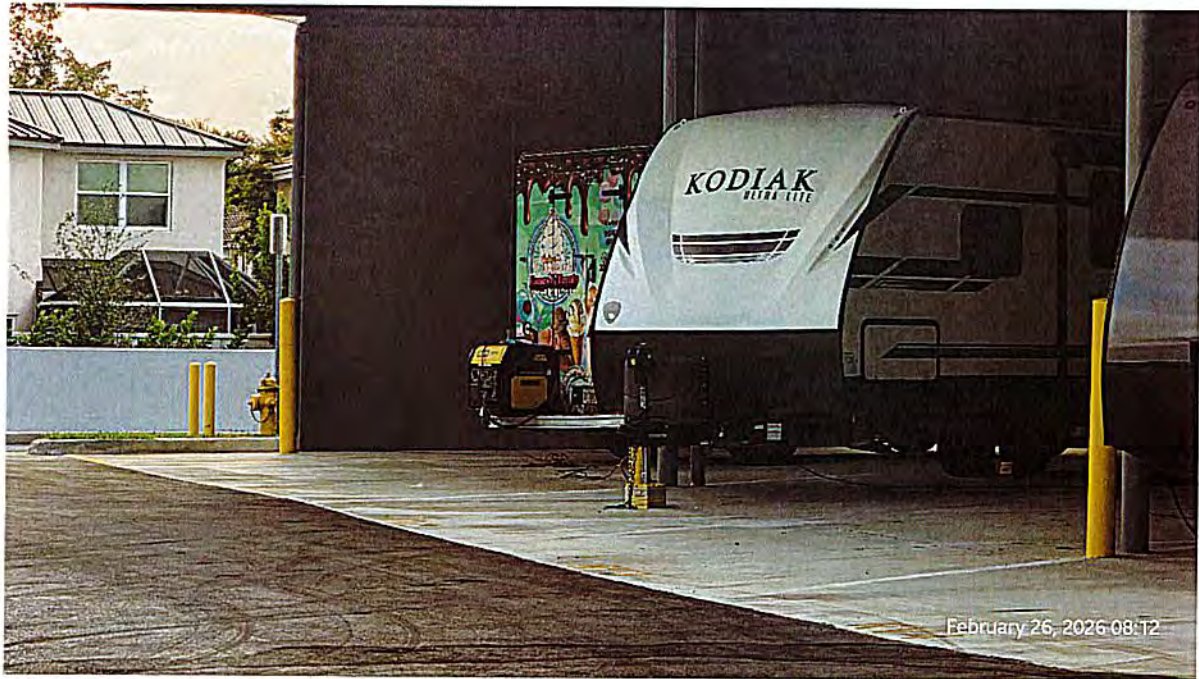
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2/26/26

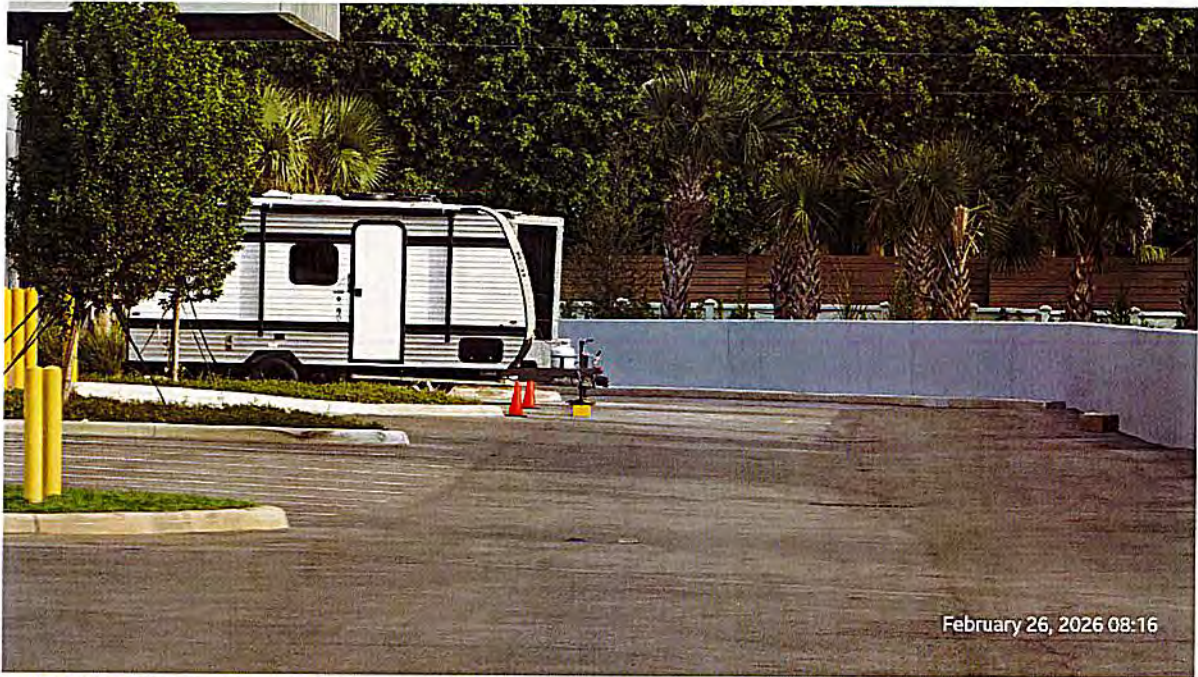
Postage \$  
Total Postage €

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Street and Apt. 1199 S FEDERAL HWY #395  
City, State, ZIP: BOCA RATON FL 33432

Domestic Return Receipt







**Sec. 13-26. - Application review procedures.**

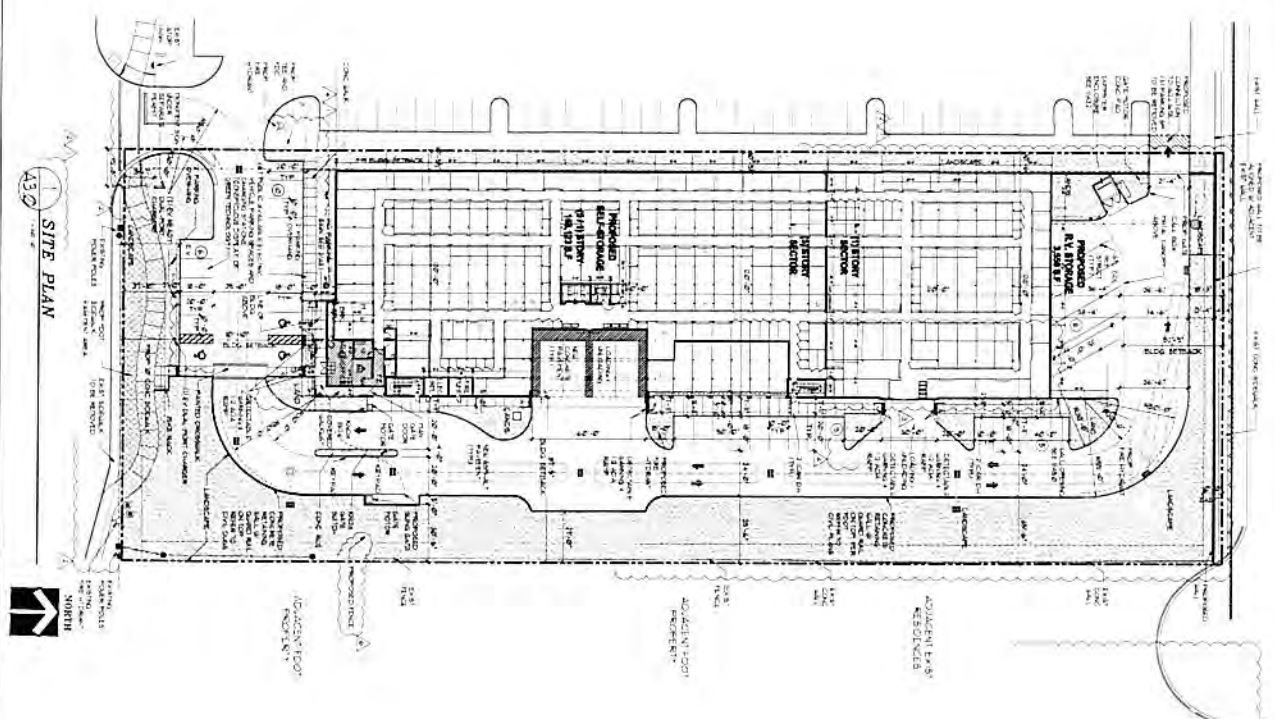
- (a) *Development order required.* Any application for a development permit required or authorized under the City Code of Ordinances shall require an effective development order to be granted by the director of sustainable development or the city commission prior to issuance of a development permit. The department of sustainable development shall be the central intake point for the filing of all applications and supporting documents for development permits.
- (b) *Requirements.* An application for a development permit shall comply with the following:
  - (1) The applicable provisions of the city's land development code, as amended from time to time.
  - (2) The applicable provisions of the city's code of ordinances, as amended from time to time.
  - (3) The applicable provisions of the city's adopted comprehensive plan, as amended from time to time.
  - (4) The provisions of any plan specifically applicable to the subject property, including a planned commerce district (PCD) plan, planned unit development (PUD) plan, planned mainstreet development district (PMDD) plan, or overlay zoning district.
- (c) *Applicant burden.* The applicant shall have the burden of showing that all standards, requirements, and criteria of the land development code, the city code, the comprehensive plan, and any applicable area specific plan have been met.
- (d) *Timeframes.* The timeframes in this chapter may be waived or extended as provided herein, or upon written agreement of the applicant.
- (e) *Concurrent applications.*
  - (1) An application requiring multiple development approvals must submit individual applications and all applicable fees for each individual application.
  - (2) At the discretion of the director of sustainable development, applications for various development approvals may be processed concurrently to the extent feasible.
- (f) *Applicable procedures.* All applications shall be processed pursuant to these development review procedures and the land development code requirements specific to the applications submitted.
- (g) *Pre-application meeting.*
  - (1) A pre-application meeting with the department of sustainable development staff is required prior to submitting an application for development approval, unless waived by the director of sustainable development.
  - (2) Applicants proposing PCD, PUD, or PMDD zoning shall provide a preliminary development plan, which shall include the following prior to scheduling a pre-application meeting:
    - a. A boundary map of the proposed PCD, PUD, or PMDD.
    - b. The proposed pattern of land use.
    - c. The proposed square footage.
    - d. Type of land use module(s) (PUD only).
    - e. If applicable (PUD or PMDD rezonings only), the proposed number and type of dwelling units and densities. The proposed development type module shall be specific to include high rise, low rise, townhouse, garden apartment, standard single-family zero lot line, single-family cluster including density ranges and minimum lot sizes.
    - f. Proposed streets and circulation and, if applicable, whether public or private maintained and/or proposed as a secure gated project.
    - g. Proposed open spaces.

effect at the time of original approval remain unchanged. An extension shall only be granted when an applicant has applied for an extension during the original effective period of the approval, paid the fee established by this chapter, and the director of sustainable development has made a determination that the project is proceeding with due diligence. Only one (1) extension shall be permitted.

TABLE 13-26-2		
Development Approval Duration and Extensions		
	Duration of Approval	Extension available
Variance	180 days	6 months
Special Land Use	18 months	12 months
Site Plan	18 months	12 months

- (o) *Effect of approval.*
  - (1) *Generally.* An approval issued pursuant to the requirements of this chapter, grants to the applicant, its successors and assigns, the right to develop and/or utilize the premises in accordance with the terms and conditions contained in the approval.
  - (2) *Special land use.* A special land use is transferrable provided the use operates in the same location and manner as approved during the original application and all conditions of the approval are met and followed. Unless otherwise specifically authorized by the city commission- issued special land use approval, should a special land use cease operation for more than twelve (12) continuous months, any use of the same property or portion thereof shall only be one (1) that is permitted under this chapter and any reinstatement of the special land use shall require a new application pursuant to this section. There shall be a rebuttable presumption that the abandonment period commenced upon the termination of electrical or water service for the user, whichever occurs first.
- (p) Whenever the city has taken action to reject an application, no request for the same or substantially similar application on any part of the same property for a period of twelve (12) months from the date of such action shall be considered by the city.
- (q) *Violation of conditions.* Any failure to adhere to the terms and conditions of an approval shall be considered violations of this code and may result in the revocation of the approval.

(Ord. No. 2024-012, § 2, 4-11-24)



3.0 SITE PLAN

3 VICINITY MAP

4 LOCATION MAP



**SITE DATA**

ADJACENT EX. RESIDENCES	ADJACENT EX. INDUSTRIAL FACILITY	ADJACENT EX. INDUSTRIAL FACILITY
ADJACENT EX. INDUSTRIAL FACILITY	ADJACENT EX. INDUSTRIAL FACILITY	ADJACENT EX. INDUSTRIAL FACILITY

ADJACENT EX. RESIDENCES	ADJACENT EX. INDUSTRIAL FACILITY	ADJACENT EX. INDUSTRIAL FACILITY
1.1	2.2	3.3

TOTAL PLANNING SPACES PROVIDED: 34  
 TOTAL PLANNING SPACES REQUIRED: 34  
 TOTAL PLANNING SPACES PROVIDED: 34  
 TOTAL PLANNING SPACES REQUIRED: 34

**BUILDING DATA**

CHANGING ROOM	46,953 SF
CONFERENCE ROOM	51,920 SF
RESTROOM	2,500 SF
STORAGE	2,500 SF
OFFICE	1,000 SF
MEETING ROOM	1,000 SF
RECEPTION	1,000 SF
TRUCK OFFICE	1,000 SF
STORAGE	1,000 SF
TOTAL GROSS AREA	130,123 SF

2.0 SITE & BUILDING DATA

# **Leder Hillsboro PCD**

**Planned Commerce District**

**City of Coconut Creek, FL**

**Commission Approved Ordinance - 12/14/17 - ORD. 2017-049  
P&Z PHASE III APPROVED  
07/13/2022**

**CITY COMMISSION PHASE III  
Ord. 2022-016 - 10/27/2022**

## PCD Project Team

### **ATTORNEY:**

Dennis Mele, Esq.  
GreenspoonMarder  
200 E. Broward Blvd.  
Suite 1800  
Fort Lauderdale, FL 33301  
954.491.1120  
Dennis.mele@gmlaw.com

### **PLANNER:**

James Kahn, AICP  
Keith-Associates, Inc  
301 E. Atlantic Blvd.  
Pompano Beach, FL 33060  
954.788-3400  
jkahn@keithteam.com

### **ARCHITECT –**

#### **SELF STORAGE**

Ken Carlson, AIA  
Ken Carlson Architects  
1166 W. Newport Center Drive  
Suite 311  
Deerfield beach, FL 33442  
954.427.8848  
kenc@kencarlson.com

#### **LANDSCAPE ARCHITECT**

Michael Phillips, RLA  
Keith-Associates, Inc.  
301 E. Atlantic Blvd.  
Pompano Beach, FL 33060  
954.788.3400  
mphillips@keithteam.com

#### **LEED CONSULTANT**

Kurt Longford, LEED AP, BD+C  
DC Construction Associates  
546 NW 77 AVE  
Boca Raton, FL 33487  
561.988.8505  
Kurt@DCConstructionassociates.com

### **DEVELOPER / PROPERTY OWNER:**

Sean Leder  
Leder Hillsboro Company, LTD  
4755 Technology Way  
Suite 203  
Boca Raton, FL 33431  
561.289.1377  
smleder@ledergroup.com

### **CIVIL ENGINEER:**

Stephen Williams, PE  
Keith-Associates, Inc.  
301 E. Atlantic Blvd.  
Pompano Beach, FL 33060  
954.778.3400  
swilliams@keithteam.com

### **ARCHITECT - PET LODGE**

Manuel Gutierrez, AIA  
Gutierrez & Lozano Architects, PA  
2830 W. SR 84  
Suite 117  
Fort Lauderdale, FL 33312  
954.321.3442  
mgutierrez@gutierrezlozano.com

### **CIVIL ENGINEER – PHASE III**

Neil Janov, PE  
Diversified Construction & Engineering  
2295 NW Corporate Blvd Suite  
Boca Raton FL, 33431  
561.750.3717  
Neil@dcegroup.com

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## I. INTRODUCTION

### A. Purpose and Intent

The City of Coconut Creek Land Development Code Section 13-355 provides regulation for establishing a Planned Commerce District (PCD). The intent of the district is to provide flexibility in the use and design of structures and property to provide comprehensively planned nonresidential development that is compatible with surroundings.

The purpose and intent of this document is to establish specific standards and procedures for the development of the subject property as a PCD. This PCD document was developed in accordance with the standards and procedures set forth in Section 13-355 of the City of Coconut Creek Land Development Code.

The Leder PCD was approved by Ordinance 2017-049 (**Exhibit O**) and it is the intent to add additional acres to the approved PCD as Phase III.

### B. Definitions

The definitions that pertain to the subject PCD are those contained in this document and in Section 13-255(b) of the City of Coconut Creek Land Development Code. If any conflict exists in the definitions contained herein and those contained in Section 13-355(b), the definitions contained herein shall prevail.

### C. Project Location and Data

The approved PCD was the location of the long-time veterinary clinic and boarding facility and now consists of a commercial building, Pet Lodge and Self-Storage facility No. 1. The approved PCD is

5.96 acres and is adjacent to the Marketplace at Hillsboro shopping center to the west which is a PCD. See **Exhibit A** for a Location Map, and **Exhibit B** for Surveys of the approved PCD and Phase III. The Approved PCD property was platted as two different plats (Leder Hillsboro Company Limited – Part 1 and Leder Hillsboro Company Limited – Part II) which are included in **Exhibit C**. The plats through the years have had note amendments and Non-Vehicular Line Amendments to accommodate the existing uses. In 1996 by Ordinance NO. 179-96 flex was allocated for the approved PCD. Phase III to the PCD is 2.91 acres and was platted as Workingman's Nursery Plat, see **Exhibit C**. Phase III will need a plat note amendment from 16,598 square feet of church use to 172,000 square feet of self-storage. **This amendment will require allocation of 2.91 acres of flex acreage to permit the self-storage No. 2 and recreational vehicle storage.**

The Approved PCD legal description is as follows:

All of Tract "A", Leder Hillsboro Company Limited – Part 1, according to the plat thereof, as recorded in Plat Book 125, Page 31, of the Public records of Broward County, Florida

Together with:

All of parcel "A", Leder Hillsboro Company Limited – Part 2, according to the plat thereof, as recorded in Plat Book 166, Page 43, of the Public records of Broward County, Florida.

The Phase III legal description is as follows:

All of "Parcel A", Workingman's Nursery, according to the Plat thereof, as recorded in Plat Book 126, Page 22, of the Public Records of Broward County, Florida. Said Lands lying in the City of Coconut Creek, Broward County, Florida.

**D. Proposed Development**

The approved PCD currently contains a commercial building on the east side of the property, and a Pet Lodge and Self-Storage facility on the western side. The site has two access points on Hillsboro Blvd. with the eastern access having an east bound left turn lane. The property has cross access parking between the two plats and property to the east (Workingman's Nursery) with recorded access easements in the public records; (53516/122, 32117/1578 and 33516/147).

Phase III would be developed to coordinate with the approved existing commercial buildings on the west into a unified development. Table 1 indicates the approved and proposed uses, and **Exhibit D** illustrates the proposed Master Plan for the site.

<b>Table I: Approved PCD and Phase III</b>		
<b>Use</b>	<b>Approved PCD</b>	<b>Phase III</b>
Self-Storage	113,640 SF	168,123 GSF building 3,550 GSF canopy 171,673 storage total
Commercial	37,929 SF	N/A
Pet Lodge	30,460.93* SF	N/A

\* Includes 7,223.47 SF of kennel space

The development regulations in the PCD district require a parcel size of 10 contiguous acres. The applicant recognizes this requirement and should qualify as a PCD for the following reasons:

- Property is adjacent to the approved Hillsboro Marketplace PCD, and this site would be a continuation of the same zoning district fulfilling the acreage requirement (25.12 acre total).
- The purpose of the PCD district is to promote non-residential development in comprehensive planning modules of uniform and coordinated development.
- Property will promote and enhance the goals, objectives, and policies of the City's Comprehensive Plan and the property will be under unified plan and control.
- The property will promote the City's Comprehensive Plan and PCD Ordinance which envisions enhancing and supporting quality non-residential development for the community.
- Project will support the visions of the Hillsboro Corridor by providing a meandering 10-foot sidewalk with lush landscaping the length of the frontage.

The use restriction note on the Workingman's Nursey Plat will need to be amended to reflect the proposed master development program. A pre-application approval from the Florida Department of Transportation (FDOT) for Phase III is provided see attached as **Exhibit K**.

The project has been designed to accommodate the vision of connectivity of neighborhoods and the Hillsboro corridor. The additional Hillsboro Blvd. frontage will help continue the vision of the corridor. The PCD has incorporated several design elements to accomplish the connectivity and has incorporated a pedestrian walkway that connects the Hillsboro Pines neighborhood to Hillsboro Blvd.

## II. EXISTING CONDITIONS

### A. Natural Features

The topography of the site is relatively flat due to development with elevations ranging from 16 to 18 feet above sea level. There are no wetlands, and the area is not a Local Area of Particular Concern or adjacent to a designated area. The property is not located within a Broward County Wellfield designated area and will comply with all County Wellfield Protection Ordinances.

### B. Existing Conditions

The approved PCD is currently developed with a commercial building on the east side of the site and a Pet Lodge and self-storage facility No.1 on the west side.

See **Exhibit E** for existing uses map. There is a wall on the north side of the approved PCD buffering the project from neighborhood to the north along NW 71 Street. There is an existing wall on Phase III that will be relocated to align with the existing wall. There is also a 6-foot concrete wall on the property line adjacent to the residential on Phase III. There is parking surrounding the commercial building and along the Hillsboro frontage with a cross access easement running parallel to Hillsboro Blvd. and connecting to Phase III. The approved PCD has two driveways on Hillsboro Blvd and is served by a median opening on Hillsboro Blvd. See as-built survey **Exhibit B** for details on existing site.

### C. Future Land Use and Zoning

Future Land Use- Phase III is designated L 3 (Residential 3 DU/AC) on the City of Coconut Creek and Broward County Future Land Use Maps. **Exhibit F** depicts the land use plan designations on the property and surrounding area. The approved PCD was granted 5.596 acres of Flex in 1996 and it is the intent to request the allocation of 2.96 acres of commercial flex acreage to Phase III. A similar request was granted for the approved PCD.

Zoning- The approved PCD is zoned PCD, and Phase III is zoned CF (Community Facility). **Exhibit G** depicts the zoning of the property and surrounding properties. **It is the intent for Phase III zoning to permit self-storage and recreational vehicle storage as a special exception use.** The approved PCD allowed self-storage uses in the B-3 zoning. The code has been subsequently modified to permit self-storage in the light industrial classification.

### III. PROJECT DEVELOPMENT

#### A. Proposed Uses

The approved PCD uses are provided for in the B-3 Community Shopping District Master Business List. The approved Leder PCD contains commercial, a pet lodge and self-storage facility No.1, both of which require Special Land Use approval. The self-storage use is consistent with the City of Coconut Creek Comprehensive Plan Commercial Land Use category and is permitted if deemed appropriate by the City. Phase III proposes a new self-storage facility No.2, permitting recreational vehicle storage, which is also subject to Special Land Use approval and requires allocation of commercial acreage. Table II provides the development standards for the approved PCD and provides the standards for Phase III.

#### B. Development Standards

<b>TABLE II: LEDER PCD DEVELOPMENT STANDARDS</b>					
<b>Standard</b>	<b>Phase II Required</b>	<b>Phase II Approved</b>	<b>Phase III Required</b>	<b>Phase III Approved</b>	<b>Phase III Alternative</b>
MIN. PCD Size Sec. 13-355(d)(2)	10 AC	5.96 AC	1 AC	2.91 total 8.87 AC	
MAX. Building Coverage Sec. 13-355 (d)(2)(a)(1)	40%	30.10%	40%	34.2%	
MIN. Distance Between Buildings Sec. 13-355 (d)(2)(a)(c)	10 ft per story	10 ft per story with exception of kennels	10 Feet/Story	10 Feet/Story	
MAX. Floor Area Ratio Sec. 13-355 (d)(2)(a)(d)	Per PCD	0.64	Per PCD	1.35 overall .88	
MIN. Setback Abutting Public Road Sec. 13-355 (d)(4)(a)	25 ft	50 ft rear 101 ft front	25 ft	Rear 52'-9" Front 101-9 Feet	
MIN. Setback next to PCD Boundary No Portion of Setback Used for Parking Sec. 13-355 (d)(4)(b)	25 ft	39 Ft adjacent self-storage on West side Existing building to remain	25 ft	25 Ft minimum on South and East 18'-3" on north	Alignment of the drive aisle to the west reduced the dimension. Offset by increased buffer on other areas and incorporating aquatic plant for a more sustainable project in another buffer. Building is 52'-9' setback.
Perimeter Landscape Setbacks Sec. 13-355 (d)(4)(e)	25 ft	25 ft	25 ft	25 Ft minimum on south and east 18'-3" on north	Alignment of the drive aisle to the west reduced the dimension. Offset by increased buffer on other areas and incorporating aquatic plant for a more sustainable project in another buffer.

MIN. Open Space Sec. 13-355 (d)(4)(8)	20%	25.4%		29.7%	
MIN Distance Between Buildings and Parking Sec. 13-344 (c)(12) Sec. 13-443(7)(e)	10 ft (B-3)	- West parking adjacent to self- storage 10 ft landscape overhang - Existing building North side 10 ft including overhang - South side 9 ft including overhang - East side to remain	10 Ft	North end of building has 2'-11" landscape strip that will accommodate a green screen and small buffer. North end of building is under cover and not possible. Southeast end of the building is the entrance to the office and only has a sidewalk.	- Offset By Green Screens and increased buffer on East and front with materials above code requirements. Front of the building has 10 Ft except by office area. Southeast end of building has sidewalk against building and landscape buffer adjacent to roadway.
MAX. Building Height Sec. 13-344 ©(1)	36 ft	53 ft	53 ft	65'-7" Ft Top of Parapet	Increased at Commission hearing to raise building on south end to reduce impacts.
Sec. 13-443(6) ROW landscape adjacent to residential	3-tiered layer		3 tiered layers	Small hedge on north ROW in front of wall.	Due to alignment of wall and drive aisle additional landscape is not possible. Enhanced buffer on south side of wall with trees and landscaping.
Sec-13-443(15)(5) ROW PCD buffer	3-tiered layer		3 tiered layers	Small hedge on north ROW in front of wall	Due to alignment of wall and drive aisle additional landscape is not possible. Enhanced buffer on south side of wall with trees and landscaping.

C. Open Space Requirement and Computation

In accordance with Section 13-355 (d)(8) of the PCD Ordinance a minimum of twenty (20) percent of the gross PCD area must be maintained as open space consisting of landscape areas, water bodies and preservation areas. The open space provided is calculated in Table IV and illustrated on **Exhibit H**. Exact computations will be provided on the site plan indicating compliance with the criteria.

<b>Table III: Leder PCD Open Space Computation</b>								
Description	Approved PCD			Phase III				Combined
	Acres	SQ FT.	%Coverage	Acres	SQ FT.	%Coverage	Combined	% SF
Project Area (Gross square feet Per Sec 13- 355(b)(2)	5.96	259,602	100%	2.91	126,976	100%	386,578	100%
Required Open Space Area (20% gross project)	1.19	51,920	20%	.582	25,395	20%	77,275	20%
Provided Open Space Area	1.49	65,160	25.4%	.85	37,688	29.7%	102,848	27%



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 48-03 Warehouse - Mini Storage ( enclosed)	<b>Deputy Appraiser:</b> Alec Rosales
<b>Property ID:</b> 484205090010	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6835
<b>Property Owner(s):</b> 4161 HILLSBORO LLC	<b>Adj. Bldg. S.F:</b> 170754	<b>Email:</b> <a href="mailto:commercialtrim@bcpa.net">commercialtrim@bcpa.net</a>
<b>Mailing Address:</b> 1199 S FEDERAL HWY #395 BOCA RATON, FL 33432	<b>Bldg Under Air S.F:</b>	<b>Zoning :</b> CF - COMMUNITY FACILITY
<b>Property Address:</b> 4161 W HILLSBORO BOULEVARD COCONUT CREEK, 33073-3299	<b>Effective Year:</b> 2026	<b>Abbr. Legal Des.:</b> WORKINGMAN'S NURSERY 126-22 B PARCEL "A" LESS POR CONVEYED TO FDOT PER WD 33601/1736
	<b>Year Built:</b> 2025	
	<b>Units/Beds/Baths:</b> 0 / /	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$3,174,400	\$24,431,740	0	\$27,606,140	\$27,606,140	
2025	\$3,174,400	0	0	\$3,174,400	\$1,161,350	\$37,594.82
2024	\$1,015,810	\$439,590	0	\$1,455,400	\$1,455,400	\$31,999.81

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$27,606,140	\$27,606,140	\$27,606,140	\$27,606,140
Portability	0	0	0	0
Assessed / SOH	\$27,606,140	\$27,606,140	\$27,606,140	\$27,606,140
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$27,606,140	\$27,606,140	\$27,606,140	\$27,606,140

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
06/26/2019	Warranty Deed Disqualified Sale	\$1,468,000	115900222
09/09/2013	Warranty Deed Disqualified Sale	\$1,500,000	111802874
04/27/2012	Warranty Deed Disqualified Sale	\$500,000	48708 / 1448
11/01/1992	Warranty Deed	\$147,400	20143 / 84
04/01/1991	Warranty Deed	\$428,000	

**LAND CALCULATIONS**

Unit Price	Units	Type
\$25.00	126,976	Square Foot



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

## Detail by Entity Name

Florida Limited Liability Company  
4161 HILLSBORO, LLC

### Filing Information

**Document Number** L19000097936  
**FEI/EIN Number** 83-4460967  
**Date Filed** 04/16/2019  
**State** FL  
**Status** ACTIVE

### Principal Address

1199 South Federal Highway  
Ste 395  
BOCA RATON, FL 33432

Changed: 09/12/2024

### Mailing Address

1199 South Federal Highway  
Ste 395  
BOCA RATON, FL 33432

Changed: 09/12/2024

### Registered Agent Name & Address

LEDER, SEAN  
1199 South Federal Highway  
Ste 395  
BOCA RATON, FL 33432

Name Changed: 03/16/2022

Address Changed: 03/13/2025

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

LEDER, SEAN  
1199 South Federal Highway  
Ste 395



Senior Code Compliance Officer Montano-Garcia  
1800 West Copans Road  
Coconut Creek, FL 33063

FEB 05 2026

4161 HILLSBORO LLC

1199 S FEDERAL HWY #395

BOCA RATON, FL 33432

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Code Compliance Division  
4800 W Copans Rd  
Coconut Creek, FL 33063  
954.956.1476

## Written Warning

CASE #: C26020011  
VIOLATION LOCATION: 4161 W HILLSBORO BLVD  
PARCEL ID: 484205090010  
DATE ISSUED: 02/05/26

Dear Resident/Owner:

Please accept this notice as part of the City's ongoing program aimed at informing and improving our community, while protecting our property values and the integrity of our neighborhoods. The following item requires your attention:

Application Review Procedures- Violation of Conditions (13-26(q)): Any failure to adhere to the terms and conditions of an approval shall be considered violations of this code and may result in the revocation of the approval.

### VIOLATION DESCRIPTION:

Any failure to adhere to the terms and conditions of an approval shall be considered violations of this code and may result in the revocation of the approval.

### CORRECTIVE ACTION REQUIRED:

**\*\*Remove all non-recreational vehicles from the parking lot.**

**\*\*Park only Recreational Vehicles in the six (6) designated covered outdoor spaces.**

The zoning regulations in the Leder Hillsboro PCD district adopted by Ordinance 2022-016, the Site Plan approved by Resolution 2022-165, and the Special Land Use approval adopted by Ordinance 2022-017 for the self-storage facility specifically designated up to six (6) outdoor storage spaces for recreational vehicles along the north side of the self-storage building under the metal canopy and screened from view by the building wall. The approval also limited the outdoor vehicle storage to recreational vehicles only.

**COMPLIANCE DATE: 02/09/2026**

Failure to comply may result in the issuance of a Summons to Appear and subject you to a fine for the violation. Please contact your Code Compliance Officer with any questions/concerns.

OFFICER ID: 322  
OFFICER NAME: MONTANO-GARCIA, LUIS  
EMAIL: [lmontanogarcia@coconutcreek.gov](mailto:lmontanogarcia@coconutcreek.gov)  
PHONE: 954-973-6746

# **Leder Hillsboro PCD**

**Planned Commerce District**

**City of Coconut Creek, FL**

**Commission Approved Ordinance - 12/14/17 - ORD. 2017-049  
P&Z PHASE III APPROVED  
07/13/2022**

**CITY COMMISSION PHASE III  
Ord. 2022-016 - 10/27/2022**

## PCD Project Team

### ATTORNEY:

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Ken Carlson Architects  
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### LEED CONSULTANT

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Kurt@DCCconstructionassociates.com

### DEVELOPER / PROPERTY OWNER:

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### ARCHITECT - PET LODGE

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### CIVIL ENGINEER – PHASE III

Neil Janov, PE  
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Boca Raton FL, 33431  
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Neil@dcegroup.com

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D. Proposed Development

The approved PCD currently contains a commercial building on the east side of the property, and a Pet Lodge and Self-Storage facility on the western side. The site has two access points on Hillsboro Blvd. with the eastern access having an east bound left turn lane. The property has cross access parking between the two plats and property to the east (Workingman's Nursery) with recorded access easements in the public records; (53516/122, 32117/1578 and 33516/147).

Phase III would be developed to coordinate with the approved existing commercial buildings on the west into a unified development. Table 1 indicates the approved and proposed uses, and **Exhibit D** illustrates the proposed Master Plan for the site.

<b>Table I: Approved PCD and Phase III</b>		
<b>Use</b>	<b>Approved PCD</b>	<b>Phase III</b>
Self-Storage	113,640 SF	168,123 GSF building 3,550 GSF canopy 171,673 storage total
Commercial	37,929 SF	N/A
Pet Lodge	30,460.93* SF	N/A

\* Includes 7,223.47 SF of kennel space

The development regulations in the PCD district require a parcel size of 10 contiguous acres. The applicant recognizes this requirement and should qualify as a PCD for the following reasons:

- Property is adjacent to the approved Hillsboro Marketplace PCD, and this site would be a continuation of the same zoning district fulfilling the acreage requirement (25.12 acre total).
- The purpose of the PCD district is to promote non-residential development in comprehensive planning modules of uniform and coordinated development.
- Property will promote and enhance the goals, objectives, and policies of the City's Comprehensive Plan and the property will be under unified plan and control.
- The property will promote the City's Comprehensive Plan and PCD Ordinance which envisions enhancing and supporting quality non-residential development for the community.
- Project will support the visions of the Hillsboro Corridor by providing a meandering 10-foot sidewalk with lush landscaping the length of the frontage.

The use restriction note on the Workingman's Nursey Plat will need to be amended to reflect the proposed master development program. A pre-application approval from the Florida Department of Transportation (FDOT) for Phase III is provided see attached as **Exhibit K**.

The project has been designed to accommodate the vision of connectivity of neighborhoods and the Hillsboro corridor. The additional Hillsboro Blvd. frontage will help continue the vision of the corridor. The PCD has incorporated several design elements to accomplish the connectivity and has incorporated a pedestrian walkway that connects the Hillsboro Pines neighborhood to Hillsboro Blvd.

## II. EXISTING CONDITIONS

### A. Natural Features

The topography of the site is relatively flat due to development with elevations ranging from 16 to 18 feet above sea level. There are no wetlands, and the area is not a Local Area of Particular Concern or adjacent to a designated area. The property is not located within a Broward County Wellfield designated area and will comply with all County Wellfield Protection Ordinances.

### B. Existing Conditions

The approved PCD is currently developed with a commercial building on the east side of the site and a Pet Lodge and self-storage facility No.1 on the west side.

See **Exhibit E** for existing uses map. There is a wall on the north side of the approved PCD buffering the project from neighborhood to the north along NW 71 Street. There is an existing wall on Phase III that will be relocated to align with the existing wall. There is also a 6-foot concrete wall on the property line adjacent to the residential on Phase III. There is parking surrounding the commercial building and along the Hillsboro frontage with a cross access easement running parallel to Hillsboro Blvd. and connecting to Phase III. The approved PCD has two driveways on Hillsboro Blvd and is served by a median opening on Hillsboro Blvd. See as-built survey **Exhibit B** for details on existing site.

### C. Future Land Use and Zoning

Future Land Use- Phase III is designated L 3 (Residential 3 DU/AC) on the City of Coconut Creek and Broward County Future Land Use Maps. **Exhibit F** depicts the land use plan designations on the property and surrounding area. The approved PCD was granted 5.596 acres of Flex in 1996 and it is the intent to request the allocation of 2.96 acres of commercial flex acreage to Phase III. A similar request was granted for the approved PCD.

Zoning- The approved PCD is zoned PCD, and Phase III is zoned CF (Community Facility). **Exhibit G** depicts the zoning of the property and surrounding properties. **It is the intent for Phase III zoning to permit self-storage and recreational vehicle storage as a special exception use.** The approved PCD allowed self-storage uses in the B-3 zoning. The code has been subsequently modified to permit self-storage in the light industrial classification.

### III. PROJECT DEVELOPMENT

#### A. Proposed Uses

The approved PCD uses are provided for in the B-3 Community Shopping District Master Business List. The approved Leder PCD contains commercial, a pet lodge and self-storage facility No.1, both of which require Special Land Use approval. The self-storage use is consistent with the City of Coconut Creek Comprehensive Plan Commercial Land Use category and is permitted if deemed appropriate by the City. Phase III proposes a new self-storage facility No.2, permitting recreational vehicle storage, which is also subject to Special Land Use approval and requires allocation of commercial acreage. Table II provides the development standards for the approved PCD and provides the standards for Phase III.

#### B. Development Standards

TABLE II: LEDER PCD DEVELOPMENT STANDARDS					
Standard	Phase II Required	Phase II Approved	Phase III Required	Phase III Approved	Phase III Alternative
MIN. PCD Size Sec. 13-355(d)(2)	10 AC	5.96 AC	1 AC	2.91 total 8.87 AC	
MAX. Building Coverage Sec. 13-355 (d)(2)(a)(1)	40%	30.10%	40%	34.2%	
MIN. Distance Between Buildings Sec. 13-355 (d)(2)(a)(c)	10 ft per story	10 ft per story with exception of kennels	10 Feet/Story	10 Feet/Story	
MAX. Floor Area Ratio Sec. 13-355 (d)(2)(a)(d)	Per PCD	0.64	Per PCD	1.35 overall .88	
MIN. Setback Abutting Public Road Sec. 13-355 (d)(4)(a)	25 ft	50 ft rear 101 ft front	25 ft	Rear 52'-9" Front 101-9 Feet	
MIN. Setback next to PCD Boundary No Portion of Setback Used for Parking Sec. 13-355 (d)(4)(b)	25 ft	39 Ft adjacent self-storage on West side Existing building to remain	25 ft	25 Ft minimum on South and East 18'-3" on north	Alignment of the drive aisle to the west reduced the dimension. Offset by increased buffer on other areas and incorporating aquatic plant for a more sustainable project in another buffer. Building is 52'-9' setback.
Perimeter Landscape Setbacks Sec. 13-355 (d)(4)(e)	25 ft	25 ft	25 ft	25 Ft minimum on south and east 18'-3" on north	Alignment of the drive aisle to the west reduced the dimension. Offset by increased buffer on other areas and incorporating aquatic plant for a more sustainable project in another buffer.

MIN. Open Space Sec. 13-355 (d)(4)(8)	20%	25.4%		29.7%	
MIN Distance Between Buildings and Parking Sec. 13-344 (c)(12) Sec. 13-443(7)(e)	10 ft (B-3)	- West parking adjacent to self- storage 10 ft landscape overhang - Existing building North side 10 ft including overhang - South side 9 ft including overhang - East side to remain	10 Ft	North end of building has 2'-11" landscape strip that will accommodate a green screen and small buffer. North end of building is under cover and not possible. Southeast end of the building is the entrance to the office and only has a sidewalk.	- Offset By Green Screens and increased buffer on East and front with materials above code requirements. Front of the building has 10 Ft except by office area. Southeast end of building has sidewalk against building and landscape buffer adjacent to roadway.
MAX. Building Height Sec. 13-344 ©(1)	36 ft	53 ft	53 ft	65'-7" Ft Top of Parapet	Increased at Commission hearing to raise building on south end to reduce impacts.
Sec. 13-443(6) ROW landscape adjacent to residential	3-tiered layer		3 tiered layers	Small hedge on north ROW in front of wall.	Due to alignment of wall and drive aisle additional landscape is not possible. Enhanced buffer on south side of wall with trees and landscaping.
Sec-13-443(15)(5) ROW PCD buffer	3-tiered layer		3 tiered layers	Small hedge on north ROW in front of wall	Due to alignment of wall and drive aisle additional landscape is not possible. Enhanced buffer on south side of wall with trees and landscaping.

C. Open Space Requirement and Computation

In accordance with Section 13-355 (d)(8) of the PCD Ordinance a minimum of twenty (20) percent of the gross PCD area must be maintained as open space consisting of landscape areas, water bodies and preservation areas. The open space provided is calculated in Table IV and illustrated on **Exhibit H**. Exact computations will be provided on the site plan indicating compliance with the criteria.

Table III: Leder PCD Open Space Computation								
Description	Approved PCD			Phase III			Combined	
	Acres	SQ FT.	%Coverage	Acres	SQ FT.	%Coverage	Combined	% SF
Project Area (Gross square feet Per Sec 13- 355(b)(2)	5.96	259,602	100%	2.91	126,976	100%	386,578	100%
Required Open Space Area (20% gross project)	1.19	51,920	20%	.582	25,395	20%	77,275	20%
Provided Open Space Area	1.49	65,160	25.4%	.85	37,688	29.7%	102,848	27%

#### D. Landscape Standards

The applicant recognizes the importance of adequate landscaping and has created specific landscape standards and requirements to modify certain standards to allow for flexibility in design. Specifically, the applicant proposes the following modifications to the City's landscape standards:

- Fifteen feet wide landscape strip along the west property line abuts the shopping center property line. The wall separating the two properties is set off 4.5 feet from the property line which increases the total amount of functional landscape on the west side providing a total of 19.5 feet. The City has requested a pedestrian path connecting the Hillsboro Pines neighborhood to Hillsboro Blvd. To accomplish the creation of a path at an opening in the rear wall has been created with a pedestrian path connecting to Hillsboro Blvd.
- The existing commercial building in Phase II has a 10 feet landscape strip with abutting parking. The PCD code requires a 25 feet setback on the perimeter which cannot include parking. These criteria cannot be accommodated due to the existing conditions, however with the addition of phase III a 25-foot buffer is no longer necessary, and the required buffer is on the eastern edge of phase III. To enhance the Hillsboro Corridor vision the 10-foot sidewalk is meandering with landscaping to create an enhanced pedestrian experience. As a result, a sidewalk easement will be granted to the city for portions outside of the right-of-way.
- The 10 Ft. landscape strip adjacent to the building and parking in phase III is modified to provide alternative areas and include a green screen on portions of the building.
- 3 layers of landscape along the ROW buffer on the north not possible due to the alignment of the wall and drive aisle to the east in Phase 1. Additional landscape including aquatic plants in the east buffer to enhance overall sustainability were added to offset requirement.

The Leder PCD will maintain the same landscape standards as the city code except where noted in PCD standards. **Exhibit I** provides an illustration of the major landscape buffer on Hillsboro Blvd. The buffer also incorporates a portion of the 10-foot sidewalk. Installation of landscape improvements and compliance with landscape standards shall be approved by the City at the time of site plan review.

Trees shall not be located in utility easements and landscape shall not obstruct drivers' sight at intersections.

#### E. Parking, Loading, Paving and Access Standards

Pursuant to City Land Development Code Section 13-355(d)(5), except where otherwise noted herein, all off-street parking and loading areas within the project shall comply with Section 13- 399 including, but not limited to Section 13-398 and the American with Disabilities Act (ADA) for all disabled parking spaces.

Parking around the existing commercial build does not meet current code requirements due to space size and vehicle overhang encroachment into landscape strip/buffers. The PCD proposes existing parking spaces and new parking surrounding the existing building to reflect the reduced standards.

The access drives are 24 ft wide with the two exceptions; 1) West driveway is 20 ft from the portion

adjacent to the Pet Lodge and 2) One way drive between Pet Lodge and existing buildings which are 16 ft width a mountable curb adding an additional 4 ft.

The approved PCD Pet Lodge has a 12' x 55' combination loading zone and pet drop off in front, and the self-storage facility No.1 has four loading spaces. All loading zones have 15 ft clearance. All access drives are a minimum of 24 feet in width. The Phase III self-storage facility No.2 is designed with two security gates; one at the NW corner, which is exit only. To accomplish the full circulation of Phase III, several parking spaces were removed in the approved PCD shown in **Exhibit J**.

In the approved PCD due to the unique uses and design of the project, the West access drive exceeds the maximum length. The PCD includes a textured paver approximately midway to compensate for the length. The uses in the approved PCD, with the exception of the commercial building, are not identified in the parking requirements of Section 13-401(b). The Pet Lodge has unique characteristics and the rate utilized in the PCD is derived from experiences in similar local facilities. The self-storage facility No.2 also utilized previously utilized rates. Table V indicates the PCD parking rates for the uses. Exact calculations will be permitted as part of the site plan approval process.

<b>Table IV: Leder PCD Parking Requirements</b>	
Use	Rate
Self-storage	1 space per 5,000 SF
Office	1 per 300 SF
Pet Lodging	1 per 2000 SF
Pet Lodging Admin.	1 per 300 SF
Pet Drop-off	3 spaces
Existing Commercial	1 per 300 10'x18' (with 2' overhang)
Parking Size	10'x20'
Handicapped	12'x20'
Loading	4 spaces- self storage (12'x55' with 15' clearance)

Access to the site is currently by two driveways connected internally by a cross access easement that also provides a connection to the adjacent property on the east. The east access has a turn lane and is lined up with a median opening on Hillsboro Blvd. In October 2016 the applicant met with FDOT to modify the driveway connection on the west end. FDOT approved the concept with the requirement for a turn lane/bus combination and provisions for a bike lane. As a result of the pre-approval the applicant is submitting a NVAL plat request to accommodate the proposed access identified on the site plan. The design to accommodate the NVAL required dedication of Right-of-Way on Hillsboro Blvd.

All pavement, including but not limited to drive lanes, parking stalls, turn lanes, entrances, and roadways, etc. shall be designed and constructed in accordance with City details, Engineering Division Standards and Policies, Code of Ordinances, and specifications; FDOT Roadways and Traffic Design Standards, Broward County Traffic Engineering Division; Manual of Uniform Traffic Control Devices and all other applicable regulatory agencies and standards.

All access ways connecting to the public Right-of-Way shall comply with FDOT Roadway and Traffic Design Standards Index 546.

F. Signage and Lighting Standards

All signage and lighting on the property shall comply with the City’s Code and be addressed as part of building permitting. The PCD will utilize Section 13-477 Designer Signs and prepare a Uniform Sign Plan. Plan will contain two monument signs, one for the existing commercial phase 1 and one sign for the Pet Lodge and Self-Storage. Phase III will also have signage that will coordinate with existing approved signage and will be submitted separately.

G. Easements

Utility easements shall not contain permanent improvements. All utilities on site will be underground.

H. Green Building

In accordance with Section 13-320 of the City’s code, which recognizes that green building construction improves the efficiency with which buildings and their properties utilize energy, water, and materials reducing development impacts on the environment and the city, all new development or redevelopment applications shall address the green building components detailed in Section 13-320(b) at time of development application submittal.

Exact details on each building will be included in the site plan submittal. The following are the basic components which will be included.

<b>Green Building (Section 13-320)</b>	
<b>APPROVED PCD</b>	<b>PHASE III</b>
<b>a. Sustainable Site Development</b>	
<b>1. Construction Pollution Prevention</b>	
i. An erosion and sedimentation control plan will be developed and implemented to control erosion and air born dust	i. An erosion and sedimentation control plan will be developed and implemented to control erosion and air born dust
<b>2. Construction Site Materials Recycling</b>	
ii. Utilizing construction waste management practices 75% of the project’s construction waste will recover, reused, and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste	ii. Utilizing construction waste management practices 75% of the project’s construction waste will recover, reused, and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste

<b>3. Stormwater Management</b>	
iii. Drainage system will incorporate a combination of swale and underground storage enhancing drainage sustainability.	iii. Drainage system will incorporate a combination of swale and underground storage enhancing drainage sustainability.
<b>4. Alternative Transportation</b>	
iv. County bus stops and local shuttle service are located adjacent to the site. Short term bicycle storage is provided on site. Additionally, signs will be provided on the site to provide premium parking spaces for carpooling and fuel-efficient vehicles as well as one electrical charging station.	iv. County bus stops and local shuttle service are located adjacent to the site. Short term bicycle storage is provided on site. There will be 6 public electrical charging stations conveniently located in Phase III
<b>5. Minimizing Heat Island Effect</b>	
v. A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.	v. A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.
<b>b. Water Efficiency</b>	
<b>1. Innovation Water Technologies</b>	
i. Toilets, urinals, private lavatory faucets and shower heads shall be water sense labeled and/or meet/exceed the USGBC baseline consumption values (water closet 1.6 GPF, lavatory faucets (restroom) 0.5 GPM, kitchen faucet 2.2 GPM, shower head 2.5 GPM)	i. Toilets, urinals, private lavatory faucets and shower heads shall be water sense labeled and/or meet/exceed the USGBC baseline consumption values (water closet 1.6 GPF, lavatory faucets (restroom) 0.5 GPM, kitchen faucet 2.2 GPM, shower head 2.5 GPM)
<b>2. Water Efficient Landscape</b>	
ii. Reduction in outdoor water consumption through the selection of native plant species and xeriscaping design concept	ii. Reduction in outdoor water consumption through the selection of native plant species and xeriscaping design concept
<b>c. Energy Efficiency</b>	
<b>1. Minimum Energy Performance</b>	
i. Building will be designed to meet the 2014 Florida Building Code and Florida energy code which is 20% above the national baseline	i. Building will be designed to meet the current Florida Building Code.
<b>2. On-site Renewable Energy</b>	
ii. EV charging station	ii. 6 EV Charging Stations. The first station installed at time of final certificate of occupancy for the building. The second station, 3 years thereafter, and third station, 2 years after the second station.

<b>d. Indoor Environmental Quality</b>	
1. Indoor Air Quality	
i. Mechanically ventilated space will be designed to meet ASHREA interior paints and coatings, adhesives and sealants will be low or no voc. Standards 62.1-2004 - ventilation for acceptable indoor air quality	i. Mechanically ventilated space will be designed to meet ASHREA interior paints and coatings, adhesives and sealants will be low or no voc. Standards 62.1-2004 - ventilation for acceptable indoor air quality
<b>e. Materials and Recycling</b>	
1. Recycling of Demolished Waste	
i. Utilizing construction waste management practices 75% of the project's construction waste will recover, reused, and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste.	i. Utilizing construction waste management practices 75% of the project's construction waste will recover, reused, and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste.
2. Storage and Collection of Recyclables Post-Occupancy	
i. On-site collection and storage of recyclables will be provided	i. On-site collection Based Storage Building #1 tenants are not allowed to leave anything behind which eliminates recycling at this facility also.
3. Building Reuse	
i. No Building Reuse	i. No Building Reuse possible.
4. Regional Materials	
i. The building will incorporate a high level of regional and recycled content material. Due to the nature of tilt up construction, large amounts of concrete, steel rebar and metal decking waste will not be produced. Utilizing construction waste management practices, the project will divert 75-80% of construction waste based on weight most of which will be concrete. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.	i. The building will incorporate a high level of regional and recycled content material. Due to the nature of tilt up construction, large amounts of concrete, steel rebar and metal decking waste will not be produced. Utilizing construction waste management practices, the project will divert 75-80% of construction waste based on weight most of which will be concrete. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.

13-320(b)(3)	Approved PCD	Phase III
Acknowledgements to maintain the green building components for the life of the building	Owner agrees to maintain the building components for the life of the building	Owner agrees to maintain the building components for the life of the building
Action 1.6 - Ensure 100% if new development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic, and environmental value.	Vertical green walls are incorporated into the Pet Lodge Site Wall design. They make a dramatic statement and create a welcoming environment for employees, clients, and visitors. Creates habitats for birds and beneficial insects, increasing biodiversity. Additionally, Eco-friendly cleaning products will be used in the Pet Lodge and Storage Facility. Solar benches are also part of the site amenities.	The applicant has created natural habitat for plants, birds and beneficial insects adjacent to the walkway on Hillsboro and by FDOT natural area on the southeast front of the site. Phase III also provides 6 public EV charging stations visible from Hillsboro Blvd. The charging stations will be phased in if and when demand warrants.
Action 2.1 – Achieve 40% tree canopy coverage throughout the city with maximum tree coverage on public and private land by 2020	Project meets or exceed tree canopy criteria for site adding to project target	Project calculation with conservative assumptions is 36%
Action 2.2 - Achieve 40% green roof coverage for new construction in MainStreet Project Area and 10% green roof coverage for new construction for areas outside of Mainstreet (high albedo paint on roof).	A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.	A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.
Action 5.1 - increase recycling throughout the City by 25% by 2014 and 50% by 2020	Although the site will have recycling as part of the business function, additional educational information will be displayed.	Although the site will have recycling as part of the business function, additional educational information will be displayed.
Action 5.3 - Require all construction and demolition debris to divert 75% of waste from landfills	Utilizing construction waste management practices, the project will divert 75-80% of construction wasted based on weight, most of which will be concrete and metal. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.	Utilizing construction waste management practices, the project will divert 75-80% of construction wasted based on weight, most of which will be concrete and metal. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.
Action 6.2 - Bicycle parking on site	Parking bicycles will be provided.	5 bicycle spaces will be provided.

Action 6.4 - Alternative vehicle parking	Site selection was related to public transportation, as bus stop located in front of the site, to promote alternative modes of transportation and increase mobility in the city. Additionally, signs will be provided on the site to provide premium parking spaces for carpooling and fuel-efficient vehicles as well as one electrical vehicle charging station.	The PCD has a bus stop located in front of the site, to promote alternative modes of transportation and increase mobility in the city. There will be 6 public electrical vehicle charging stations in the front of the additional site visible for the public use. The first station installed at time of final certificate of occupancy for the building. The second station, 3 years thereafter, and third station, 2 years after the second station.
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I. Analysis of Public Facilities

a. Roads - The property is located on the north side of Hillsboro Blvd. east of Lyons Road. The site has access from both east and west directions on Hillsboro Blvd. There is no vehicular access to the residential area (Hillsboro Pines) to the north. Phase III connects with the approved PCD on the NW corner of the site with an exit gate. The approved PCD will require amending the approved plan to eliminate three parking spaces to accomplish the total site circulation. **Exhibit J** depicts the Circulation Plan for the property. Access will be consistent with plat and FDOT requirements. **Exhibit K** contains the December 29<sup>th</sup>, 2022 FDOT Pre-Application approval.

Traffic generated by the proposed self-storage and pet lodge are minimal and generally not during peak hours. The proposed uses will generate less traffic than permitted by the B-3 commercial zoning. Any additional impacts will be assessed thru the plat note amendment based on the use restrictions. The proposed note modification on the plat will be a decrease in trips. A trip generation analysis was prepared addressing total daily trips expected from the additions and levels of service on Hillsboro Blvd. The traffic analysis of trip generation is illustrated on **Table V**.

**Table V**  
**Approved Trip Generation**

Leder Hillsboro  
Based on Site Plan prepared by Kenneth R. Carlson - Architect, P.A. (11/23/2016)

Trip Generation - Proposed Development

Daily	TC LUC	Units	Size	Daily Trip Generation Equation	Site Traffic	Site Traffic	
					vpa	vpe	vpa
Mini Warehouse - Self Storage*	151	Storage Unit	950	T = 0.25 (X)	238	119	119
Pet Lodge	N/A	Kennel	134	T = 3.061 (X)	413	206	206
<b>Total Trips</b>					<b>650</b>	<b>325</b>	<b>325</b>

A.M. Peak Hour	TC LUC	Units	Size	All Peak Hour Trip Generation Equation	Site Traffic	Site Traffic	
					vph	vpe	vph
Mini Warehouse - Self Storage*	151	Storage Unit	950	T = 0.02 (X)	19	10	10
Pet Lodge	N/A	Kennel	134	T = 0.536 (X)	72	37	35
<b>Total Trips</b>					<b>91</b>	<b>46</b>	<b>44</b>

P.M. Peak Hour	TC LUC	Units	Size	PM Peak Hour Trip Generation Equation	Site Traffic	Site Traffic	
					vph	vpe	vph
Mini Warehouse - Self Storage*	151	Storage Unit	950	T = 0.02 (X)	19	9	10
Pet Lodge	N/A	Kennel	134	T = 0.489 (X)	66	35	31
<b>Total Trips</b>					<b>85</b>	<b>44</b>	<b>41</b>

\* From Institute of Transportation Engineers' "Trip Generation" Report, 9th Edition  
\*\* Based on traffic counts at similar facility (Table 1)

TABLE 1 Trip Generation Summary (Proposed Use) 4161 West Hillsboro Storage									
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	
Mini Warehouse (LUC 151)	171,673 sf	249	15	9	6	26	12	14	
<b>External Trips</b>		<b>249</b>	<b>15</b>	<b>9</b>	<b>6</b>	<b>26</b>	<b>12</b>	<b>14</b>	

Source: ITE Trip Generation Manual (11th Edition)

**ITE Land Use Code 151 - Mini Warehouse / Self Storage**

Daily Trips T = 1.45 (X), X = 1,000 square feet

AM Peak: T = 0.09 (X) (59% inbound and 41% outbound), X = 1,000 square feet

PM Peak: T = 0.15 (X) (47% inbound and 53% outbound), X = 1,000 square feet

Based on the analysis the Level of Service (LOS) on Hillsboro Blvd. is operating at "C" on a daily basis and peak hour. Even if all the additional traffic were added to Hillsboro Blvd. east or west of the site, the LOS would not be impacted.

b. Water and Wastewater Service

The schematic Water and Sanitary Sewer Engineering Plan, **Exhibit L** indicates the preliminary points of connection for water and gravity sewer. Exact configuration, line sizes and service points will be determined during the site plan submittal stage. Anticipated water and wastewater generated by the project is shown of **Table VI**.

Table VI: Water and Wastewater Generation Calculations						
Use	Approved PCD			Phase III		
	Level	Water	Wastewater	Level	Water	Wastewater
Pet Lodge Admin	2,340 SF	0.2 gpd/SF= 468 GPD	0.14 gpd/SF= 328 GPD			
Self-Storage	113,640 SF	0.1gpd/SF= 11,364 GPD	0.1 gpd/SF= 11,364 GPD	163,123 SF**	0.1 gpd/SF= 16,813GDP	0.1 gpd/SF= 16,813GDP
Existing Commercial	37,928 SF	0.2gpd/SF= 7,586 GPD	0.2gpd/SF= 7,586 GPD			

\*Based on rates in the 2007 Comprehensive Plan

\*\*Based on building square footage, not RV covered parking

The determined water & wastewater impact fees shall be paid in full before the issuance of a building permit. In addition, all permits required from State/ County/ and other agencies regarding water, sewer and/ or stormwater shall be obtained before issuance of an Engineering Permit.

c. Drainage

The project lies within the Cocomar Water Control District and is therefore subject to all of the requirements of the master Cocomar drainage permit criteria. All development must provide pretreatment for the first ½” of runoff. The pretreatment of the first ½” of storm water runoff will be met by utilization of exfiltration trench systems and swales. The PCD pervious and impervious data is shown on Table VII.

**Table VII  
Pervious / Impervious Data**

APPROVED PCD

Land Use Description		Sub-Area	Area
Impervious Area			3.59 ac
	Building	1.12 ac	
	Pavement	2.16 ac	
	Sidewalk	0.31 ac	
Pervious Area			2.37 ac
	Open Space	2.37 ac	
<b>Total Site Area</b>			<b>5.96 ac</b>

PHASE III

Land Use Description		Sub-Area	Area
Impervious Area			2.06 ac
	Building	1.00 ac	
	Pavement	.91 ac	
	Sidewalk	.14 ac	
Pervious Area			.86 ac
	Open Space	.86 ac	
<b>Total Site Area</b>			<b>2.91 ac</b>

COMBINED PCD

Land Use Description		Sub-Area	Area
Impervious Area			5.64 ac
	Building	2.12 ac	
	Pavement	3.07 ac	
	Sidewalk	0.45 ac	
Pervious Area			3.23 ac
	Open Space	3.23 ac	
<b>Total Site Area</b>			<b>8.87 ac</b>

A detailed drainage plan will be provided as part of the site plan review in accordance with appropriate Municipal, County and State criteria. The proposed development will comply with all requirements of Broward County, Florida Department of Environmental Protection, South Florida Water Management District, City of Coconut Creek Code of Ordinances and Engineering Standards for all surface water management, drainage, and storm water pollution prevention plans. See **Exhibit M** for preliminary schematic storm water plan.

The City’s requirements for water, wastewater, paving and drainage shall be met at time of Site Plan and Final Engineering reviews.

d. Solid Waste

The solid waste service provider for this project will be one recognized by the city to provide services. PCD management will require all tenants to recycle and support city efforts to become a green city. The anticipated waste generated by this project are shown in **Table VIII**.

<b>Table VIII: Solid Waste Generation Calculations</b>						
<b>Use</b>	<b>Approved PCD</b>			<b>Phase III</b>		
	<b>Level</b>	<b>Generation Rate</b>	<b>Lbs./day</b>	<b>Level</b>	<b>Generation Rate</b>	<b>Lbs./day</b>
Pet Lodge Administration	2,340	2lbs/100 SF/day	46.8			3,261
Self-Storage	113,640	2lbs/100 SF/day*	2,273	168,123 SF**	2lbs/100 SF/day*	3,362
Existing Commercial	37,929	4lbs/100 SF/day	1,517.1			

\*Rates based on adopted rates which do not accurately reflect use (Self-Storage only has 300 +/- office and self-storage generally does not generate the same rate as warehouse the closest category)

\*\*Based on building square footage, not RV covered parking

e. Utilities

All utilities within the PCD including electric, cable, and telephone will be provided by underground means pursuant to Section 13-355(d)(7) of the City Code of Ordinances.

J. Fiscal Impact Analysis

Calculations on fiscal impact were based on 2020 information obtained from the Broward County Property Appraiser’s Office for the approved PCD and estimated fiscal impact for Phase III which was calculated and illustrated in Table IX.

<p><b>Table IX: Estimated PCD Fiscal Impact</b></p>
---

USE	Approved PCD	Phase III	Total PCD
Pet Lodge	\$2,679,150		\$2,679,150
Self-Storage	\$12,483,520	\$11,278,200	23,761,720
Commercial	\$4,973,620		\$4,973,620
<b>TOTAL</b>	<b>\$20,136,290</b>	<b>\$11,278,200</b>	<b>\$31,414,490</b>

\*Additional tax based on millage rate of 6.5378 for 2022 is \$ 72,298

\*\*Based on Broward County Property Appraiser 2022 total land and building values.

\*\*\*Based on estimated construction cost of \$65/SF and self-storage land value of \$8.00/SF

There is no municipal cost for recreation facilities as this is a nonresidential development. Costs for providing associated water and sewer service to the development will be offset through developer fees and charges associated with the standard agreement and utility connection charges. All other municipal costs will be offset by projected revenues.

#### IV. Site Plan and Master Plan Procedures and Requirements

Development standards and specific uses shall be reviewed by the City Sustainable Development and reviewed by the City Planning and Zoning Board as part of the site plan review process and approved by the City Commission.

The procedures and requirements for the Site Plan approval are as follows:

1. Uses within the site plan shall conform to approved PCD uses.
2. All information required by Article III, Division 5, Site Plan Review requirements of the City Zoning regulations shall be provided.
3. A common architectural theme shall be incorporated and be consistent with elevations in the PCD as **Exhibit N**.

#### V. Dedications / Maintenance

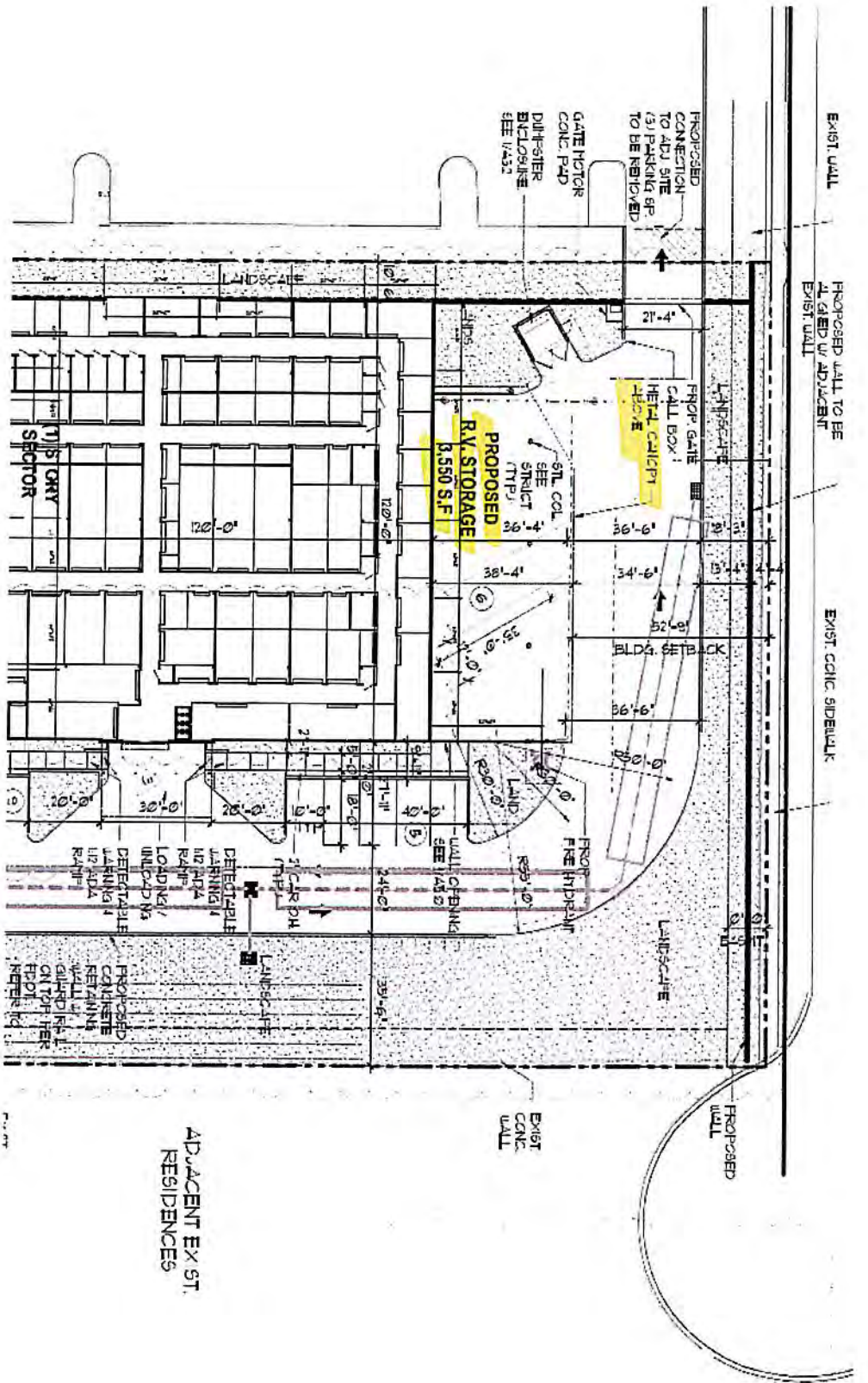
Road Rights-of-Way and utility easements required by the City, County and other governmental agencies

will be dedicated to the public if applicable during the platting or engineering approval process.

The perimeter buffer shown on Hillsboro Blvd. as well as other buffers will be the responsibility of the PCD under a unified control document for the property.

#### **VI. Conclusion**

The Leder PCD will facilitate development of a quality project on a major corridor that is consistent with the goals, objectives, and policies of the City land use plans. The PCD document specifies the procedure and standards which will be adhered to of development within the PCD.



7-2-07

ORDINANCE NO. 2022-016

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE REZONING REQUEST SUBMITTED BY 4161 HILLSBORO, LLC AND LEDER HILLSBORO, LLC TO REZONE 4161 WEST HILLSBORO BOULEVARD FROM CF (COMMUNITY FACILITY) TO PCD (PLANNED COMMERCE DISTRICT), ALLOCATING 2.915 ACRES OF COMMERCIAL FLEXIBILITY ACREAGE TO BE REDESIGNATED FROM RESIDENTIAL TO COMMERCIAL FOR THE PROPERTY LOCATED AT 4161 HILLSBORO BOULEVARD AND LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF; AND BY AMENDING THE EXISTING LEDER HILLSBORO PCD GENERALLY LOCATED AT 4161-4191 WEST HILLSBORO BOULEVARD AND LEGALLY DESCRIBED IN EXHIBIT "B," ATTACHED HERETO AND MADE A PART HEREOF, TO INCLUDE THE REZONED CF ZONED PARCEL AND REVISE THE LEDER HILLSBORO PCD DEVELOPMENT REGULATIONS, AS PROVIDED IN EXHIBIT "C," ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, 4161 Hillsboro, LLC is requesting rezoning approval to rezone the eastern parcel, 4161 West Hillsboro Boulevard, from CF (Community Facility) to PCD (Planned Commerce District) by amending the existing Leder Hillsboro PCD to include the CF zoned parcel, for the property legally described in Exhibit "A;" and

**WHEREAS**, the City of Coconut Creek Future Land Use Map designates this real property for Low-3, Residential 3 DU/AC, thus necessitating the allocation of 2.915 Residential-to-Commercial Flexibility Acres from Residential to Commercial land use; and

**WHEREAS**, in addition to adding the 4161 West Hillsboro property, the proposed rezoning will amend the entire Leder Hillsboro PCD area, generally located at 4161-4191 West Hillsboro Boulevard as legally described in Exhibit "B," to provide updated development regulations, for the entire Leder Hillsboro PCD area all as provided in Exhibit "C," the Leder Hillsboro PCD, attached hereto and incorporated herein; and

**WHEREAS**, the proposed rezoning to PCD is compatible with the surrounding existing zoning designations and uses for the properties in this vicinity; and

**WHEREAS**, the proposed rezoning will be consistent with the City of Coconut Creek Comprehensive Plan and Future Land Use Map; and

**WHEREAS**, at its public hearing held on July 13, 2022, the Planning and Zoning Board heard, reviewed, and duly considered the reports, findings, and recommendations of the City Staff, together with the opinions and testimony stated at the public hearing and has recommended approval of this item to the City Commission subject to conditions; and

**WHEREAS**, the City Commission has determined that the above described rezoning is in the best interest of the City and serves a public purpose based upon all the Development Review Committee comments and minutes, Planning and Zoning Board minutes, City staff reports, and findings of fact pertaining to this project located within the official City Development/Project file kept within the Department of Sustainable Development.

**NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF COCONUT CREEK HEREBY ORDAINS:**

**Section 1: Ratification.** That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this ordinance. All Exhibits attached hereto are incorporated herein and made a specific part of this ordinance.

**Section 2: Finding.** That the City Commission finds and determines that the above described amendment meets the requirements of the City's Land Development Code and particularly, Section 13-36, "Zoning Map Amendments," subsection (e), "Standards for Decisions" and Section 13-356, "Same [PCD, Planned Commerce District Generally] – Rezoning of land to PCD," and is consistent with the City of Coconut Creek Comprehensive Plan and Future Land Use Map.

**Section 3: Approval.** That the City Commission accepts the recommendation of the Planning and Zoning Board of July 13, 2022, and hereby approves the rezoning from CF (Community Facility) to PCD (Planned Commerce District) for the property generally located at 4161 West Hillsboro Boulevard and legally described in Exhibit "A"

and amendments to the Leder Hillsboro PCD generally located at 4161-4191 West Hillsboro Boulevard as legally described in Exhibit "B," by incorporating new development standards and an updated list of permitted and special land uses as provided in the Leder Hillsboro PCD, attached hereto as Exhibit "C," all as attached hereto and made a part hereof subject to the following conditions of approval:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit unless otherwise stated therein.
2. Additional landscaping, in addition to the approved plans, shall be provided as shown on the additional exhibit Landscape Plan Sheet LP-101, dated 08-03-2022, provided by the applicant, as follows:
  - a. Sabal Palms have been added to provide additional screening from the houses to the new building. The heads of the palms will grow thick quickly to provide a visual barrier while the oaks and green buttonwood fill in.
  - b. The proposed clusia hedge will be allowed to grow to a maximum of 8' for additional screening and to allow the oaks and green buttonwood fill in.
  - c. Root barrier product will be provided along the fence line to limit the root system of the oaks and green buttonwoods from growing into the backyards of the adjacent homes.
  - d. All of the landscape material on the eastern property line, adjacent to the 4 homes, will be planted immediately after the drainage area has been excavated and the slopes stabilized to allow the material to get a "head start" in filling in prior to the remainder of the construction on site.
3. The hours of operation for the self-storage facility on the 4161 Hillsboro parcel are limited to 6:00 a.m. to 10:00 p.m. daily.
4. The sidewalk pedestrian access easement identified in the PCD regulations and proposed within the landscape buffer along Hillsboro Boulevard shall be recorded in the public records of Broward County, Florida prior to the issuance of a Certificate of Occupancy for Phase III of the PCD.
5. The first Electric Vehicle Charging Station identified in the PCD shall be installed prior to the issuance of a Certificate of Occupancy, the second charging station will be installed within three (3) years of the City Commission approval of the project, and the third charging station will be installed within five (5) years of the City Commission approval of the project.
6. The applicant shall record the Unified Control Agreement and the Access Easement Agreement as approved by the City Attorney's Office within 30 days of approval.

**Section 4: Violation of Conditions.** That failure to adhere to the terms and conditions of the approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this ordinance. The applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and this ordinance may be revoked by the City Commission at any time upon a determination that the applicant is not in compliance with the City Code or this ordinance.

**Section 5: Other Approvals.** That this approval does not in any way create a right on the part of the applicant to obtain a permit from a state or federal agency, and does not create liability on the part of the City for issuance of the approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that result in a violation of state or federal law.

**Section 6: Agreement for Services.** That the applicant, property owner, and or assigns agree to use City franchisees for all services related to the development and use of the subject property.

**Section 7: Amendment of Ordinance No. 2017-049.** That the Leder Hillsboro PCD adopted by Ordinance No. 2017-049, adopted December 14, 2017, is hereby replaced in its entirety by the Leder Hillsboro PCD adopted herein. Conditions of the PCD rezoning imposed in Ordinance No. 2017-049 shall continue to apply to the amended PCD as applicable.

**Section 8: Conflicts.** That all ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this ordinance are hereby repealed to the extent of such conflict.

**Section 9: Severability.** That should any section or provision of this ordinance or any portion thereof, any paragraph, sentence, clause or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part hereof other than the part declared invalid.

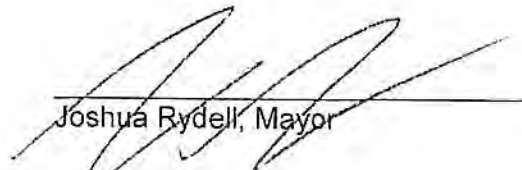
**Section 10: Effective Date.** That this ordinance shall become effective upon its passage on second and final reading.

PASSED FIRST READING THIS 25<sup>TH</sup> DAY OF AUGUST, 2022.

PASSED SECOND READING THIS 27<sup>TH</sup> DAY OF OCTOBER, 2022.

  
Attest  
Joseph J. Kavanagh, City Clerk



  
Joshua Rydell, Mayor

	<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>
Rydell	<u>Aye</u>	<u>Aye</u>
Welch	<u>Aye</u>	<u>Aye</u>
Tooley	<u>Aye</u>	<u>Aye</u>
Railey	<u>Aye</u>	<u>Aye</u>
Brodie	<u>Aye</u>	<u>Aye</u>

**ORDINANCE NO. 2022-017**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SPECIAL LAND USE APPLICATION SUBMITTED BY 4161 HILLSBORO, LLC TO ALLOW A SELF-STORAGE FACILITY, LOCATED AT 4161 WEST HILLSBORO BOULEVARD, AS LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR VIOLATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, 4161 Hillsboro, LLC has made an application for Special Land Use approval to allow a self-storage facility at 4161 West Hillsboro Boulevard, for the property legally described in Exhibit "A;" and

**WHEREAS**, Section 13-35, "Special Land Use," of the City's Land Development Code provides criteria for review and consideration of a Special Land Use application by the City Commission; and

**WHEREAS**, at its public hearing held on July 13, 2022, the Planning and Zoning Board heard, reviewed, and duly considered the reports, findings, and recommendations of the City Staff, together with the opinions and testimony stated at the public hearing and has recommended approval of this item to the City Commission subject to conditions; and

**WHEREAS**, the City Commission has determined that the above described Special Land Use meets the standards and requirements of Section 13-35, "Special Land Use," based upon the evidence presented at the public hearing, all the Development Review Committee comments and minutes, Planning and Zoning Board minutes, City staff reports, and findings of fact pertaining to this project located within the official City Development/Project file kept within the Department of Sustainable Development.

**NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF COCONUT CREEK HEREBY ORDAINS:**

**Section 1: Ratification.** That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this ordinance. All Exhibits attached hereto are incorporated herein and made a specific part of this ordinance.

**Section 2: Finding.** That the City Commission finds and determines that the above described Special Land Use meets the requirements of Section 13-35, "Special Land Use," of the City of Coconut Creek Code of Ordinances.

**Section 3: Approval.** That the Special Land Use for the property described in Exhibit "A," having been recommended for approval by the Planning and Zoning Board on July 13, 2022, and having been reviewed by the City Commission, is hereby approved subject to the following conditions:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit unless otherwise stated therein.
2. Landscaping, in addition to the approved plans, shall be provided as shown on the additional exhibit Landscape Plan Sheet LP-101, dated 08-03-2022, provided by the applicant, as follows:
  - a. Sabal Palms have been added to provide additional screening from the houses to the new building. The heads of the palms will grow thick quickly to provide a visual barrier while the oaks and green buttonwood fill in.
  - b. The proposed clusia hedge will be allowed to grow to a maximum of 8' for additional screening and to allow the oaks and green buttonwood fill in.
  - c. Root barrier product will be provided along the fence line to limit the root system of the oaks and green buttonwoods from growing into the backyards of the adjacent homes.
  - d. All of the landscape material on the eastern property line, adjacent to the 4 homes, will be planted immediately after the drainage area has been excavated and the slopes stabilized to allow the material to get a "head start" in filling in prior to the remainder of the construction on site.
3. Hours of operation for the self-storage facility proposed at the 4161 Hillsboro parcel shall be limited to 6:00 a.m. to 10:00 p.m. daily.
4. The sidewalk pedestrian access easement identified in the PCD regulations and proposed within the landscape buffer along Hillsboro Boulevard shall be recorded in the public records of Broward County, Florida prior to the issuance of a Certificate of Occupancy for Phase III of the PCD.
5. The first Electric Vehicle Charging Station identified in the PCD shall be installed prior to the issuance of a Certificate of Occupancy, the second charging station will be installed within three (3) years of the City Commission approval of the project, and the third charging station will be installed within five (5) years of the City Commission approval of the project.

6. The applicant shall record the Unified Control Agreement and the Access Easement Agreement as approved by the City Attorney's Office within 30 days of approval.

**Section 4: Violation of Conditions.** That failure to adhere to the terms and conditions of the approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this ordinance. The applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and this ordinance may be revoked by the City Commission at any time upon a determination that the applicant is not in compliance with the City Code or this ordinance.


**Section 5: Conflicts.** That all ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this ordinance are hereby repealed to the extent of such conflict.


**Section 6: Severability.** That should any section or provision of this ordinance or any portion thereof, any paragraph, sentence, clause or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part hereof other than the part declared invalid.

**Section 7: Effective Date.** That this ordinance shall become effective upon its passage on second and final reading.

PASSED FIRST READING THIS 25<sup>TH</sup> DAY OF AUGUST, 2022.

PASSED SECOND READING THIS 27<sup>TH</sup> DAY OF OCTOBER, 2022.

Attest:  
  
Joseph J. Kavanagh, City Clerk

  
Joshua Rydell, Mayor

	<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>
Rydell	<u>Aye</u>	<u>Aye</u>
Welch	<u>Aye</u>	<u>Aye</u>
Tooley	<u>Aye</u>	<u>Aye</u>
Railey	<u>Aye</u>	<u>Aye</u>
Brodie	<u>Aye</u>	<u>Aye</u>

**RESOLUTION NO. 2022-165**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SITE PLAN REQUEST OF 4161 HILLSBORO, LLC FOR THE PROPERTY LOCATED AT 4161 HILLSBORO BOULEVARD LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR VIOLATION OF CONDITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the applicant, James Kahn, Keith and Associates ("Applicant"), on behalf of the property owner, 4161 Hillsboro, LLC ("Property Owner"), is requesting site plan approval for a self-storage facility on the property at the address of 4161 Hillsboro Boulevard, legally described in Exhibit "A;" and

**WHEREAS**, the Applicant is seeking site plan approval to construct an one hundred sixty-eight thousand, one hundred twenty-three (168,123) square foot self-storage facility with an outdoor, covered recreational vehicle parking for five (5) to six (6) vehicles; and

**WHEREAS**, the proposed site plan is in compliance with the Leder Hillsboro Planned Commerce District (PCD) zoning district and Article III, "Zoning Regulations," of Chapter 13, "Land Development Code," of the City of Coconut Creek; and

**WHEREAS**, at its public hearing held on July 13, 2022, the Planning and Zoning Board heard, reviewed, and duly considered the reports, findings, and recommendations of the City staff, together with the opinions and testimony stated at the public hearing, and has recommended approval of this item to the City Commission subject to the conditions of approval; and

**WHEREAS**, the City Commission finds and determines that this site plan is in the best interest of the City and based upon the evidence presented at the public hearing, all

the Development Review Committee comments and minutes, Planning and Zoning Board minutes, City staff reports, and findings of fact pertaining to this project located within the official City Development/Project file kept within the Department of Sustainable Development, is consistent with the requirements of Article III, "Zoning Regulations," of Chapter 13, "Land Development Code," of the City of Coconut Creek and with the PCD, (Leder Hillsboro PCD), zoning regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:**

**Section 1: Ratification.** That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this resolution.

**Section 2: Finding.** That the City Commission finds and determines that the above described site plan complies with the requirements of Article III, "Zoning Regulations," of Chapter 13, "Land Development Code," of the City of Coconut Creek and with the PCD, (Leder Hillsboro PCD), zoning regulations.

**Section 3: Approval.** That this site plan application for the development of a self-storage facility for the property legally described in Exhibit "A," having been recommended for approval by the Planning and Zoning Board on July 13, 2022, and having been reviewed by the City Commission, is hereby approved subject to the following conditions:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit unless otherwise stated therein.
2. Landscaping, in addition to the approved plans, shall be provided as shown on the additional exhibit Landscape Plan Sheet LP-101, dated 08-03-2022, provided by the Applicant as follows:
  - a. Sabal Palms have been added to provide additional screening from the houses to the new building. The heads of the palms will grow thick quickly to provide a visual barrier while the oaks and green buttonwood fill in.
  - b. The proposed clusia hedge will be allowed to grow to a maximum of 8' for additional screening and to allow the oaks and green buttonwood fill in.
  - c. Root barrier product will be provided along the fence line to limit the root system of the oaks and green buttonwoods from growing into the backyards of the adjacent homes.
  - d. All of the landscape material on the eastern property line, adjacent to the 4 homes, will be planted immediately after the drainage area has been excavated and the slopes stabilized to allow the material to get a "head start" in filling in prior to the remainder of the construction on site.

3. Hours of operation for the self-storage facility proposed at the 4161 Hillsboro parcel shall be limited to 6:00 a.m. to 10:00 p.m. daily.
4. The sidewalk pedestrian access easement identified in the PCD regulations and proposed within the landscape buffer along Hillsboro Boulevard shall be recorded in the public records of Broward County, Florida prior to the issuance of a Certificate of Occupancy for Phase III of the PCD.
5. The first Electric Vehicle Charging Station identified in the PCD shall be installed prior to the issuance of a Certificate of Occupancy, the second charging station will be installed within three (3) years of the City Commission approval of the project, and the third charging station will be installed within five (5) years of the City Commission approval of the project.
6. The applicant shall record the Unified Control Agreement and the Access Easement Agreement as approved by the City Attorney's Office within 30 days of approval.

**Section 4: Violation of Conditions.** That failure to adhere to the terms and conditions of the approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this resolution. The applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and this resolution may be revoked by the City Commission at any time upon a determination that the applicant is not in compliance with the City Code or this resolution.

**Section 5: Compliance with Applicable Codes.** That the final site plan and building plans shall comply with all applicable zoning regulations and building codes.


**Section 6: Other Approvals.** That this approval does not in any way create a right on the part of the applicant to obtain a permit from a state or federal agency, and does not create liability on the part of the City for issuance of the approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that result in a violation of state or federal law.

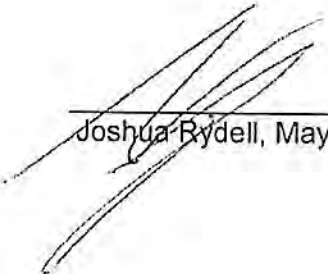
**Section 7: Severability.** That should any section or provision of this resolution, or any portion thereof, any paragraph, sentence, clause or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part hereof other than the part declared invalid.

**Section 8: Conflicts.** That all ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

**Section 9: Effective Date.** That this resolution shall be in full force and effective upon approval of Rezoning Ordinance No. 2022-016 and Special Land Use Ordinance No. 2022-017 by the City Commission.

Adopted this 27<sup>th</sup> day of October, 2022.

Attest:   
Joseph J. Kavanagh, City Clerk

  
Joshua Rydell, Mayor

Rydell	<u>Aye</u>
Welch	<u>Aye</u>
Tooley	<u>Aye</u>
Railey	<u>Aye</u>
Brodie	<u>Aye</u>

JP:ae

\\pdc\data\Development Services\Common\Documents\PLANNING & ZONING\Project Coordinator\Resolutions\2021\RES 2022-165 Leder Site Plan 08 25 22.docx

## EXHIBIT "A"

### Legal Description:

All of Parcel "A," Workingman's Nursery, according to the Plat thereof, as recorded in Plat Book 126, Page 22, of the Public Records of Broward County, Florida

CODE OFFICER JAN MOPPERT  
SPECIAL MAGISTRATE CASES

Summons/Case # C25080024  
Collado, Yomarys  
5092 Ashley River Rd, WPB, FL 33417-8352  
Vio Address: 4753 NW 22 St #42103  
Vio: 13-38-a (failure to obtain & complete the permit process:  
a/c unit)

**IMPORTANT INSTRUCTIONS**

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

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

**SUMMONS TO APPEAR**

State of Florida NO. C25090024  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Monday Date August 11 2025

At 12:52 AM/PM

Owner Name Collado, YOMARYS  
Last First MI

Owner Address 5092 ASHLEY RIVER RD  
West Palm Beach FL 33417-8352  
City State Zip

Legal/Folio 4842 19 DD 2630

Violation Location 4753 NW 22 ST #42103  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Failure to obtain & complete the permit process! A/c unit

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

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON wednesday, THE 22 DAY OF April, 2025, AT 2:30 PM IN THE City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.  
Jan Mappert - 4/6/26 310  
Officer Signature Date ID#  
Jan Mappert  
Printed Name \*POSTED\*

Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-4476 or 1530  
between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25080024	<sup>SM</sup> 4753 NW 22 ST 42103	484219DD0630	COLLADO, YOMARYS

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

Initial Warning of Violation – Date: 08/07/2025

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 4/1/2026 - Receipt/Article # 9589 0710 5270 1607 5744 10  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 4/6/26 - Time: 02:09 PM (See Photo of Posting)

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

Jan Moppert

Signature of Code Compliance Officer

Jan moppert

Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 7 day of April, 2026 by MOPPERT, JAN who is personally known to me.

Reshma Heraman

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



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

CERTIFIED MAIL®



9589 0710 5270 1607 5744 10

COLLADO, YOMARYS  
5092 ASHLEY RIVER RD  
WEST PALM BCH FL 33417-8352

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**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage a	\$
Sent To	
Street and Apt. #	
City, State, ZIP+4	

C 25080024  
Summons  
Postmark Here  
JM 4/1/26

COLLADO, YOMARYS  
5092 ASHLEY RIVER RD  
WEST PALM BCH FL 33417-8352

01 4425 209T 0225 0120 6956



BUTTERFLY CAPITAL OF THE WORLD®

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

**CERTIFIED MAIL®**



9589 0710 5270 1607 5744 27

4753 NW 22 STREET #42103,  
COCONUT CREEK FL 33063-3878

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

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

C25080024  
Summers  
Postmark  
Here  
J.M 4/1/26

42 4425 209T 0225 0T20 6956

Sent To  
Street and A  
City, State, Z

4753 NW 22 STREET #42103,  
COCONUT CREEK FL 33063-3878

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

**SUMMONS TO APPEAR**

State of Florida NO. C25080024  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:  
Day Monday Date August 11 2025

At 12:52 AM/PM

Owner Name Collado, Yommys  
Last First MI

Owner Address 5092 Ashley River Rd  
West Palm Beach Fl 33417-9352  
City State Zip

Legal/Folio 4042 19 DD 0030

Violation Location 4753 NW 22 St #42103  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:  
Failure to obtain & complete the  
perm process. A/c unit

In violation of Chapter(s) 13 Section(s) 38-0  
Code of Ordinances of the City of Coconut Creek, Broward  
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE  
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,  
FLORIDA ON Wednesday, THE 13 DAY  
OF April, 2024, AT 2:30 PM IN THE  
City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

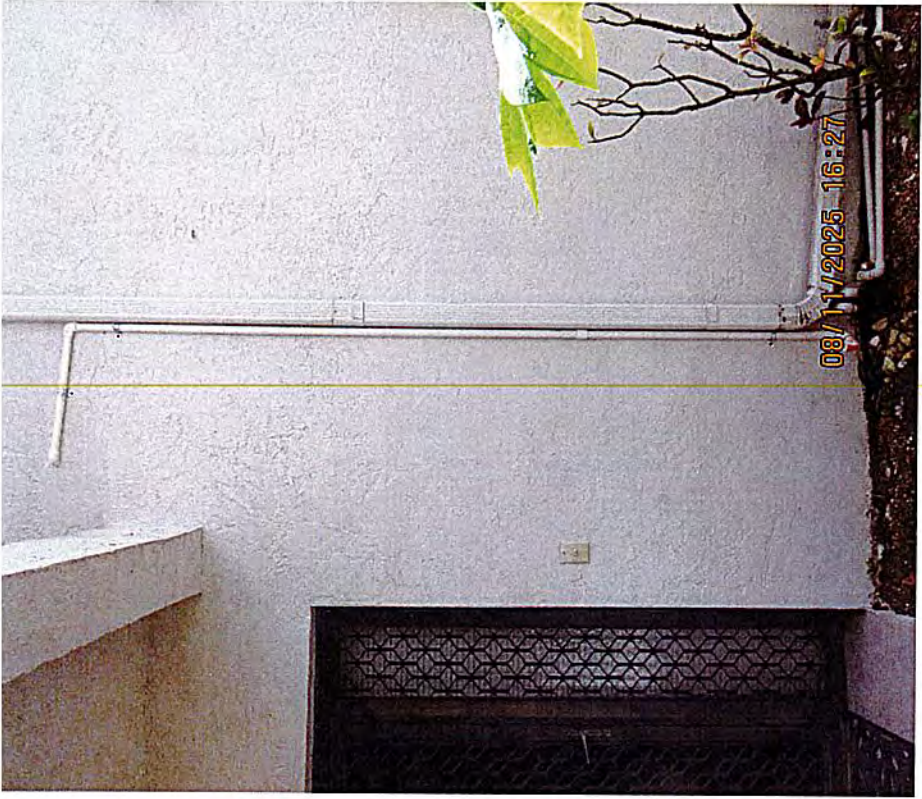
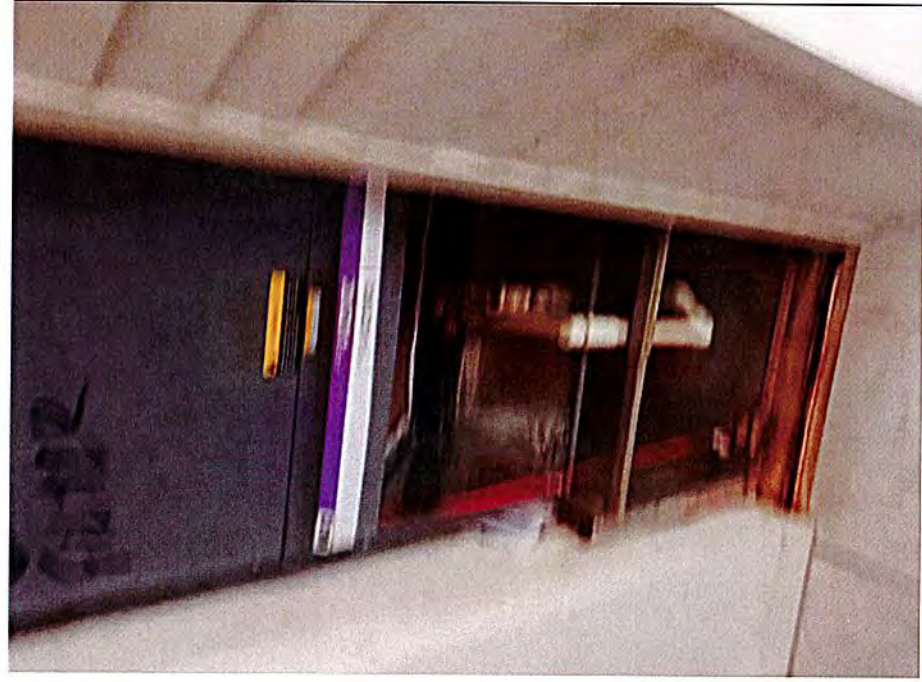
EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT  
TO EXERCISE EITHER OPTION AS STATED ON THE  
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS  
\$          . A FINE AMOUNT OF UP TO \$500 MAY BE  
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR  
DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
Jan Mappert 4/6/26 310  
Officer Signature Date ID#  
Jan Mappert  
Printed Name posted

04/06/2026 14:09



4753 NW 22 St (Baywood Vill II) posted Summons 4.6.26: 2:10 PM. JM



4753 NW 22 St ( Bayport II) observed a/c unit had been installed in closet with drainage outside instead of above the entry door on 8/11/25. JM

## Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of sustainable development pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*

- (1) Completed building application forms are submitted to the department of sustainable development with two (2) sets of construction plans and the appropriate permit fees as set forth in division 4 of this article.
- (2) Permit applications are reviewed by the department of sustainable development.
- (3) Applications are returned to the applicant for correction or approved as submitted.
- (4) Following all required approvals, the director of sustainable development shall authorize issuance of the building permit.

(d) *General requirements.*

- (1) Building permits may not be issued by the director of sustainable development for any applicable purpose except when in conformance with the regulations of this chapter and the Florida Building Code.
- (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
  - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
  - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.

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

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

(Ord. No. 115-86, § 108.09, 7-10-86; Ord. No. 159-87, § 108.09, 6-11-87; Ord. No. 2001-042, § 3, 2-28-02; [Ord. No. 2024-012](#), § 2, 4-11-24)



Property Address	4753 NW 22 STREET #42103, COCONUT CREEK FL 33063-3878	ID #	4842 19 DD 0630
Property Owner	COLLADO, YOMARYS	Millage	3212
Mailing Address	5092 ASHLEY RIVER RD WEST PALM BCH FL 33417-8352	Use	04
Abbr Legal Description	BAYWOOD VILLAGE II-C CONDO UNIT 42103 BLDG 13 PER CDO BK/PG 14674/0732		

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

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

**Property Assessment Values**

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$24,750	\$222,740	\$247,490	\$213,490	
<b>2025</b>	\$26,480	\$238,360	\$264,840	\$194,090	\$4,860.16
<b>2024</b>	\$27,300	\$245,740	\$273,040	\$176,450	\$4,638.70

**2026\* Exemptions and Taxable Values by Taxing Authority**

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$247,490	\$247,490	\$247,490	\$247,490
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$213,490	\$247,490	\$213,490	\$213,490
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$213,490	\$247,490	\$213,490	\$213,490

**Sales History**

Date	Type	Price	Book/Page or CIN
6/25/2012	WD-Q	\$68,000	48880 / 1180
11/30/2004	WD	\$175,000	38710 / 171
6/25/2004	WD	\$155,000	37764 / 1688
2/1/1994	WD	\$63,000	21710 / 755
10/1/1987	WD	\$63,400	

**Land Calculations**

Price	Factor	Type
<b>Adj. Bldg. S.F.</b>		1120
<b>Units/Beds/Baths</b>		1/3/2
<b>Eff./Act. Year Built: 1988/1987</b>		

**Special Assessments**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
M			CM					
1								

**Summons/Case # C25070179**  
**Elliot Cocoplum Borrower LLC**  
**% Alliance Tax Advisors, 6191 State Highway 161 #100, Irving TX 75038**  
**Vio Address: 4080-4142 Cocoplum Cir**  
**Vio: 13-40-a-1 (failure to obtain & complete the Engineering**  
**permit process: Curb & sidewalk repairs throughout)**

**IMPORTANT INSTRUCTIONS**

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

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

**SUMMONS TO APPEAR**

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

NO. CR5070179

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

Day Friday Date July 25 2024

At 7:09 (AM) PM

Owner Name Elliot Coconut Borrower LLC  
Last First MI

Owner Address 970 Alliance Tax Advisors  
Last First MI

W. State Highway 161 #100, Irving TX  
City State Zip 75038

Legal/Folio 4B42 19 12 0100

Violation Location 4000-4142 Coconut Cir

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

Failure to obtain & complete the Engineering permit process! Curb & sidewalk repairs

In violation of Chapter(s) 13 Section(s) 40-a-1 Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 22 DAY OF April, 2024, AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.  
Jan Moppert 4/6/24 310  
Officer Signature Date ID#

Jan Moppert  
Printed Name  
[Signature]  
Signature Acknowledging Receipt of this Notice Date  
Virginia Durcan  
Printed Name

If you have any questions, call 954-956-1476 or 1530 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25070179	4080 - 4141 COCOPLUM CIR	484219120100	ELLIOT COCOPLUM BORROWER LLC

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

Initial Warning of Violation – Date: 07/24/2025

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

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

Service of Summons – F.S. 162.12(1):

9589 0710 5270 1607 5743 97

9589 0710 5270 1607 5743 35

Certified Mail – Date Sent: 4/7/2026 - Receipt/Article #: 9589 0710 5270 1607 5743 42  
Return Receipt Requested

Hand Delivery – Date: 4/6/26 - Time: 12:15 PM - Name: Virginia Duncan

Commercial Property – Title/ relationship to business: Asst Manager

Additional Service – F.S. 162.12(2):

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

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

Jan Moppert

Signature of Code Compliance Officer

Jan moppert

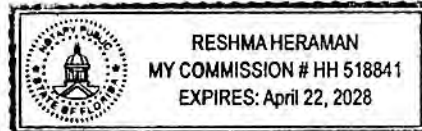
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 7 day of April, 2026 by MOPPERT, JAN who is personally known to me.

Reshma Heraman

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



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

**CERTIFIED MAIL®**



9589 0710 5270 1607 5743 42

461 FIFTH AVENUE, FLOOR 16  
NEW YORK, NY 10017

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

C25070179  
Summers  
Postmark  
Here  
J.M  
4/1/26

Postage	\$
Total Postage	\$

461 FIFTH AVENUE, FLOOR 16  
NEW YORK, NY 10017

Sent To \_\_\_\_\_  
Street and Apt \_\_\_\_\_  
City, State, Zip \_\_\_\_\_

24 4425 209T 0225 0T20 6856



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

**CERTIFIED MAIL®**



9589 0710 5270 1607 5743 97

CAPITOL CORPORATE SERVICES, INC.  
515 E. PARK AVENUE, 2ND FL  
TALLAHASSEE, FL 32301

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

46 5425 209T 0225 0TLD 6856

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

C25070174  
Summons  
Postmark  
Here  
J.M 4/1/26

Sent To **CAPITOL CORPORATE SERVICES, INC.**  
**515 E. PARK AVENUE, 2ND FL**  
**TALLAHASSEE, FL 32301**

Street and Apt. \_\_\_\_\_  
 City, State, Zi \_\_\_\_\_

PS Form 38 \_\_\_\_\_



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

**CERTIFIED MAIL®**



9589 0710 5270 1607 5743 35

ELLIOT COCOPLUM BORROWER LLC  
 %ALLIANCE TAX ADVISORS  
 6191 STATE HIGHWAY 161 #100  
 IRVING TX 75038

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

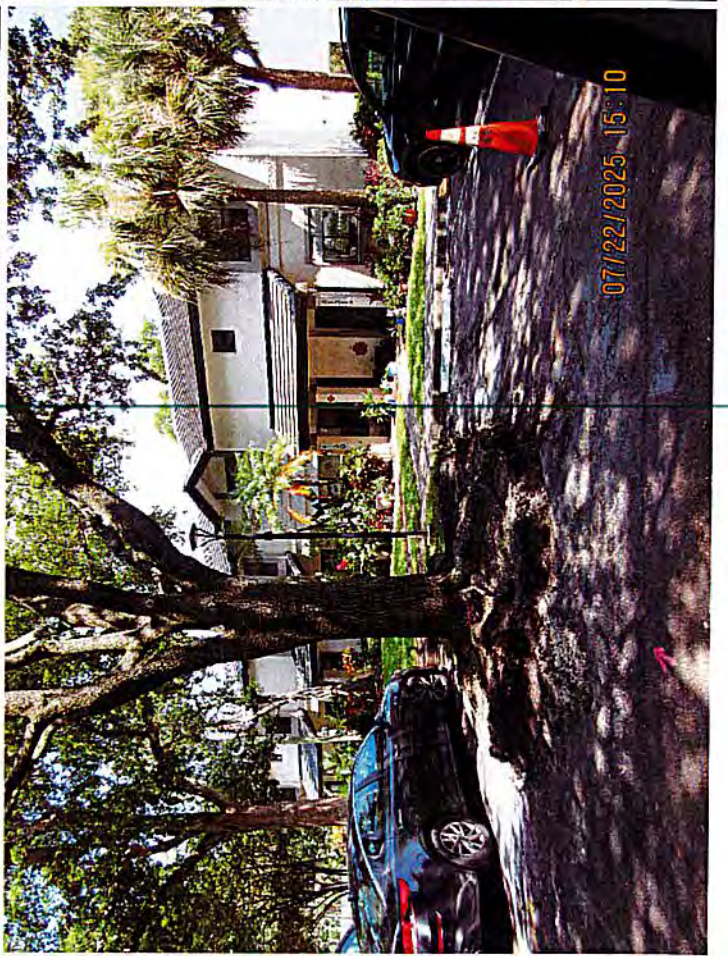
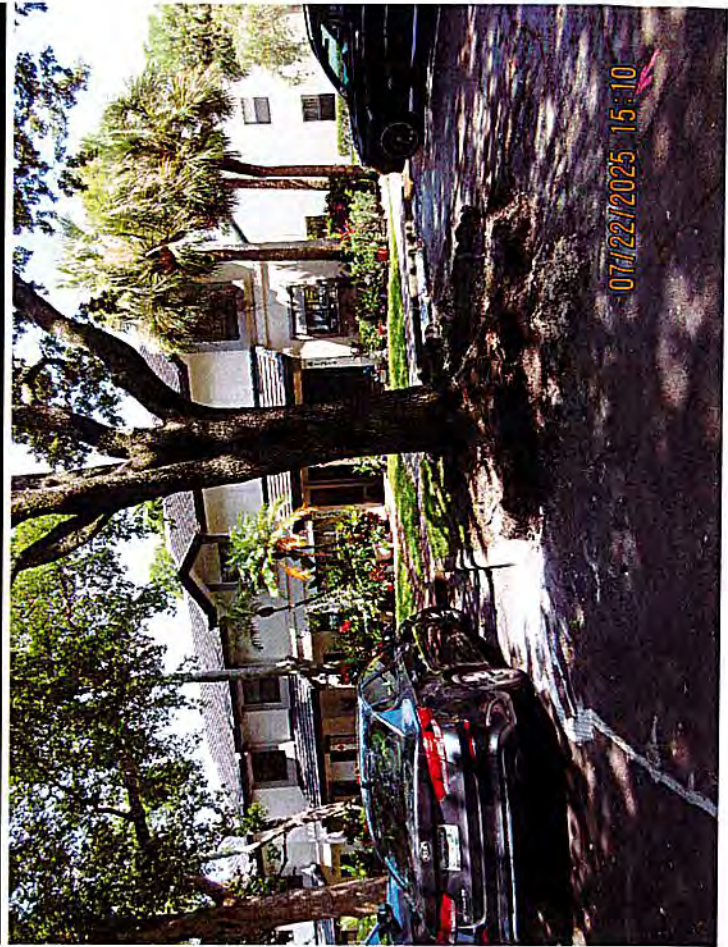
OFFICIAL USE

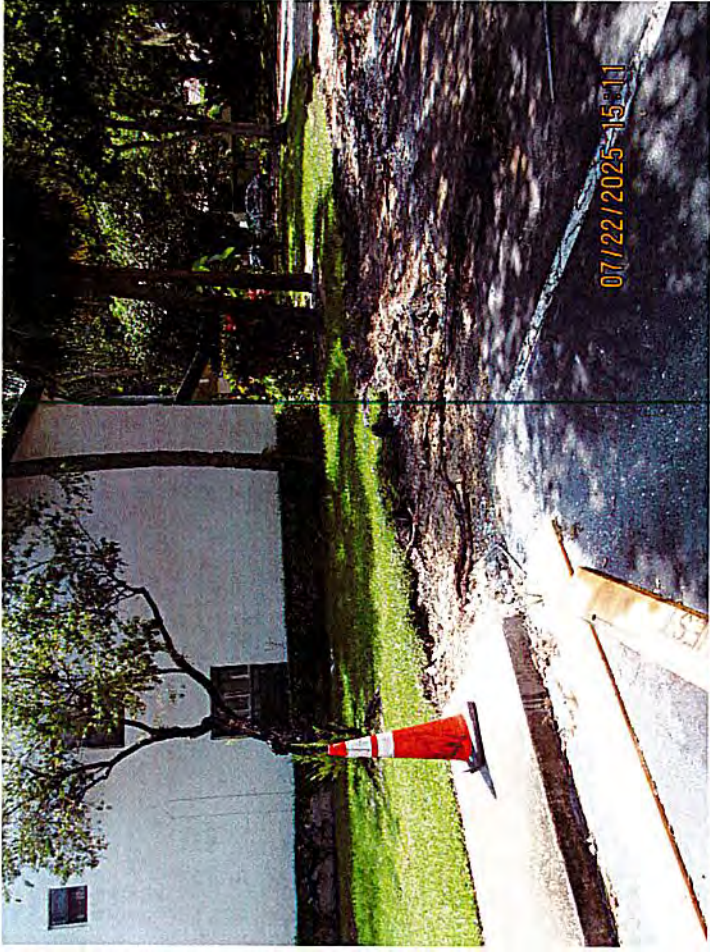
SE 4425 209T 0225 0120 6956

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	
Street and Ap	
City, State, Zi	

C25070179  
 Summers  
 Postmark  
 Here  
 J.M 4/7/26

ELLIOT COCOPLUM BORROWER LLC  
 %ALLIANCE TAX ADVISORS  
 6191 STATE HIGHWAY 161 #100  
 IRVING TX 75038







Elliot Cocoplum Observed curb & sidewalk repair – in process – 7/22/25. JM

**Sec. 13-40. - Engineering permits.****(a) Permits required.**

- (1) *Issuance by engineering division.* A permit is required for all engineering improvements and construction under city jurisdiction. Such permits shall be issued by the engineering division in accordance with the city's land development code, division 4, "Record Drawings," of article II, Subdivision Regulations," of this chapter, and such other sections as applicable.
- (2) *No construction before permit.* Except as provided hereinafter, no construction shall be started until a permit for the proposed installation has been granted by the engineering division. Minor construction or maintenance work, such as installation modification for water meters (up to two (2) inches), cable splice pits (not in or within two (2) feet of a roadway) streetlight maintenance, or similar types of work may be done without permit, however the engineering division shall be given forty-eight (48) hours prior notice. This does not include cable replacement, or any other type of facility upgrading or rehabilitation involving excavation, except for splice pits as stated above.
- (3) *Emergency work.* None of the above permit procedures shall apply to emergency repair work. Emergency repair work is work which must be done immediately upon discovery, in order to safeguard the public from immediate danger to life or limb, to safeguard public health, safety or welfare, to repair or replace traffic signals or to restore interrupted utility services. In the event of an emergency as defined above, repair work may be started without a permit upon verbal notification being given to the engineering division. If the engineering division offices are closed, then notification must be given as early as possible on the next regular work day. After the emergency repair is completed, a record drawing must be submitted to the engineering division, unless otherwise provided hereinafter, within ten (10) working days. Work that can be scheduled ahead of time will not be considered emergency work.

**(b) General requirements.**

- (1) *Ownership of facilities.* All facilities permitted for installation within the city's jurisdiction, on the public rights-of-way or on private property, must be owned and maintained by a public service utility or a communications service provider or franchise or by a political entity competent to function within the State of Florida, and shall remain the liability of the last operating entity until removed. This section shall not apply to facilities required to be left in place by the engineering division.
- (2) *Validity.*
  - a. Permits will become invalid one hundred eighty (180) calendar days from date of issuance if work has not begun on a permitted project, unless other provisions have been made with the engineering division. Permits will become invalid upon suspension of work in excess of ninety (90) days on any permitted work, unless an extension has been granted by the engineering division.
  - b. If permittee wishes to begin, continue, or resume work after permit expiration, a new permit must be obtained with all current conditions and regulations having to be met including new plan approval. A new permit fee will be charged for the uncompleted portion only.
  - c. Permits will expire upon completion of the permitted work and acceptance of the installation, by the owner, operator, all regulatory agencies involved, and the engineering division.

**(c) Procedure for obtaining a permit.**

- (1) a. *Construction drawing review.* Prior to application for permit, a minimum of six (6) complete sets of construction drawings (final engineering plans) with supporting design calculations for the proposed work, signed and sealed by a professional engineer registered in the State of Florida, shall be submitted to the engineering division for review and approval, unless otherwise specified hereinafter or arranged with the city engineer.
- b.

After the engineering division has reviewed the drawings, the owner or engineer of record shall be advised in writing of the approvability of these drawings and what, if any, items should be revised. If necessary, one (1) copy of each drawing noting all required revisions shall be returned to the engineer of record with an explanatory letter and a final engineering checklist. Three (3) sets of approved drawings shall be returned to the engineer of record once all checklist items have been approved.

- c. When the drawings have been approved, and all documentation for other agency approvals have been provided, application for a permit for construction may be made. Construction drawing approvals shall be void after one (1) year unless an engineering division permit to construct the approved facilities has been issued. In the event that applicable standards, regulations or laws change subsequent to construction drawing approval, but prior to permit issuance, revised plans must be submitted for approval under the new requirements.
- (2) Permits shall be issued to qualified applicants only. Necessary application forms shall be available at the engineering division offices. Forms are to be completed, signed and submitted together with appropriate fees. The application, when signed and dated by the issuing agent for the city, shall constitute the permit for construction.
- (3) No permit shall be issued for work until all the required performance bonds have been posted. Construction shall not commence until applicant has obtained all necessary approvals and permits from all agencies having jurisdiction and has submitted same to the engineering division. Forty-eight (48) hours minimum prior notice must be given to the engineering division prior to the start of construction.
- (4) Plan approval is based primarily upon the information contained on the approved engineering construction drawings. Subsequent minor revisions approved after permitting may be indicated upon approved prints, but such changes must be signed and dated by representatives of the engineer of record and the engineering division prior to the contractor proceeding with the revisions.
- (d) *Specific provisions for obtaining a permit to install wireline communications facilities within the city including in the public right-of-way and on private property.*
  - (1) *Scope.* All provisions applicable to the installation of wireline communications facilities within the city and communications service providers located in subdivision IX, "Communications Facilities" are incorporated herein. In the event of a conflict, the provisions set forth in this section shall prevail.
  - (2) *Definitions.* All definitions set forth in subdivision IV, "Communications Facilities," are adopted herein. In addition, the following definitions shall be used for this subsection:

*Major construction* means the excavation, installation, removal, or maintenance of facilities in the rights-of-way and on private property within the city's jurisdiction, provided, however, that major construction shall not mean installation, repair, rehabilitation or maintenance of facilities that do not involve excavation or other physical disruption of the rights-of-way or private property, or other work in the rights-of-way within the city that the city considers, in its sole discretion, to be minor construction.

*Minor construction* means the excavation, installation, obstruction, removal, or maintenance of facilities that the city determines does not impact the use of the public.

*Permittee* means any person to whom a construction permit has been granted.

*Probation* means the status of a person that has not complied with the requirements of this subsection.

*Probationary period* shall be one (1) year from the date that a person has been notified in writing that they have been put on probation.

*Trenchless technology* means the use of directional boring, horizontal drilling, microtunneling and other techniques used to construct underground facilities that result in minimal disruption and damage to the rights-of-way.

*Underground facilities* means all lines, cable, or conduits, posts, tanks and other facilities, which are located wholly or partially underneath the rights-of-way.

(3)

*Prohibition.* No person shall construct, install, repair, remove, relocate, or perform any other work on, or use any facilities or any part thereof located in the city pursuant to this subsection without first filing a registration statement, pursuant to subdivision IX, Communications Facilities," when work is done in the city right-of-way, and obtaining a construction permit from the department of utilities and engineering.

- (4) *Requests for construction permits.* Requests for construction permits seeking to construct wireline communications facilities within the city, on public or private property, shall be filed with the department of utilities and engineering. All construction permit requests shall be in a form specified by the department of utilities and engineering and shall contain the following:
- a. Evidence that the person requesting the construction permit is the owner of the proposed facility and when construction is proposed within a city right-of-way, proof that the applicant is properly registered with the city pursuant to subdivision IX, "Communications Facilities," or proof that the person has the authority to apply for the permit on behalf of the owner or registrant.
  - b. If work is proposed in the city right-of-way, a traffic control plan/maintenance of traffic (MOT), approved by Broward County Traffic Engineering Department, demonstrating the protective measures and devices that will be employed, consistent with the manual of uniform traffic control devices and standards of the Florida Department of Transportation, in order to prevent injury or damage to persons or property and to minimize disruptions to efficient pedestrian and vehicular traffic.
  - c. Each permit applicant seeking to construct wireline communications facilities within the city shall file a construction and maintenance plan, to the extent known, with the department of utilities and engineering. Such plan shall be submitted using a format designated by the department of utilities and engineering and shall contain the information determined by the city manager or designee, to be necessary to facilitate the coordination and reduction in frequency of construction, excavation and obstructions in the city. The plan will include a preliminary construction schedule and completion date. To the extent that the plan changes, each permittee shall use its best efforts to update the plan on an annual basis, or by October 1 of each year. The plan shall include:
    1. The specific locations and the beginning and ending dates of all known planned construction to be commenced during the next calendar year; and
    2. A description of how the equipment or new facility would fit into the affected area.
  - d. Mapping data.
    1. Each permit applicant shall provide to the department of utilities and engineering within a reasonable time, information indicating the horizontal location of all facilities placed in the rights-of-way and the vertical location of all underground facilities that are placed in the rights-of-way. Each permit applicant shall use its best efforts to make this information available in electronic format, as such information shall be included in the mapping system used by the city.
    2. "As-builts" shall be required by the city for each project constructed in the city rights-of-way. The plans submitted with the permit application shall be utilized for "as-built" purposes provided that the construction does not deviate from the permit plans provided. Should the construction require a deviation from the original permit plans, the city manager or designee shall require a permit modification including new permit plans. The amended permit plans shall be utilized for "as-built" purposes. Each permit applicant shall make this information available in electronic format.
  - e. If the permit applicant is proposing an underground installation within new ducts or conduits to be constructed within the rights-of-way, the following information is required.
    1. A statement that it is not technologically or economically feasible to locate its facilities in existing ducts and conduits; and
    2. The location, depth, size and quantity of proposed new ducts or conduits.
  - f.

When a construction permit is requested for purposes of installing additional facilities within the city rights-of-way, the posting of a construction bond for the additional facilities, if required, or proof of self-insuring status that demonstrates adequate financial resources to defend and cover claims.

- g. If required by the city manager or designee, a videotape documenting the condition of the rights-of-way prior to major construction, if applicable.
  - h. Submit an emergency response plan that includes detailed information needed to expeditiously address risks to life safety or imminent significant property damage.
- (5) *Joint submissions.* Persons requesting a construction permit are encouraged to make joint submissions for said permits to work in the rights-of-way at the same place and time and may share in the payment of any construction permit fee. Persons requesting a construction permit that file jointly shall be jointly and severally liable for any construction permit fee and for compliance with the requirements of this subsection.
- (6) *Public notice.* Prior to the issuance of any permit pertaining to the placement and maintenance of communications facilities within the public rights-of-way located in residential zoning districts, the city manager or designee shall require the permittee to issue notice of the proposed work, via writing, to property owners within two hundred fifty (250) feet of such rights-of-way, as well as provide notification to any affected homeowners' association or neighborhood association (the "notification area"). The city may further require the permittee to hold a public information meeting for purposes of answering questions and taking comments from affected property owners. Such public information meeting shall be held within ten (10) days of the city's receipt of request for same. Comments may be submitted in person or in writing to the city. The process for submitting written comments shall be provided to all property owners in the notification area by the permittee. Should a public information meeting be required, the permittee shall submit a report to the city, no later than ten (10) days after such meeting, stating the public comments received and any responses provided by the permittee. The permittee shall meet with city staff as soon as practical to review comments received at the public information meeting, and attempt to resolve all negative comments or issues raised. No permit application will be deemed complete, nor permit shall be issued, by the City until this process, if required, has been completed.
- (7) *Unregistered equipment.* One (1) year after the passage or amendment of this subsection, any facilities in any rights-of-way that are owned by a person who has not registered as required by subdivision IX, "Communications Facilities," shall be deemed a nuisance. The city may exercise any remedies or rights it has at law or in equity, including, but not limited to, abating the nuisance or taking possession of the facilities and restoring the rights-of-way at the facility owners' expense. Written notice by the city to the owner, if known, will be provided thirty (30) days prior to any city action to abate the nuisance or taking possession of the facilities.
- (8) *Construction permit limitations.* A permittee shall submit written notification three (3) business days prior to the actual construction commencement date confirming the actual construction date for the project.
- 
- a. A construction permit is valid only for the dates, time and area specified in the permit.
  - b. No person may perform major construction beyond the date(s) specified in the construction permit unless an extension or a new construction permit is granted.
  - c. Construction permits shall be conspicuously displayed at all times at the work site and shall be available for inspection.
- (9) *Issuance of permit; conditions.*
- a. The issuance of a construction permit shall neither convey equitable or legal title in the streets, sidewalks, public property or rights-of-way.
  - b. Each construction permit shall be non-exclusive and shall not in any manner prevent the city from granting other or further permits and agreements regarding wireline communications facilities within the city. Such construction permits shall in no way prevent or prohibit the city from using any of said properties/rights-of-way or affect its jurisdiction over them or any part of them, and the city shall retain its power to make all necessary changes,

relocations, repairs, maintenance, establishment, improvement, dedication of the same as the city deems necessary, including but not limited to the dedication, establishment, maintenance, and improvement of all new rights-of-way, thoroughfares and other public properties.

- c. Conditions before a construction permit is issued. Except in the case of an emergency, no construction permit will be granted:
  1. To any person required to register and who has not registered.
  2. To any person who is currently not in substantial compliance with the requirements of this subsection, or if applicable, with the requirements set forth in subdivision IX, "Communications Facilities."
  3. To any person who has an outstanding undisputed debt which is due and payable to the city without offset.
  4. To any person as to whom there exists grounds for the revocation of a construction permit until such person/registrant has corrected any such failure and/or default.
- d. Before the city manager or designee denies issuance of a construction permit for wireline communications facilities, the city manager or designee shall provide notice of his/her preliminary decision to deny, in writing, and the person/registrant who applied for the permit shall have ten (10) business days to cure the default that precluded issuance of the permit. If the person/registrant cures the defects within the ten (10) day period, a construction permit will be issued. If the person/registrant fails to cure, the permit request will be denied.
- e. Other conditions. The city manager or designee may impose reasonable conditions upon the issuance of the construction permit for wireline communications facilities and the performance of the person/registrant requesting the permit thereunder in order to protect the public health, safety and welfare of the city, to ensure the structural integrity of the rights-of-way or other city property, or to minimize the disruption and inconvenience to the traveling public.
- f. Exceptions.
  1. Notwithstanding the provisions of subparagraphs c. and d. above, the city manager may issue a construction permit where necessary:
    - i. To prevent substantial economic hardship to a customer of the person/registrant requesting a permit; or
    - ii. To allow such customer to materially improve its communications service; or
    - iii. To allow a new economic development.
  2. Minor construction. For those instances relating to minor construction or individual service repair work being done to one flag of the sidewalk, the owner/registrant shall provide written notification to the city manager or designee no later than twenty-four (24) hours prior to the commencement of such work.

(10) *Work without a permit.*

- a. Emergency situations. In any emergency event relating to wireline communications facilities or arising out of its installation of such facilities, the owner shall proceed to take whatever actions are necessary in order to respond to the emergency to prevent loss of life or imminent significant damage to property. Each owner shall as promptly as reasonably practical, notify the city manager or designee of any event regarding its facilities which it considers to be an emergency. In the event that the city becomes aware of an emergency regarding a facility, the department of utilities and engineering may attempt to contact the local representative of each owner of facilities affected, or potentially affected, by the emergency and shall enforce the emergency response plan submitted by the owner/registrant. In any event, the department of utilities and engineering may take whatever action it deems necessary in order to respond to the emergency, the reasonable and documented direct cost of which shall be borne by the owner/registrant whose facilities occasioned the emergency. Each owner/registrant shall be responsible for the cost of repairing any facilities that it or its facilities damages during an emergency caused by the registrant or its facilities, in accordance with F.S. Ch. 556.

In addition to the above, in the event that an emergency does arise, the owner/registrant shall provide the following:

1. A public relations/customer service representative shall be contacted immediately for all emergencies and shall be available to handle all homeowner questions and issues as well as media information. Such activities shall be coordinated with the city's public relations office.
2. The name, address and telephone number of the company retained, if any, by the owner/registrant to handle all emergency matters, including but not limited to, immediate repair of any of the facilities and/or property affected by the emergency situation.

(11) *Construction and restoration.*

a. Subsurface utility engineering study required.

1. Prior to commencement of any major construction, an owner/registrant shall, if required by the city manager or designee, conduct a subsurface utility engineering study on the proposed route of construction. The city manager or designee may waive all or part of this requirement in construction situated where it is not necessary. A subsurface utility engineering study consists of:
  - i. Securing all available "as built" plans, plats and other location data indicating the existence and approximate location of all underground facilities along the proposed construction route.
  - ii. Visibly survey and record the location and dimensions of any above-ground features of all underground facilities along the proposed construction route, including but not limited to manholes, valve boxes, utility boxes, posts and visible street cut repairs.
  - iii. Determining and recording the presence and approximate horizontal location of all underground facilities in the rights-of-way along the proposed system construction route.
2. Upon completion of a subsurface utility engineering study pursuant to this subsection, the owner/registrant shall incorporate all of the data collected into the plans submitted to the city for permitting.
3. Qualified professional. All engineering plans submitted pursuant to this subsection shall be prepared, signed and sealed by a professional engineer registered in the State of Florida.

(12) *Location of facilities.* The city manager or designee shall have the power to prohibit or limit the placement of new or additional facilities within specific sections of the rights-of-way if there is insufficient space to accommodate all requests to occupy and use the rights-of-way. All proposed underground wireline communications facilities shall have a ten-foot minimum horizontal separation and a four-foot minimum vertical separation from any city owned utilities. In making such decisions, the city manager or designee shall strive to the extent possible to accommodate all existing and potential users of the rights-of-way, but shall be guided primarily by considerations of public interest, the condition of the rights-of-way, the protection of existing facilities in the rights-of-way, and city plans for public improvements which have been determined by the city commission to be in the public interest.

~~(13) *Manner of construction.*~~

- a. All major and minor construction shall conform to specifications and standards established by the city which include the public utilities standards and policies.
- b. All major and minor construction shall be accomplished in the manner resulting in the least amount of damages and disruption to the public rights-of-way and private properties. Specifically, every owner/registrant performing major construction shall utilize trenchless technology, unless the city manager or designee approves another method of construction.
- c. For construction in the right-of-way, entire road closures will not be permitted in major traffic ways which shall include any road listed as an arterial, collector or one-way pair on the Broward County Traffic Ways Plan. Lane closures shall not occur during the rush hour period starting at 7:00 a.m. and ending at 9:00 a.m. and from 4:00 p.m. to 6:00 p.m.

(14) *Removal and relocation of facilities.*

- a.

In the event the city reasonably requires the removal or relocation of any wireline communications facilities installed in the city's rights-of-way, the statutory requirements set forth in F.S. Ch. 337, and as amended from time to time, for such removal and relocation shall be implemented and complied with by the parties.

- b. The reasonable and documented direct costs of such removal or relocation shall be borne by the registrant pursuant to F.S. Ch. 337, as amended from time to time.

(15) *Restoration.*

- a. Restoration of the rights-of-way and private property shall conform with the sections, details, and specifications set forth in the "City Land Development Code, Utility and Engineering Standards Manual, Specifications, Policies and Procedures" of the Utility and Engineering Department of the City of Coconut Creek, as amended from time to time.
- b. The work to be done under a construction permit and the restoration as required herein must be completed within the dates specified in the construction permit or as amended subsequently.
- c. The permittee shall restore the work area and perform the work according to the standards and with the materials necessary to return the rights-of-way and private property to the same or similar condition as existed prior to construction. In the event that the registrant fails to restore the work area within ten (10) days after completion of the permitted construction or repair, or within the time approved by the city manager or designee, the city may restore the job site and make a claim under the construction bonds issued pursuant to subdivision IX, "Communications Facilities," for work in public right of way or seek reimbursement from the permittee for work on private property. Upon the permittee's completion of the restoration, the city will inspect said work and if the city determines that the property has been properly restored for work conducted in the public right of way, the city shall release fifty (50) percent of the performance bond amount to the registrant. However, the registrant shall be responsible for its restoration work and shall maintain and correct any improper construction and/or restoration at its cost during the twelve (12) months following its completion. The registrant shall also provide a twelve-month guarantee for trees and other flora. During the twelve (12) month period, it shall, upon notification from the department of utilities and engineering, correct all restoration work to the extent necessary using the method required by the city manager or designee. Said work shall be completed within twenty-one (21) calendar days of the receipt of the notification from the department of utilities and engineering. In the event that the registrant fails to restore the property within twenty-one (21) days, the city may restore the property and make a claim against the construction bonds issued pursuant to subdivision IX, "Communications Facilities." If, during the twelve (12) months following such restoration, the pavement settles due to registrant's improper backfilling, the city shall make a claim under the construction bonds to recover the cost of repairing the pavement. If, twelve (12) months after completion of the restoration, the city determines that the rights-of-way have been properly restored, it shall release the remaining performance bond's balance.

(16) *Inspection.*

- a. The permittee shall notify the city within forty-eight (48) hours of completion of construction in the public right-of-way and on private property.
- b. The work site shall be available for inspection at all reasonable times during and upon completion of construction.
- c. The city may at any time order the immediate cessation of any work that poses a threat to the life, health, safety, or well-being of the public.
- d. The city may order, by written notice, the owner/registrant to correct all violations of this subsection. Within ten (10) business days after issuance of the order, or within the time approved by the city manager or designee, the owner/registrant shall present proof to the city that all violations have been corrected and shall pay a reinspection fee, applicable fines or penalties where applicable. If such proof has not been presented within the required time, the City may revoke the permit pursuant to provisions set forth in subdivision IX, "Communications Facilities."

(17) *General obligations.*

- a. Obtaining a construction permit does not relieve an owner/registrant of its duty to obtain all other necessary authorizations and to pay all fees required by other city, county, state or federal rules, laws or regulations.

- b. An owner/registrant shall comply with all requirements of local, state, county and federal laws, all applicable codes and established rules and regulations, and is responsible for all construction performed pursuant to its permit, regardless of who performs the construction.
- c. The construction performed in the rights-of-way and on private property shall be done in conformance with specifications provided for in the City Land Development Code, where applicable, and the Utility and Engineering Standards Manual, Specifications, Policies and Procedures.
- d. Except in the case of emergency, and with the approval of the city manager or designee, no construction in the rights-of-way and on private property may be performed when climatic conditions are unreasonable for such work. The city manager or designee may order a temporary cessation of construction during inclement or impending inclement conditions, when such conditions present an unreasonable danger to persons using the right-of-way or to the general public. The city manager or designee shall provide reasonable notice, as is practical, to make the construction site safe and to secure materials and equipment.
- e. An owner/registrant shall not cause obstruction in a manner that will interfere with the natural free and clear passage of water through the gutters or other waterway.
- f. Private vehicles, other than authorized company vehicles, may not be parked within or adjacent to a construction site. The loading and unloading of trucks adjacent to a construction site area is prohibited unless specifically authorized by the permit.
- g. An owner/registrant shall belong to the Sunshine State One-Call Notification System as required by state law or such other line location system acceptable to the city.
- h. Permit fees for work governed by this subsection shall be as provided in subdivision IX, "Communications Facilities," subsection 13-540(k) "Permit fees."

(Ord. No. 122-94, § 1, 5-26-94; Ord. No. 2018-009, § 4, 6-28-18)



Elliot Cocoplum: Parcel 4842 1912 0100



**MARTY KIAR**  
**BR** **WARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Property Address</b>	4080-4142 COCO PLUM CIRCLE, COCONUT CREEK FL 33063	<b>ID #</b>	4842 19 12 0100
<b>Property Owner</b>	ELLIOT COCOPLUM BORROWER LLC	<b>Millage</b>	3212
<b>Mailing Address</b>	%ALLIANCE TAX ADVISORS 6191 STATE HIGHWAY 161 #100 IRVING TX 75038	<b>Use</b>	03-02
<b>Abbr Legal Description</b>	TARTAN COCONUT CREEK PHASE III 116-48 B TRACT 40		

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

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$2,849,450	\$8,991,020	\$11,840,470	\$11,840,470	
2025	\$2,849,450	\$8,991,020	\$11,840,470	\$11,840,470	\$270,335.56
2024	\$2,849,450	\$8,996,540	\$11,845,990	\$11,845,990	\$269,487.04

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$11,840,470	\$11,840,470	\$11,840,470	\$11,840,470
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$11,840,470	\$11,840,470	\$11,840,470	\$11,840,470
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$11,840,470	\$11,840,470	\$11,840,470	\$11,840,470

Sales History			
Date	Type	Price	Book/Page or CIN
9/5/2023	SW*-E	\$70,403,700	119093377
10/5/2017	SW*-D	\$64,500,000	114652443
4/17/2014	SW*-T		112245158
7/22/2005	QC*	\$100	40136 / 294

Land Calculations		
Price	Factor	Type
\$8.00	356,181	SF
Adj. Bldg. S.F. (Card, Sketch)		87197
Units		62
Eff./Act. Year Built: 1992/1986		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
S			CM					
87197								



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

## Detail by Entity Name

Foreign Limited Liability Company  
**ELLIOT COCOPLUM BORROWER, LLC**

### Filing Information

**Document Number** M23000008809  
**FEI/EIN Number** 93-1341701  
**Date Filed** 07/07/2023  
**State** DE  
**Status** ACTIVE

### Principal Address

461 FIFTH AVENUE, FLOOR 16  
 NEW YORK, NY 10017

### Mailing Address

461 FIFTH AVENUE, FLOOR 16  
 NEW YORK, NY 10017

### Registered Agent Name & Address

CAPITOL CORPORATE SERVICES, INC.  
 515 E. PARK AVENUE, 2ND FL  
 TALLAHASSEE, FL 32301

### Authorized Person(s) Detail

#### **Name & Address**

Title MBR

ELLIOT COCOPLUM JV, LLC  
 461 FIFTH AVENUE, FLOOR 16  
 NEW YORK, NY 10017

### Annual Reports

Report Year	Filed Date
2024	05/10/2024
2025	04/08/2025

### Document Images

[04/08/2025 -- ANNUAL REPORT](#) [View image in PDF format](#)

[05/10/2024 -- ANNUAL REPORT](#) [View image in PDF format](#)

Summons/Case # C24040109  
Jean Baptiste, Wisly & Simeon, Roseline  
4410 NW 45 Ter  
Vio: 13-40-a-1 (failure to obtain & complete the Engineering  
permit process: backyard renovations)

**IMPORTANT INSTRUCTIONS**

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

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

**SUMMONS TO APPEAR**

State of Florida NO. C24040109  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Tuesday Date July 8 2025

At 3:00 AM (PM)

Owner Name Jean Baptiste, wisly  
Last First MI  
Simeon, Roseline  
Last First MI

Owner Address 4410 NW 45 TER  
Coconut Creek FL 33073  
City State Zip

Legal/Folio 4842 17 08 0760

Violation Location 4410 NW 45 TER  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Failure to obtain & complete the Engineering permit process: backward renovations

In violation of Chapter(s) 13 Section(s) 40-a-1  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON wednesday, THE 22 DAY OF April, 2025, AT 2:30 PM IN THE  
City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.  
Jean Mappert 4/6/26 310  
Officer Signature Date ID#

Jean Mappert  
Printed Name \*POSTED\*

Signature Acknowledging Receipt of this Notice \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

If you have any questions, call 954-956-1476 or 1538  
between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24040109	4410 NW 45 TER	484217080760	JEAN BAPTISTE, WISLY

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

Initial Warning of Violation – Date: 04/11/2024

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 4/7/2026 - Receipt/Article #: 9589 0710 5270 1607 5744 03  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 4/6/26 - Time: 02:25 PM (See Photo of Posting)

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

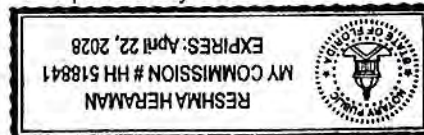
Jan Moppert  
Signature of Code Compliance Officer

Jan Moppert  
Printed Name of Code Compliance Officer

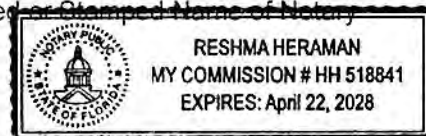
State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 7 day of APRIL, 2026 by MOPPERT, JAN who is personally known to me.

Reshma Heraman  
Signature of Notary



Printed or Stamped Name of Notary



Personally Known OR Produced Identification  
Type of Identification Produced



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

**CERTIFIED MAIL®**



9589 0710 5270 1607 5744 03

JEAN BAPTISTE, WISLY  
SIMEON, ROSELINE  
4410 NW 45 TER  
COCONUT CREEK FL 33073

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

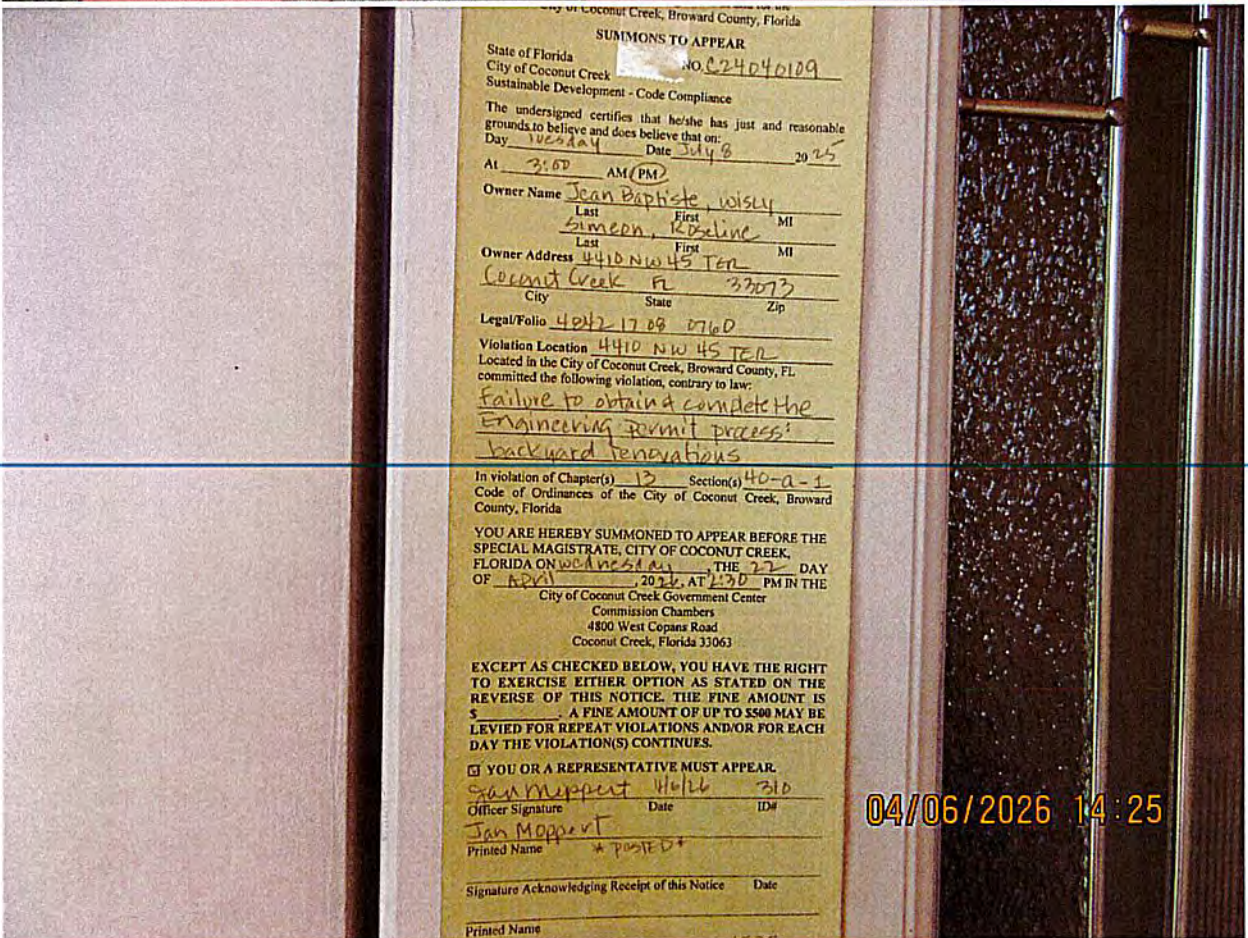
EO 4425 209T 0225 0T20 6856

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

Summons  
C24040109  
Postmark  
Here  
J.M  
4/17/2026

Sent To  
Street and A  
City, State, Z

JEAN BAPTISTE, WISLY  
SIMEON, ROSELINE  
4410 NW 45 TER  
COCONUT CREEK FL 33073



4410 NW 45 Ter (Coquina) Posted Summons 4.6.26: 2:26 PM. JM

## Moppert, Janet

---

**From:** Capone, Briana <BCapone@coconutcreek.net>  
**Sent:** Thursday, July 25, 2024 8:58 AM  
**To:** Moppert, Janet  
**Subject:** FW: 4410 NW 45 TER Coquina pavers  
**Attachments:** 4410 NW 45 TER.pdf

**From:** Capone, Briana  
**Sent:** Thursday, April 11, 2024 8:18 AM  
**To:** Russell, Ronald <RRussell@coconutcreek.net>  
**Cc:** Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>  
**Subject:** FW: 4410 NW 45 TER Coquina pavers

**From:** Montano Garcia, Luis <[LMontanoGarcia@coconutcreek.net](mailto:LMontanoGarcia@coconutcreek.net)>  
**Sent:** Wednesday, April 10, 2024 12:58 PM  
**To:** Capone, Briana <[BCapone@coconutcreek.net](mailto:BCapone@coconutcreek.net)>  
**Subject:** 4410 NW 45 TER Coquina pavers

Hi Bri,

See pictures attached.

This was referred from John Thomas.  
I stopped by and took pictures, no permit on system. I did not enter a case.

Have a great day

Thank you,

---

**Luis Montano-Garcia**  
Senior Code Compliance Officer  
Sustainable Development  
Ext. 6746



April 10, 2024 10:31 AM



April 10, 2024 10:31 AM







**MARTY KIARD**  
**BR** **WARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Property Address</b>	4410 NW 45 TERRACE, COCONUT CREEK FL 33073	<b>ID #</b>	4842 17 08 0760
<b>Property Owner</b>	JEAN BAPTISTE, WISLY SIMEON, ROSELINE	<b>Millage</b>	3212
<b>Mailing Address</b>	4410 NW 45 TER COCONUT CREEK FL 33073	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	BREEDING PROPERTY 165-19 B POR TRACT A DESC AS COMM AT NW COR OF SAID PLAT,E 32.12,SE 206.70 TO P/C,SELY & SWLY AN ARC DIST 183.58 TO P/R/C,SWLY AN ARC DIST 58.62 TO P/T,S 91.03 TO P/C,ALG CIR/CUR AN ARC DIST 18.38,S 102.44 TO POB;E 99.08,S 55.00,W 104.94,N 55.31 TO POB AKA; LOT 76 COQUINA		

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

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$44,890	\$539,610	\$584,500	\$574,250	
<b>2025</b>	\$44,890	\$514,270	\$559,160	\$559,160	\$11,570.72
<b>2024</b>	\$44,890	\$499,540	\$544,430	\$544,430	\$11,261.25

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$584,500	\$584,500	\$584,500	\$584,500
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 24</b>	\$574,250	\$574,250	\$574,250	\$574,250
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$26,411	0	\$26,411	\$26,411
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$522,839	\$549,250	\$522,839	\$522,839

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/18/2023	WD-Q	\$625,000	119304022	\$8.00	5,611	SF
7/30/2018	WD-Q	\$406,000	115237649			
6/1/2001	WD	\$212,400	31737 / 1153			
				<b>Adj. Bldg. S.F. (Card, Sketch)</b>		2338
				<b>Units/Beds/Baths</b>		1/4/3
				<b>Eff./Act. Year Built: 2002/2001</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1			.12					

Summons/Case # C25070071

Ligua, Joe & Maria Helena

2602 Calliandra Ter

Vio: 13-40-a-1 (failure to obtain & complete the Engineering  
permit process: back patio)

**IMPORTANT INSTRUCTIONS**

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

**SUMMONS TO APPEAR**

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

NO. 025070071

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:  
Day Saturday Date July 11 2025

At 9:50 AM / PM

Owner Name LIGUA, Joe  
Last First MI  
LIGUA, MARIA Itelena  
Last First MI  
Owner Address 2602 Calliandra Terrace  
Coconut Creek FL 33063  
City State Zip

Legal/Folio 4842 19 21 0280

Violation Location 2602 Calliandra Terrace  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Failure to obtain & complete the  
Engineering permit process:  
back Pablo

In violation of Chapter(s) 13 Section(s) 4D-a-1  
Code of Ordinances of the City of Coconut Creek, Broward  
County, Florida

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

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

YOU OR A REPRESENTATIVE MUST APPEAR.

Jan Moppert 4/10/26 310  
Officer Signature Date ID#

JAN MOPPERT  
Printed Name \* POSTED \*

Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-~~1476~~ or 1538  
between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25070071	2602 CALLIANDRA TER	484219210280	LIGUA,JOE & MARIA HELENA

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

Initial Warning of Violation – Date: 07/08/2025

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: \_\_\_\_\_ - Receipt/Article #: 9589 0710 5270 1607 5743 11  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 4/6/26 - Time: 01:02 PM (See Photo of Posting)

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

Jan Moppert

Signature of Code Compliance Officer

JAN MOPPERT

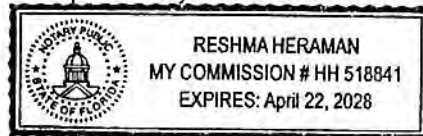
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 7 day of April, 2026 by MOPPERT, JAN who is personally known to me.

Reshma Heraman

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



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

**CERTIFIED MAIL®**



9589 0710 5270 1607 5743 11

LIGUA, JOE & MARIA HELENA  
2602 CALLIANDRA TER  
COCONUT CREEK FL 33063

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

C05010011  
Postmark Here  
Summers  
J.M 4/7/26

Postage	\$
Total Postage	\$
Sent To	
Street and Ap	
City, State, Zi	

LIGUA, JOE & MARIA HELENA  
2602 CALLIANDRA TER  
COCONUT CREEK FL 33063

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

NO. 025070071

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:  
 Day Saturday Date July 11 2025

At 9:50 AM/PM

Owner Name Liova, Joe  
 Last First MI  
Liova, Maria Helena  
 Last First MI

Owner Address 2602 Calliandra Terrace  
Coconut Creek FL 33063  
 City State Zip

Legal/Folio 4842 19 21 0280

Violation Location 2602 Calliandra Terrace  
 Located in the City of Coconut Creek, Broward County, FL  
 committed the following violation, contrary to law:  
Failure to obtain & complete the  
Engineering permit process;  
back patio

In violation of Chapter(s) 13 Section(s) 4D-a-1  
 Code of Ordinances of the City of Coconut Creek, Broward  
 County, Florida

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

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

YOU OR A REPRESENTATIVE MUST APPEAR.  
Jim Moppert 4/6/26 310  
 Officer Signature Date ID#  
Jim MOPPERT  
 Printed Name + PUSHER +

Signature Acknowledging Receipt of this Notice \_\_\_\_\_ Date \_\_\_\_\_

04/06/2026 13:02



2602 Calliandra Ter (Tamarac Village) Posted Summons 4/6/26: 1:02 PM. JM



2602 Calliandra Ter (Tamarind Village) Observed back patio 7/8/25 JM



2602 Calliandra Ter (Tamarind Village) observed deck 4/6/26. JM



# The Township

REQUEST TO ARCHITECTURAL REVIEW COMMITTEE  
FOR APPROVAL TO MODIFY PROPERTY  
TO BE FILLED IN BY APPLICANT (PLEASE PRINT LEGIBLY)

Application number  
25-86

Rec.  
7/1/25

DATE OF REQUEST 6/23/25 NAME OF ASSOCIATION TAMBRIND VILLAGE  
NAME OF APPLICATION (OWNER) JOE & MARIA HELENA LIGUA  
TOWNSHIP ADDRESS 2602 CALLIANDRA TERRACE  
MAILING ADDRESS \_\_\_\_\_  
PHONE NUMBER 305-906-1916 UNIT NUMBER \_\_\_\_\_ Floor \_\_\_\_\_  
EMAIL ADDRESS JOENENA2024@GMAIL.COM

PLEASE CHECK APPROPRIATE INFORMATION

- |                                     |             |                                     |                    |
|-------------------------------------|-------------|-------------------------------------|--------------------|
| <input type="checkbox"/>            | CONDO       | <input type="checkbox"/>            | GARDEN TERRACE     |
| <input checked="" type="checkbox"/> | HOMEOWNERS  | <input type="checkbox"/>            | TOWNHOUSE          |
| <input type="checkbox"/>            | ASSOCIATION | <input type="checkbox"/>            | ATRIUM VILLA       |
| <input type="checkbox"/>            | APPLICATION | <input type="checkbox"/>            | MIDRISE            |
| <input checked="" type="checkbox"/> |             | <input checked="" type="checkbox"/> | SINGLE FAMILY HOME |

For Office Use Only  
**City Permit Required**

In accordance with the requirements of Article VIII of the Declaration of Covenants, Conditions and Restrictions of the Township Master Association Document and/or the requirements of the Sub-Association to which I belong, I hereby request approval for the following modification: (Describe here the modification required including color)

BACK PATIO - 10'X17' WITH WATER PROOF  
OUTDOOR DECK TILES 12"X12" SLIP  
RESISTANT - GRAY.

Applicant's Signature \_\_\_\_\_ Date 6/23/25

### ASSOCIATION ACTION TAKEN

Your request is: XXXXX APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

### ASSOCIATION AUTHORIZATION (Two signatures by authorized signers on your village board are required)

First Signer: Nye Schwartz Date: 06/30/25 Phone # 954-701-3346

Second Signer: Carolina Palacios Date: 06/30/25 Phone # 305-454-3300

### T.C.M.A. ACTION TAKEN

Your request is: APPROVED DISAPPROVED \_\_\_\_\_

APPROVED: \_\_\_\_\_ Date: 7/1/25

Association Inspection	Work Completed	DATE
	APPROVED BY:	

SATELLITE ANTENNA DISH INSTALLATION: THIS APPROVAL IS PREDICATED ON THE UNDERSTANDING THAT THE UNIT OWNER HAS READ AND UNDERSTANDS THE GUIDELINES OF THE TOWNSHIP COMMUNITY MASTER ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE STANDARDS COVERING THE INSTALLATION OF SATELLITE ANTENNA DISHES. THE UNIT OWNER UNDERSTANDS THAT APPROVAL IS CONFERRED ON THE STRENGTH OF THIS APPLICATION ALONE. IF INFORMATION WHICH SHOULD HAVE BEEN INCLUDED IN THIS APPLICATION AND WOULD HAVE PRECLUDED THE APPROVAL OF THE INSTALLATION OF THE SATELLITE ANTENNA DISH COMES TO LIGHT AT A LATER DATE IT WILL BE THE UNIT OWNER'S RESPONSIBILITY ALONE TO RECTIFY THE INSTALLATION. THE INSTALLATION MUST COMPLY WITH TOWNSHIP COMMUNITY MASTER ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE STANDARDS. CORRECTING THE INSTALLATION TO COMPLY WITH TOWNSHIP COMMUNITY MASTER ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE STANDARDS WILL BE AT THE OWNER'S EXPENSE AND MAY INCLUDE THE RELOCATION AND/OR REMOVAL OF THE SATELLITE ANTENNA DISH. APPROVAL OF THE TOWNSHIP COMMUNITY MASTER ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE WILL BE REQUIRED AFTER APPROPRIATE REMEDIAL ACTION IS TAKEN.

YOU MUST SUBMIT A DRAWING OF YOUR MODIFICATION ON AN ADDITIONAL SHEET OF PAPER AND ATTACH IT TO THIS APPLICATION

JOE & MARIA HELENA LIGUA  
6/23/2025  
SHEET 1 OF 10

A.R.C REPORT

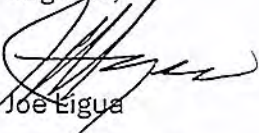
June 23, 2025

Tamarind village HOA  
Architectural Request- New Back Patio Deck  
2550 Calamondin Circle  
Coconut Creek, FL 33063

Attn: Leni Smith, TVHOA Architect chairperson  
Re: - Joe & Maria Helena Ligua Propose Back Outdoor Patio Deck Installation  
At 2602 Calliandra Terrace, Coconut Creek, FL 330623

Leni attached please find our proposed drawings to place a back patio deck with waterproof outdoor deck tiles (12" x12" interlocking) at the back patio of our home. The deck size will be 17'-0" x 10'-0" sitting on topsoil. We feel that we will not need to pull a permit for this work since there is no structure been added, everything is landscaping scope of work. Also note that there is no irrigation impact.

Regards,

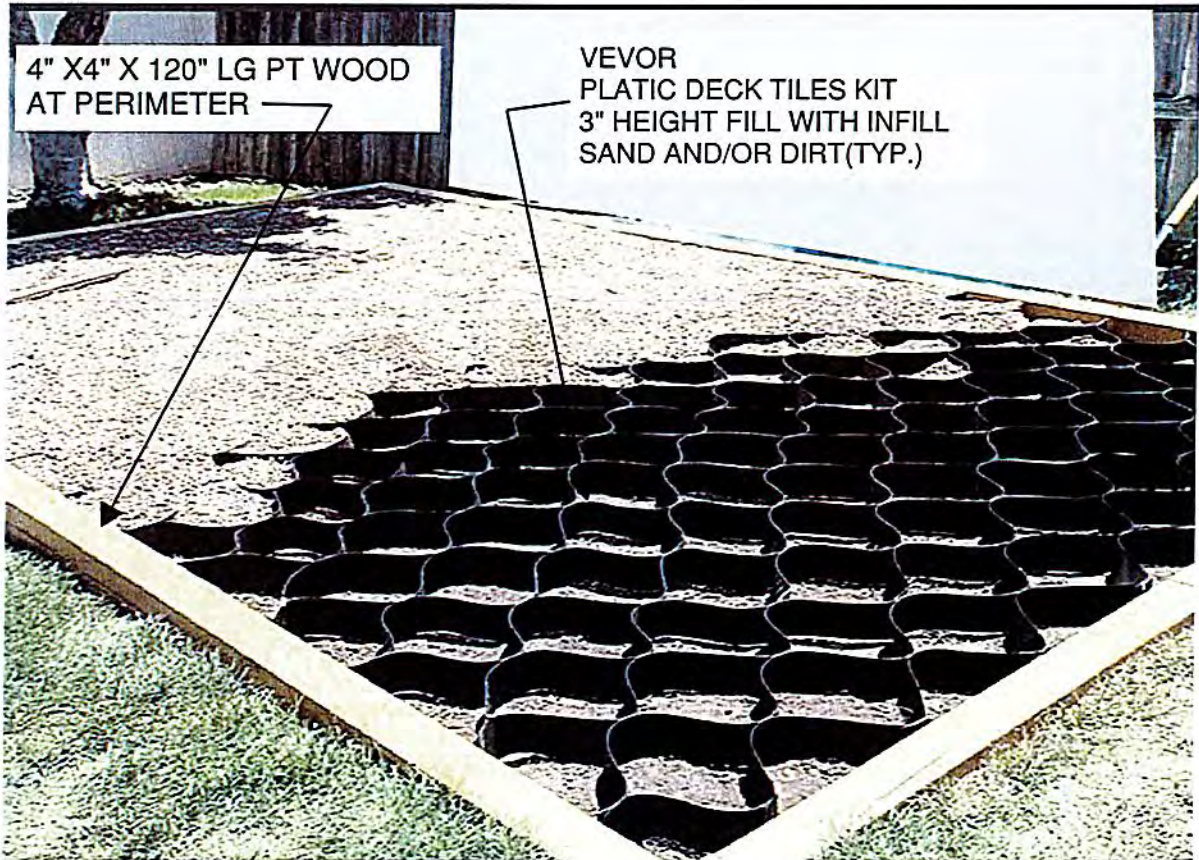


Joe Ligua  
305-906-1916

JOE & MARIA HELENA LIGUA  
6/23/2025  
SHEET 2 OF 10

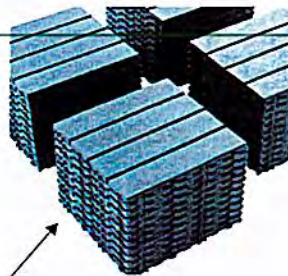
**PROPOSE: JOE & MARIA HELENA LIGUA RESIDENCE BACK PATIO -**  
2602 CALLIANDRA TERRACE, COOCNUT CREEK, FL 33063

BACK PATIO WATERPROOFING OUTDOOR DECK TILES INTERLACING  
12" X 12" ALL WEATHER RESISITANT ( GRAY FINISH).



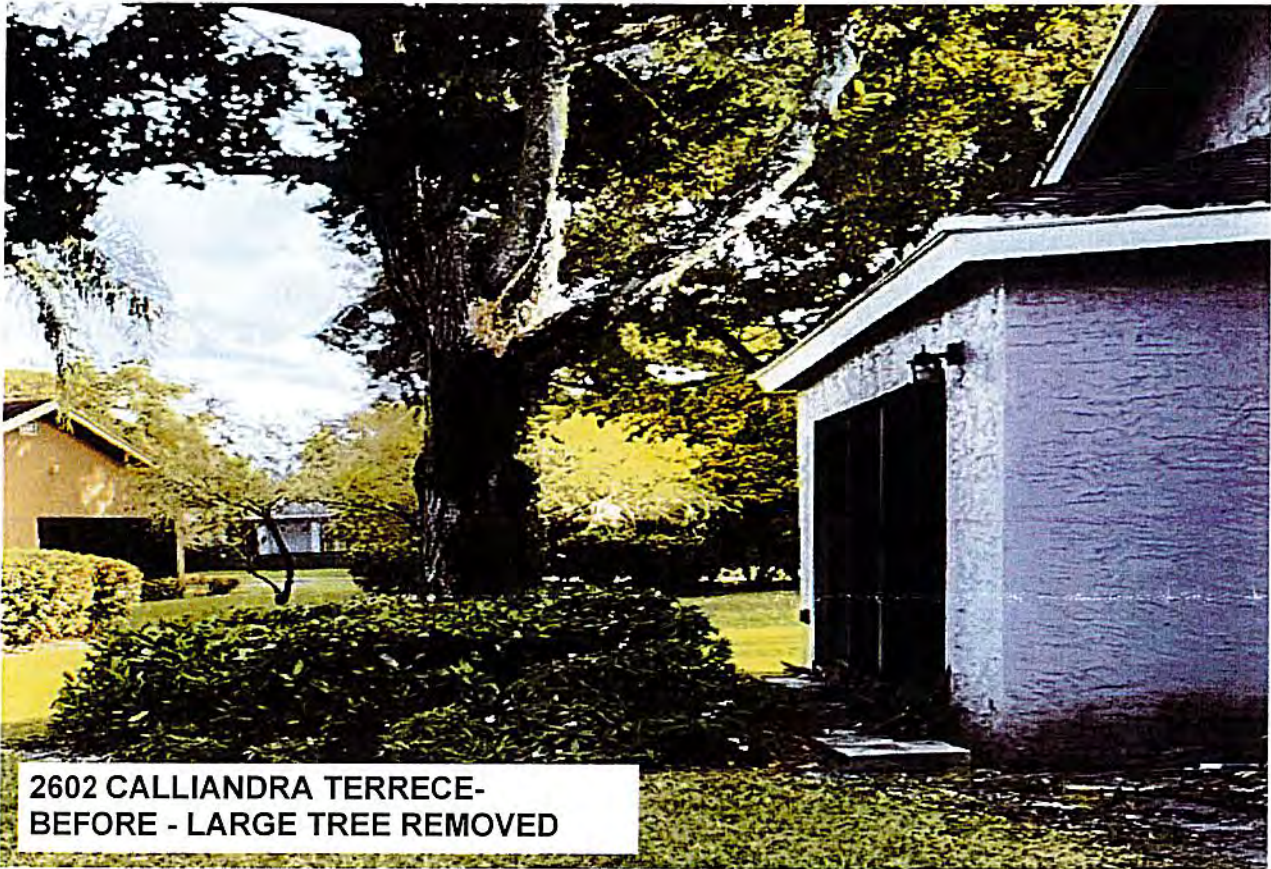
4" X4" X 120" LG PT WOOD  
AT PERIMETER

VEVOR  
PLATIC DECK TILES KIT  
3" HEIGHT FILL WITH INFILL  
SAND AND/OR DIRT(TYP.)



12X12 Square  
Waterproof Outdoor Deck Tiles  
- Interlocking, All-Weather,  
Slip-Resistant, Easy-Assembly  
Patio Decking For Poolside,  
Balcony, Backyard

JOE & MARIA HELENA  
LIGUA  
6/23/2025  
SHEET 3 OF 10



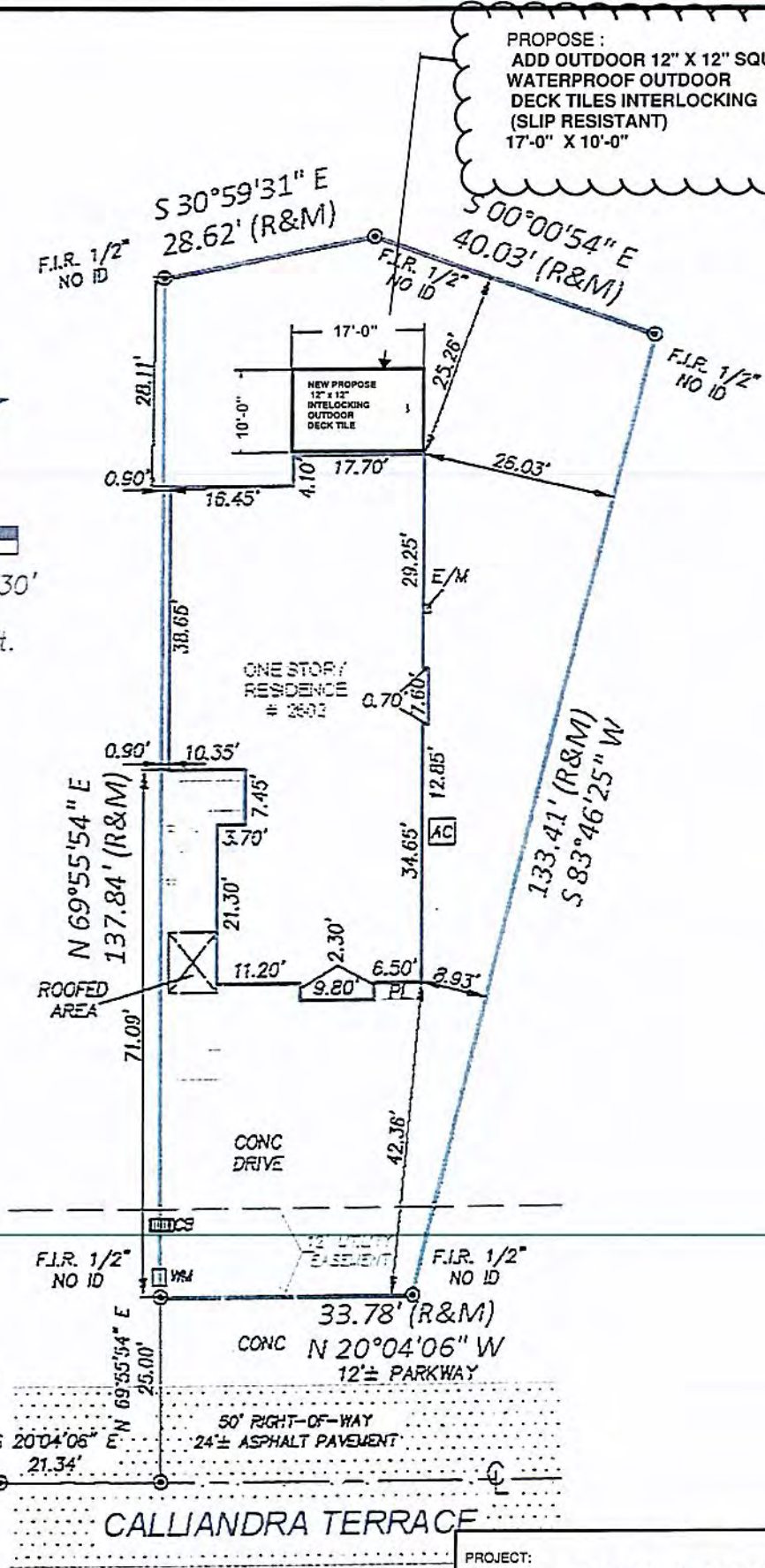
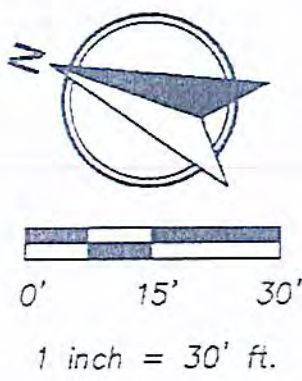
**2602 CALLIANDRA TERRECE-  
BEFORE - LARGE TREE REMOVED**



**PROPOSE - BACK PATIO WITH 12" X 12"  
OUTDOOR DECK PLASTIC TILES**

**JOE & MARIA HELENA  
LIGUA  
6/23/2025  
SHEET 3A OF 10**

PROPOSE :  
 ADD OUTDOOR 12" X 12" SQUARE  
 WATERPROOF OUTDOOR  
 DECK TILES INTERLOCKING  
 (SLIP RESISTANT)  
 17'-0" X 10'-0"



BASIS OF BEARING  
 (PER PLAT)  
 S 61°46'38" E  
 130.24'

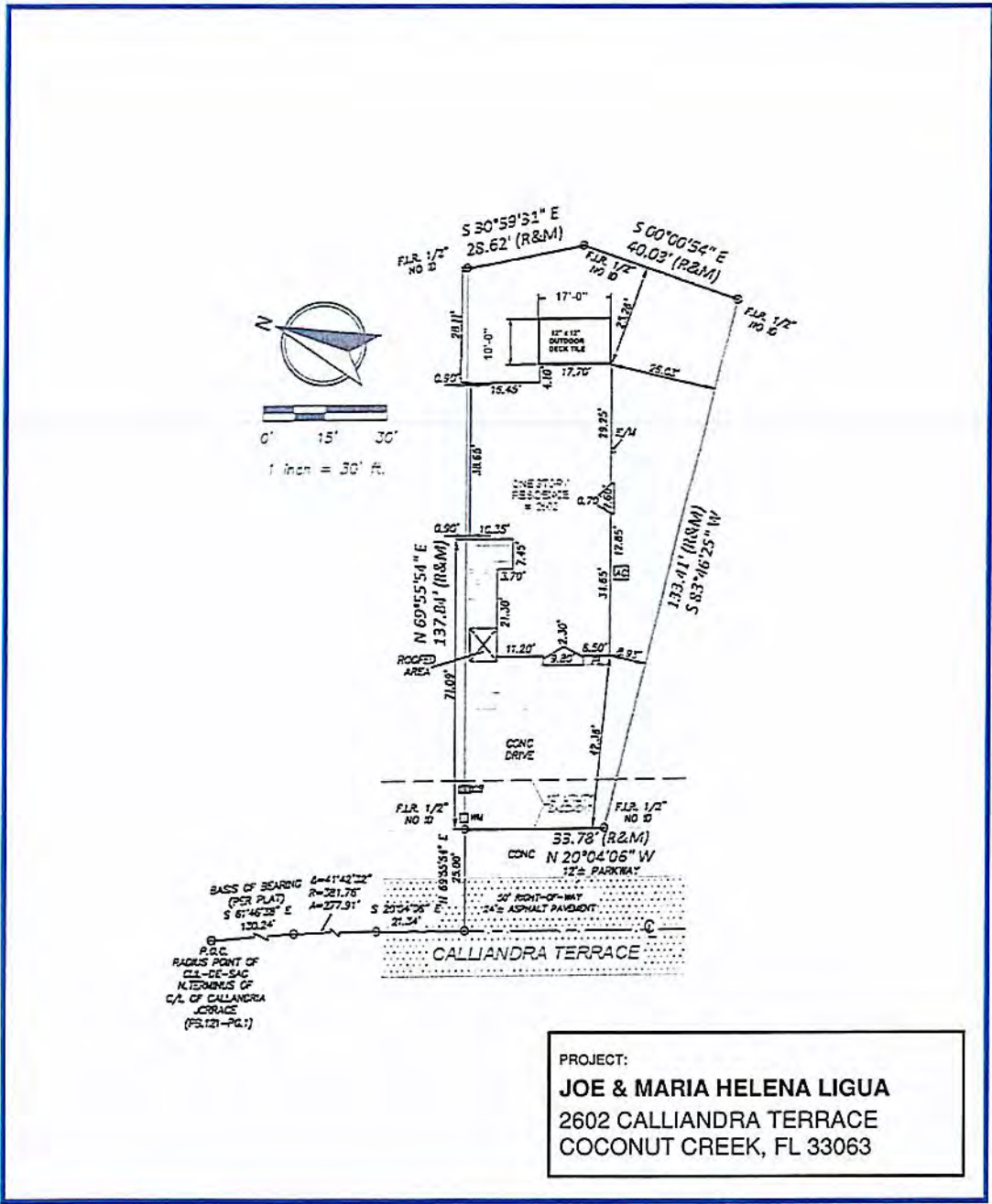
$\Delta=41^{\circ}42'32''$   
 $R=381.76'$   
 $A=277.91'$

P.O.C.  
 RADIUS POINT OF  
 CUL-DE-SAC  
 N.TERMINUS OF  
 C/L OF CALLANDRIA  
 JCRACE  
 (PB.121-PG.1)

CALLIANDRA TERRACE

PROJECT:  
**JOE & MARIA HELENA LIGUA**  
 2602 CALLIANDRA TERRACE  
 COCONUT CREEK, FL 33063

**JOE & MARIA HELENA LIGUA**  
 6/23/2025  
 SHEET 4 OF 10



PROJECT:  
**JOE & MARIA HELENA LIGUA**  
 2602 CALLIANDRA TERRACE  
 COCONUT CREEK, FL 33063

POINTS OF INTEREST:  
 DRIVEWAY IS OVER 12' U.E. AND CROSSES LOT LINE.

**MAP OF BOUNDARY SURVEY**

Property Address:  
 2602 CALLIANDRA TER  
 COCONUT CREEK, FL 33063

 **OnlineLand**  
 SURVEYORS, INC.

8175 NW 153rd St # 401,  
 Miami Lakes, FL 33014  
 www.OnlineLandSurveyors.Com

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS 'BOUNDARY SURVEY' IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLES WITH THE MINIMUM STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 48-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 48.027, FLORIDA STATUTES.

No. 6453

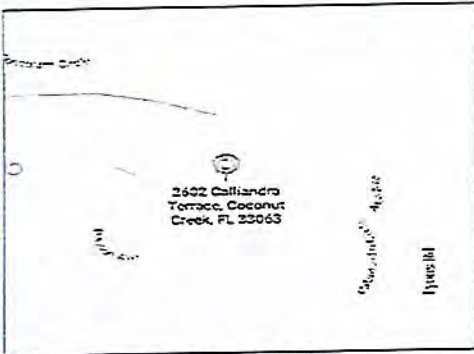


STATE OF  
 SURVEYOR & MAPPER

SIGNED GUILLERMO A. GUZMAN FOR THE FIRM  
 STATE OF FLORIDA P.S.M. No. 6453

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

**JOE & MARIA HELENA LIGUA**  
 6/23/2025  
 SHEET 5 OF 10



LOCATION MAP N.T.S.



PROPERTY FRONT VIEW

**CERTIFIED TO:**

MARIA HELENA MURILLO RAMIREZ, JOE LIGUA  
 FIRST CHOICE TITLE & ESCROW  
 UNITED WHOLESALE MORTGAGE, LLC  
 ITS SUCCESSORS AND/OR ASSIGNS AS THEIR  
 INTEREST MAY APPEAR.

**FLOOD INFORMATION:**

Community Number: CITY OF COCONUT CREEK  
 120031  
 Panel Number: 12011C0165H  
 Suffix: H  
 Date of Firm Index: 8/18/2014  
 Flood Zone: X  
 Base Flood Elevation: N/A  
 Date of Survey: 3/7/2024

**LEGAL DESCRIPTION:** Please see the last page for long Legal Description.

**Surveyor's Legend**

	PROPERTY LINE				
	STRUCTURE				
	CONCRETE BLOCK WALL	(C)	WALL		
	CHAIN-LINK FENCE	(C) P.P.	POWER POLE		
	WOOD FENCE	(W)	BATH - BATH		
	IRON FENCE	(I)	WALKWAY		
	DRIVEWAY	(D)	WINDMILL		
	CENTER LINE	(C) OR F	PLUMB ROOM PIPE/REBAR		
	WOOD DECK	(W)	POLE AS NOTED ON PLAT		
	CONCRETE	(C)	UTILITY - UTILITY		
	ASPHALT	(A)	UTILITY - UTILITY		
	BRICK/TILE	(B)	UTILITY - UTILITY		
	WATER	(W)	UTILITY - UTILITY		
	APPROXIMATE EDGE OF WATER	(W)	UTILITY - UTILITY		
	COVERED AREA	(C)	UTILITY - UTILITY		

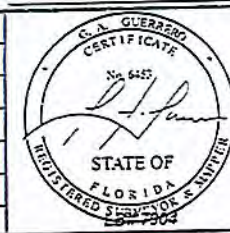
**GENERAL NOTES:**

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- FENCE OWNERSHIP NOT DETERMINED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- BEARINGS ARE BASE ON AN ASSUMED MERIDIAN.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL OR ELECTRONIC SEAL.
- DIMENSIONS SHOWN ARE PER PLAT AND MEASURED IN THE FIELD UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- THE EXISTENCE OF ADDITIONAL RECORDED OR UNRECORDED INSTRUMENTS, EASEMENTS AND/OR RESOLUTIONS NOT AVAILABLE TO SURVEYOR MAY EXIST AND ARE NOT DEPICTED IN THIS SKETCH.

**Florida Land Title Association**  
 FLTA  
 Affiliate Member

Printing to Scale:  
 1. Select "None" from Page Scaling  
 2. Deselect "Auto-Rotate and Center"  
 3. Select "Choose paper source by PDF page size"

FIELD WORK:	3/4/2024
DRAWN BY:	V.P.
CHECKED BY:	G.A.G.
FINAL REVISION:	03/07/2024
COMPLETED:	3/7/2024
SCALE:	1"=30'
SURVEY CODE:	O-108561



**OnlineLand SURVEYORS, INC.**

6175 NW 153rd St # 401  
 Miami Lakes, FL 33014  
 Phone: (305) 910-0123  
 Fax: (305) 675-0599  
 www.OnlineLandSurveyors.Com

**JOE & MARIA HELENA LIGUA**  
 6/23/2025  
 SHEET 6 OF 10

**LEGAL DESCRIPTION:**

LOT 29, TRACT G, "TAMARIND VILLAGE"

A PORTION OF TRACT G, TARTAN COCONUT CREEK-PARCEL "C" RERUN-MOD II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 121, PAGE 1, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE RADIUS POINT OF THE CUL-DE-SAC AT THE NORTHWESTERLY TERMINUS OF THE CENTERLINE OF THE CALLIANDRA TERRACE; THENCE SOUTH 61°46'38" EAST FOR 130.24 FEET TO A POINT OF CURVATURE, THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 381.76 FEET, A CENTRAL ANGLE OF 41°42'32" FOR AN ARC DISTANCE OF 277.91 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 20°04'06" EAST FOR 21.34 FEET, THE LAST THREE MENTIONED COURSES BEING COINCIDENT IN PART WITH THE CENTERLINE OF CALLIANDRA TERRACE; THENCE NORTH 69°55'54" EAST FOR 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 69°55'54" EAST FOR 137.84 FEET; THENCE SOUTH 30°59'31" EAST FOR 28.62 FEET; THENCE SOUTH 00°00'54" EAST FOR 40.03 FEET; THENCE SOUTH 83°46'25" WEST FOR 133.41 FEET; THENCE NORTH 20°04'06" WEST FOR 33.78 FEET TO THE POINT OF BEGINNING.

**PROJECT:**

**JOE & MARIA HELENA LIGUA**  
2602 CALLIANDRA TERRACE  
COCONUT CREEK, FL 33063

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17.051, FLORIDA ADMINISTRATIVE CODE SUBJECT TO SECTION 55.05, FLORIDA STATUTES.



SIGNED \_\_\_\_\_ FOR THE FIRM

**GUILLERMO A. GUZMAN** P.S.M. No. 6453

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.



6175 NW 153rd St # 401  
Miami Lakes, FL 33014  
Phone: (305) 910-0123  
Fax: (305) 675-0599  
LB #: 7904  
[www.OnlineLandSurveyors.Com](http://www.OnlineLandSurveyors.Com)

**JOE & MARIA HELENA LIGUA**  
6/23/2025  
SHEET 7 OF 10

**Tamarind Village Homeowners Association, Inc.**

**A 55+ Community at the Township**

**2550 Calamondin Circle, Coconut Creek, FL 33063**

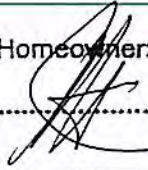
**REROUTE/RECONNECT OF IRRIGATION SYSTEM CONDITIONS**

1. Homeowners making any changes that may impact the irrigation lines and/or sprinklers on the property (i.e. patios, pavers, French drains, stump grinding or tree removal or planting, etc.) are required to reroute and reconnect the irrigation lines impacted by the work.
2. Any damage done to adjacent existing sprinkler lines or mains, caused by the work are the responsibility of the Homeowner to repair.
3. The Homeowner is responsible for replacing sprinkler heads (pop-ups or rotators) to insure proper coverage of adjacent lawn and shrubs.
4. All irrigation work is to be done at the Homeowners expense.

\*\*\*\*\*

I have read the above stated conditions and understand that I, JOE LIGUA  
am responsible for any damages that may occur to the irrigation on my property or adjacent  
properties as a result of the work outlined on the attached ARC request.  
I also agree to hold harmless Tamarind Village Homeowners Association, Inc. and its Board  
Members from any liability that might occur.

---

Agreed to by Homeowner: Print..... JOE LIGUA  
Sign.....   
Address..... 2602 CALLIANDRA TERRACE  
Date..... 6/23/25 COCONUT CREEK, FL 33063

JOE & MARIA HELENA LIGUA  
6/23/2025  
SHEET 8 OF 10

June 23, 2025

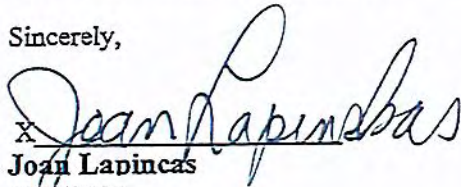
Tamarind Village Homeowners Association, Inc.  
2550 Calamondin Circle,  
Coconut Creek, FL 33063

Reference: Joe & Maria Helena Ligua –  
Neighbors Letter -Back Patio Outdoor Deck Impact the View Letter

To whom it may concern.

This letter is to confirm that my neighbor Joe & Maria Helena Ligua at 2602 Calliandra Terrace,  
Coconut Creek, FL 33063, back patio deck will not impact the view from my home.

Sincerely,



X  
**Joan Lapincas**

6/23/2025

2612 Calliandra Terrace  
Coconut Creek, FL 33063  
Cell: 954-790-1641

**JOE & MARIA HELENA LIGUA**  
6/23/2025  
SHEET 9 OF 10

June 26, 2025

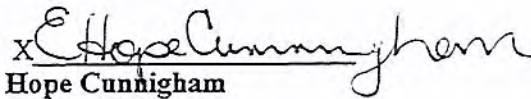
Tamarind Village Homeowners Association, Inc.  
2550 Calamondin Circle,  
Coconut Creek , FL 33063

Reference: Joe & Maria Helena Ligua –  
Neighbors Letter -Back Patio Outdoor Deck Impact the View Letter

To whom it may concern.

This letter is to confirm that my neighbor Joe & Maria Helena Ligua at 2602 Calliandra Terrace,  
Coconut Creek, FL 33063, back patio deck will not impact the view from my home.

Sincerely,

x 

**Hope Cunningham**

6/23/2025

2600 Calliandra Terrace  
Coconut Creek, FL 33063  
Cell: 754-551-4027

JOE & MARIA HELENA LIGUA  
6/23/2025  
SHEET € 10 of 10



# The Township

REQUEST TO ARCHITECTURAL REVIEW COMMITTEE  
FOR APPROVAL TO MODIFY PROPERTY  
TO BE FILLED IN BY APPLICANT (PLEASE PRINT LEGIBLY)

Application number

DATE OF REQUEST \_\_\_\_\_ NAME OF ASSOCIATION TAMBRINO VILLAGE  
NAME OF APPLICATION (OWNER) JOE & MARIA HELENA LIGUA  
TOWNSHIP ADDRESS 2602 CALLIANDRA TERRACE  
MAILING ADDRESS \_\_\_\_\_  
PHONE NUMBER 305-906-1916 UNIT NUMBER \_\_\_\_\_ Floor \_\_\_\_\_  
EMAIL ADDRESS JOENENA2024@GMAIL.COM

PLEASE CHECK APPROPRIATE INFORMATION  
MODEL TYPE  
 CONDO  GARDEN TERRACE  
 HOMEOWNERS  TOWNHOUSE  
 ASSOCIATION  ATRIUM VILLA  
APPLICATION  MIDRISE  
 SINGLE FAMILY HOME

For Office Use Only

In accordance with the requirements of Article VIII of the Declaration of Covenants, Conditions and Restrictions of the Township Master Association Document and/or the requirements of the Sub-Association to which I belong, I hereby request approval for the following modification: (Describe here the modification required including color)

BACK PATIO - 10'X17' WITH WATER PROOF  
OUTDOOR DECK TILES 12"X12" SLIP  
RESISTANT - GRAY.

Applicant's Signature \_\_\_\_\_ Date 6/23/25

ASSOCIATION ACTION TAKEN  
Your request is: \_\_\_\_\_ APPROVED \_\_\_\_\_ DISAPPROVED

ASSOCIATION AUTHORIZATION (Two signatures by authorized signers on your village board are required)

First Signer: \_\_\_\_\_ Date: \_\_\_\_\_ Phone # \_\_\_\_\_

Second Signer: \_\_\_\_\_ Date: \_\_\_\_\_ Phone # \_\_\_\_\_

T.C.M.A. ACTION TAKEN  
Your request is: \_\_\_\_\_ APPROVED \_\_\_\_\_ DISAPPROVED

APPROVED: \_\_\_\_\_ Date: \_\_\_\_\_  
Association Work Completed DATE \_\_\_\_\_  
Inspection APPROVED BY: \_\_\_\_\_

SATELLITE ANTENNA DISH INSTALLATION: THIS APPROVAL IS PREDICATED ON THE UNDERSTANDING THAT THE UNIT OWNER HAS READ AND UNDERSTANDS THE GUIDELINES OF THE TOWNSHIP COMMUNITY MASTER ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE STANDARDS COVERING THE INSTALLATION OF SATELLITE ANTENNA DISHES. THE UNIT OWNER UNDERSTANDS THAT APPROVAL IS CONFERRED ON THE STRENGTH OF THIS APPLICATION ALONE. IF INFORMATION WHICH SHOULD HAVE BEEN INCLUDED IN THIS APPLICATION AND WOULD HAVE PRECLUDED THE APPROVAL OF THE INSTALLATION OF THE SATELLITE ANTENNA DISH COMES TO LIGHT AT A LATER DATE IT WILL BE THE UNIT OWNER'S RESPONSIBILITY ALONE TO RECTIFY THE INSTALLATION. THE INSTALLATION MUST COMPLY WITH TOWNSHIP COMMUNITY MASTER ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE STANDARDS. CORRECTING THE INSTALLATION TO COMPLY WITH TOWNSHIP COMMUNITY MASTER ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE STANDARDS WILL BE AT THE OWNER'S EXPENSE AND MAY INCLUDE THE RELOCATION AND/OR REMOVAL OF THE SATELLITE ANTENNA DISH. APPROVAL OF THE TOWNSHIP COMMUNITY MASTER ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE WILL BE REQUIRED AFTER APPROPRIATE REMEDIAL ACTION IS TAKEN.

YOU MUST SUBMIT A DRAWING OF YOUR MODIFICATION ON AN ADDITIONAL SHEET OF PAPER AND ATTACH IT TO THIS APPLICATION

JOE & MARIA HELENA LIGUA  
6/23/2025  
SHEET 1 OF 10

## Sec. 13-40. - Engineering permits.

(a) *Permits required.*

- (1) *Issuance by engineering division.* A permit is required for all engineering improvements and construction under city jurisdiction. Such permits shall be issued by the engineering division in accordance with the city's land development code, division 4, "Record Drawings," of article II, Subdivision Regulations," of this chapter, and such other sections as applicable.
- (2) *No construction before permit.* Except as provided hereinafter, no construction shall be started until a permit for the proposed installation has been granted by the engineering division. Minor construction or maintenance work, such as installation modification for water meters (up to two (2) inches), cable splice pits (not in or within two (2) feet of a roadway) streetlight maintenance, or similar types of work may be done without permit, however the engineering division shall be given forty-eight (48) hours prior notice. This does not include cable replacement, or any other type of facility upgrading or rehabilitation involving excavation, except for splice pits as stated above.
- (3) *Emergency work.* None of the above permit procedures shall apply to emergency repair work. Emergency repair work is work which must be done immediately upon discovery, in order to safeguard the public from immediate danger to life or limb, to safeguard public health, safety or welfare, to repair or replace traffic signals or to restore interrupted utility services. In the event of an emergency as defined above, repair work may be started without a permit upon verbal notification being given to the engineering division. If the engineering division offices are closed, then notification must be given as early as possible on the next regular work day. After the emergency repair is completed, a record drawing must be submitted to the engineering division, unless otherwise provided hereinafter, within ten (10) working days. Work that can be scheduled ahead of time will not be considered emergency work.

(b) *General requirements.*

- (1) *Ownership of facilities.* All facilities permitted for installation within the city's jurisdiction, on the public rights-of-way or on private property, must be owned and maintained by a public service utility or a communications service provider or franchise or by a political entity competent to function within the State of Florida, and shall remain the liability of the last operating entity until removed. This section shall not apply to facilities required to be left in place by the engineering division.
- (2) *Validity.*
  - a. Permits will become invalid one hundred eighty (180) calendar days from date of issuance if work has not begun on a permitted project, unless other provisions have been made with the engineering division. Permits will become invalid upon suspension of work in excess of ninety (90) days on any permitted work, unless an extension has been granted by the engineering division.
  - b. If permittee wishes to begin, continue, or resume work after permit expiration, a new permit must be obtained with all current conditions and regulations having to be met including new plan approval. A new permit fee will be charged for the uncompleted portion only.
  - c. Permits will expire upon completion of the permitted work and acceptance of the installation, by the owner, operator, all regulatory agencies involved, and the engineering division.

(c) *Procedure for obtaining a permit.*

- (1) a. Construction drawing review. Prior to application for permit, a minimum of six (6) complete sets of construction drawings (final engineering plans) with supporting design calculations for the proposed work, signed and sealed by a professional engineer registered in the State of Florida, shall be submitted to the engineering division for review and approval, unless otherwise specified hereinafter or arranged with the city engineer.
- b.

After the engineering division has reviewed the drawings, the owner or engineer of record shall be advised in writing of the approvability of these drawings and what, if any, items should be revised. If necessary, one (1) copy of each drawing noting all required revisions shall be returned to the engineer of record with an explanatory letter and a final engineering checklist. Three (3) sets of approved drawings shall be returned to the engineer of record once all checklist items have been approved.

- c. When the drawings have been approved, and all documentation for other agency approvals have been provided, application for a permit for construction may be made. Construction drawing approvals shall be void after one (1) year unless an engineering division permit to construct the approved facilities has been issued. In the event that applicable standards, regulations or laws change subsequent to construction drawing approval, but prior to permit issuance, revised plans must be submitted for approval under the new requirements.
- (2) Permits shall be issued to qualified applicants only. Necessary application forms shall be available at the engineering division offices. Forms are to be completed, signed and submitted together with appropriate fees. The application, when signed and dated by the issuing agent for the city, shall constitute the permit for construction.
- (3) No permit shall be issued for work until all the required performance bonds have been posted. Construction shall not commence until applicant has obtained all necessary approvals and permits from all agencies having jurisdiction and has submitted same to the engineering division. Forty-eight (48) hours minimum prior notice must be given to the engineering division prior to the start of construction.
- (4) Plan approval is based primarily upon the information contained on the approved engineering construction drawings. Subsequent minor revisions approved after permitting may be indicated upon approved prints, but such changes must be signed and dated by representatives of the engineer of record and the engineering division prior to the contractor proceeding with the revisions.
- (d) *Specific provisions for obtaining a permit to install wireline communications facilities within the city including in the public right-of-way and on private property.*

(1) *Scope.* All provisions applicable to the installation of wireline communications facilities within the city and communications service providers located in subdivision IX, "Communications Facilities" are incorporated herein. In the event of a conflict, the provisions set forth in this section shall prevail.

(2) *Definitions.* All definitions set forth in subdivision IV, "Communications Facilities," are adopted herein. In addition, the following definitions shall be used for this subsection:

*Major construction* means the excavation, installation, removal, or maintenance of facilities in the rights-of-way and on private property within the city's jurisdiction, provided, however, that major construction shall not mean installation, repair, rehabilitation or maintenance of facilities that do not involve excavation or other physical disruption of the rights-of-way or private property, or other work in the rights-of-way within the city that the city considers, in its sole discretion, to be minor construction.

*Minor construction* means the excavation, installation, obstruction, removal, or maintenance of facilities that the city determines does not impact the use of the public.

*Permittee* means any person to whom a construction permit has been granted.

*Probation* means the status of a person that has not complied with the requirements of this subsection.

*Probationary period* shall be one (1) year from the date that a person has been notified in writing that they have been put on probation.

*Trenchless technology* means the use of directional boring, horizontal drilling, microtunneling and other techniques used to construct underground facilities that result in minimal disruption and damage to the rights-of-way.

*Underground facilities* means all lines, cable, or conduits, posts, tanks and other facilities, which are located wholly or partially underneath the rights-of-way.

(3)

*Prohibition.* No person shall construct, install, repair, remove, relocate, or perform any other work on, or use any facilities or any part thereof located in the city pursuant to this subsection without first filing a registration statement, pursuant to subdivision IX, Communications Facilities," when work is done in the city right-of-way, and obtaining a construction permit from the department of utilities and engineering.

- (4) *Requests for construction permits.* Requests for construction permits seeking to construct wireline communications facilities within the city, on public or private property, shall be filed with the department of utilities and engineering. All construction permit requests shall be in a form specified by the department of utilities and engineering and shall contain the following:
- a. Evidence that the person requesting the construction permit is the owner of the proposed facility and when construction is proposed within a city right-of-way, proof that the applicant is properly registered with the city pursuant to subdivision IX, "Communications Facilities," or proof that the person has the authority to apply for the permit on behalf of the owner or registrant.
  - b. If work is proposed in the city right-of-way, a traffic control plan/maintenance of traffic (MOT), approved by Broward County Traffic Engineering Department, demonstrating the protective measures and devices that will be employed, consistent with the manual of uniform traffic control devices and standards of the Florida Department of Transportation, in order to prevent injury or damage to persons or property and to minimize disruptions to efficient pedestrian and vehicular traffic.
  - c. Each permit applicant seeking to construct wireline communications facilities within the city shall file a construction and maintenance plan, to the extent known, with the department of utilities and engineering. Such plan shall be submitted using a format designated by the department of utilities and engineering and shall contain the information determined by the city manager or designee, to be necessary to facilitate the coordination and reduction in frequency of construction, excavation and obstructions in the city. The plan will include a preliminary construction schedule and completion date. To the extent that the plan changes, each permittee shall use its best efforts to update the plan on an annual basis, or by October 1 of each year. The plan shall include:
    1. The specific locations and the beginning and ending dates of all known planned construction to be commenced during the next calendar year; and
    2. A description of how the equipment or new facility would fit into the affected area.
  - d. Mapping data.
    1. Each permit applicant shall provide to the department of utilities and engineering within a reasonable time, information indicating the horizontal location of all facilities placed in the rights-of-way and the vertical location of all underground facilities that are placed in the rights-of-way. Each permit applicant shall use its best efforts to make this information available in electronic format, as such information shall be included in the mapping system used by the city.
    2. "As-builts" shall be required by the city for each project constructed in the city rights-of-way. The plans submitted with the permit application shall be utilized for "as-built" purposes provided that the construction does not deviate from the permit plans provided. Should the construction require a deviation from the original permit plans, the city manager or designee shall require a permit modification including new permit plans. The amended permit plans shall be utilized for "as-built" purposes. Each permit applicant shall make this information available in electronic format.
  - e. If the permit applicant is proposing an underground installation within new ducts or conduits to be constructed within the rights-of-way, the following information is required.
    1. A statement that it is not technologically or economically feasible to locate its facilities in existing ducts and conduits; and
    2. The location, depth, size and quantity of proposed new ducts or conduits.
  - f.

When a construction permit is requested for purposes of installing additional facilities within the city rights-of-way, the posting of a construction bond for the additional facilities, if required, or proof of self-insuring status that demonstrates adequate financial resources to defend and cover claims.

- g. If required by the city manager or designee, a videotape documenting the condition of the rights-of-way prior to major construction, if applicable.
  - h. Submit an emergency response plan that includes detailed information needed to expeditiously address risks to life safety or imminent significant property damage.
- (5) *Joint submissions.* Persons requesting a construction permit are encouraged to make joint submissions for said permits to work in the rights-of-way at the same place and time and may share in the payment of any construction permit fee. Persons requesting a construction permit that file jointly shall be jointly and severally liable for any construction permit fee and for compliance with the requirements of this subsection.
- (6) *Public notice.* Prior to the issuance of any permit pertaining to the placement and maintenance of communications facilities within the public rights-of-way located in residential zoning districts, the city manager or designee shall require the permittee to issue notice of the proposed work, via writing, to property owners within two hundred fifty (250) feet of such rights-of-way, as well as provide notification to any affected homeowners' association or neighborhood association (the "notification area"). The city may further require the permittee to hold a public information meeting for purposes of answering questions and taking comments from affected property owners. Such public information meeting shall be held within ten (10) days of the city's receipt of request for same. Comments may be submitted in person or in writing to the city. The process for submitting written comments shall be provided to all property owners in the notification area by the permittee. Should a public information meeting be required, the permittee shall submit a report to the city, no later than ten (10) days after such meeting, stating the public comments received and any responses provided by the permittee. The permittee shall meet with city staff as soon as practical to review comments received at the public information meeting, and attempt to resolve all negative comments or issues raised. No permit application will be deemed complete, nor permit shall be issued, by the City until this process, if required, has been completed.
- (7) *Unregistered equipment.* One (1) year after the passage or amendment of this subsection, any facilities in any rights-of-way that are owned by a person who has not registered as required by subdivision IX, "Communications Facilities," shall be deemed a nuisance. The city may exercise any remedies or rights it has at law or in equity, including, but not limited to, abating the nuisance or taking possession of the facilities and restoring the rights-of-way at the facility owners' expense. Written notice by the city to the owner, if known, will be provided thirty (30) days prior to any city action to abate the nuisance or taking possession of the facilities.
- (8) *Construction permit limitations.* A permittee shall submit written notification three (3) business days prior to the actual construction commencement date confirming the actual construction date for the project.
- 
- a. A construction permit is valid only for the dates, time and area specified in the permit.
  - b. No person may perform major construction beyond the date(s) specified in the construction permit unless an extension or a new construction permit is granted.
  - c. Construction permits shall be conspicuously displayed at all times at the work site and shall be available for inspection.
- (9) *Issuance of permit; conditions.*
- a. The issuance of a construction permit shall neither convey equitable or legal title in the streets, sidewalks, public property or rights-of-way.
  - b. Each construction permit shall be non-exclusive and shall not in any manner prevent the city from granting other or further permits and agreements regarding wireline communications facilities within the city. Such construction permits shall in no way prevent or prohibit the city from using any of said properties/rights-of-way or affect its jurisdiction over them or any part of them, and the city shall retain its power to make all necessary changes,

relocations, repairs, maintenance, establishment, improvement, dedication of the same as the city deems necessary, including but not limited to the dedication, establishment, maintenance, and improvement of all new rights-of-way, thoroughfares and other public properties.

- c. Conditions before a construction permit is issued. Except in the case of an emergency, no construction permit will be granted:
  1. To any person required to register and who has not registered.
  2. To any person who is currently not in substantial compliance with the requirements of this subsection, or if applicable, with the requirements set forth in subdivision IX, "Communications Facilities."
  3. To any person who has an outstanding undisputed debt which is due and payable to the city without offset.
  4. To any person as to whom there exists grounds for the revocation of a construction permit until such person/registrant has corrected any such failure and/or default.
- d. Before the city manager or designee denies issuance of a construction permit for wireline communications facilities, the city manager or designee shall provide notice of his/her preliminary decision to deny, in writing, and the person/registrant who applied for the permit shall have ten (10) business days to cure the default that precluded issuance of the permit. If the person/registrant cures the defects within the ten (10) day period, a construction permit will be issued. If the person/registrant fails to cure, the permit request will be denied.
- e. Other conditions. The city manager or designee may impose reasonable conditions upon the issuance of the construction permit for wireline communications facilities and the performance of the person/registrant requesting the permit thereunder in order to protect the public health, safety and welfare of the city, to ensure the structural integrity of the rights-of-way or other city property, or to minimize the disruption and inconvenience to the traveling public.
- f. Exceptions.
  1. Notwithstanding the provisions of subparagraphs c. and d. above, the city manager may issue a construction permit where necessary:
    - i. To prevent substantial economic hardship to a customer of the person/registrant requesting a permit; or
    - ii. To allow such customer to materially improve its communications service; or
    - iii. To allow a new economic development.
  2. Minor construction. For those instances relating to minor construction or individual service repair work being done to one flag of the sidewalk, the owner/registrant shall provide written notification to the city manager or designee no later than twenty-four (24) hours prior to the commencement of such work.

(10) *Work without a permit.*

- a. Emergency situations. In any emergency event relating to wireline communications facilities or arising out of its installation of such facilities, the owner shall proceed to take whatever actions are necessary in order to respond to the emergency to prevent loss of life or imminent significant damage to property. Each owner shall as promptly as reasonably practical, notify the city manager or designee of any event regarding its facilities which it considers to be an emergency. In the event that the city becomes aware of an emergency regarding a facility, the department of utilities and engineering may attempt to contact the local representative of each owner of facilities affected, or potentially affected, by the emergency and shall enforce the emergency response plan submitted by the owner/registrant. In any event, the department of utilities and engineering may take whatever action it deems necessary in order to respond to the emergency, the reasonable and documented direct cost of which shall be borne by the owner/registrant whose facilities occasioned the emergency. Each owner/registrant shall be responsible for the cost of repairing any facilities that it or its facilities damages during an emergency caused by the registrant or its facilities, in accordance with F.S. Ch. 556.

In addition to the above, in the event that an emergency does arise, the owner/registrant shall provide the following:

1. A public relations/customer service representative shall be contacted immediately for all emergencies and shall be available to handle all homeowner questions and issues as well as media information. Such activities shall be coordinated with the city's public relations office.
2. The name, address and telephone number of the company retained, if any, by the owner/registrant to handle all emergency matters, including but not limited to, immediate repair of any of the facilities and/or property affected by the emergency situation.

(11) *Construction and restoration.*

a. Subsurface utility engineering study required.

1. Prior to commencement of any major construction, an owner/registrant shall, if required by the city manager or designee, conduct a subsurface utility engineering study on the proposed route of construction. The city manager or designee may waive all or part of this requirement in construction situated where it is not necessary. A subsurface utility engineering study consists of:
  - i. Securing all available "as built" plans, plats and other location data indicating the existence and approximate location of all underground facilities along the proposed construction route.
  - ii. Visibly survey and record the location and dimensions of any above-ground features of all underground facilities along the proposed construction route, including but not limited to manholes, valve boxes, utility boxes, posts and visible street cut repairs.
  - iii. Determining and recording the presence and approximate horizontal location of all underground facilities in the rights-of-way along the proposed system construction route.
2. Upon completion of a subsurface utility engineering study pursuant to this subsection, the owner/registrant shall incorporate all of the data collected into the plans submitted to the city for permitting.
3. Qualified professional. All engineering plans submitted pursuant to this subsection shall be prepared, signed and sealed by a professional engineer registered in the State of Florida.

(12) *Location of facilities.* The city manager or designee shall have the power to prohibit or limit the placement of new or additional facilities within specific sections of the rights-of-way if there is insufficient space to accommodate all requests to occupy and use the rights-of-way. All proposed underground wireline communications facilities shall have a ten-foot minimum horizontal separation and a four-foot minimum vertical separation from any city owned utilities. In making such decisions, the city manager or designee shall strive to the extent possible to accommodate all existing and potential users of the rights-of-way, but shall be guided primarily by considerations of public interest, the condition of the rights-of-way, the protection of existing facilities in the rights-of-way, and city plans for public improvements which have been determined by the city commission to be in the public interest.

~~(13) *Manner of construction.*~~

- a. All major and minor construction shall conform to specifications and standards established by the city which include the public utilities standards and policies.
- b. All major and minor construction shall be accomplished in the manner resulting in the least amount of damages and disruption to the public rights-of-way and private properties. Specifically, every owner/registrant performing major construction shall utilize trenchless technology, unless the city manager or designee approves another method of construction.
- c. For construction in the right-of-way, entire road closures will not be permitted in major traffic ways which shall include any road listed as an arterial, collector or one-way pair on the Broward County Traffic Ways Plan. Lane closures shall not occur during the rush hour period starting at 7:00 a.m. and ending at 9:00 a.m. and from 4:00 p.m. to 6:00 p.m.

(14) *Removal and relocation of facilities.*

- a.

In the event the city reasonably requires the removal or relocation of any wireline communications facilities installed in the city's rights-of-way, the statutory requirements set forth in F.S. Ch. 337, and as amended from time to time, for such removal and relocation shall be implemented and complied with by the parties.

- b. The reasonable and documented direct costs of such removal or relocation shall be borne by the registrant pursuant to F.S. Ch. 337, as amended from time to time.

(15) *Restoration.*

- a. Restoration of the rights-of-way and private property shall conform with the sections, details, and specifications set forth in the "City Land Development Code, Utility and Engineering Standards Manual, Specifications, Policies and Procedures" of the Utility and Engineering Department of the City of Coconut Creek, as amended from time to time.
- b. The work to be done under a construction permit and the restoration as required herein must be completed within the dates specified in the construction permit or as amended subsequently.
- c. The permittee shall restore the work area and perform the work according to the standards and with the materials necessary to return the rights-of-way and private property to the same or similar condition as existed prior to construction. In the event that the registrant fails to restore the work area within ten (10) days after completion of the permitted construction or repair, or within the time approved by the city manager or designee, the city may restore the job site and make a claim under the construction bonds issued pursuant to subdivision IX, "Communications Facilities," for work in public right of way or seek reimbursement from the permittee for work on private property. Upon the permittee's completion of the restoration, the city will inspect said work and if the city determines that the property has been properly restored for work conducted in the public right of way, the city shall release fifty (50) percent of the performance bond amount to the registrant. However, the registrant shall be responsible for its restoration work and shall maintain and correct any improper construction and/or restoration at its cost during the twelve (12) months following its completion. The registrant shall also provide a twelve-month guarantee for trees and other flora. During the twelve (12) month period, it shall, upon notification from the department of utilities and engineering, correct all restoration work to the extent necessary using the method required by the city manager or designee. Said work shall be completed within twenty-one (21) calendar days of the receipt of the notification from the department of utilities and engineering. In the event that the registrant fails to restore the property within twenty-one (21) days, the city may restore the property and make a claim against the construction bonds issued pursuant to subdivision IX, "Communications Facilities." If, during the twelve (12) months following such restoration, the pavement settles due to registrant's improper backfilling, the city shall make a claim under the construction bonds to recover the cost of repairing the pavement. If, twelve (12) months after completion of the restoration, the city determines that the rights-of-way have been properly restored, it shall release the remaining performance bond's balance.

(16) *Inspection.*

- a. The permittee shall notify the city within forty-eight (48) hours of completion of construction in the public right-of-way and on private property.
- b. The work site shall be available for inspection at all reasonable times during and upon completion of construction.
- c. The city may at any time order the immediate cessation of any work that poses a threat to the life, health, safety, or well-being of the public.
- d. The city may order, by written notice, the owner/registrant to correct all violations of this subsection. Within ten (10) business days after issuance of the order, or within the time approved by the city manager or designee, the owner/registrant shall present proof to the city that all violations have been corrected and shall pay a reinspection fee, applicable fines or penalties where applicable. If such proof has not been presented within the required time, the City may revoke the permit pursuant to provisions set forth in subdivision IX, "Communications Facilities."

(17) *General obligations.*

- a. Obtaining a construction permit does not relieve an owner/registrant of its duty to obtain all other necessary authorizations and to pay all fees required by other city, county, state or federal rules, laws or regulations.

- b. An owner/registrant shall comply with all requirements of local, state, county and federal laws, all applicable codes and established rules and regulations, and is responsible for all construction performed pursuant to its permit, regardless of who performs the construction.
- c. The construction performed in the rights-of-way and on private property shall be done in conformance with specifications provided for in the City Land Development Code, where applicable, and the Utility and Engineering Standards Manual, Specifications, Policies and Procedures.
- d. Except in the case of emergency, and with the approval of the city manager or designee, no construction in the rights-of-way and on private property may be performed when climatic conditions are unreasonable for such work. The city manager or designee may order a temporary cessation of construction during inclement or impending inclement conditions, when such conditions present an unreasonable danger to persons using the right-of-way or to the general public. The city manager or designee shall provide reasonable notice, as is practical, to make the construction site safe and to secure materials and equipment.
- e. An owner/registrant shall not cause obstruction in a manner that will interfere with the natural free and clear passage of water through the gutters or other waterway.
- f. Private vehicles, other than authorized company vehicles, may not be parked within or adjacent to a construction site. The loading and unloading of trucks adjacent to a construction site area is prohibited unless specifically authorized by the permit.
- g. An owner/registrant shall belong to the Sunshine State One-Call Notification System as required by state law or such other line location system acceptable to the city.
- h. Permit fees for work governed by this subsection shall be as provided in subdivision IX, "Communications Facilities," subsection 13-540(k) "Permit fees."

(Ord. No. 122-94, § 1, 5-26-94; Ord. No. 2018-009, § 4, 6-28-18)



**MARTY KIARD**  
**BRWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Property Address</b>	2602 CALLIANDRA TERRACE, COCONUT CREEK FL 33063	<b>ID #</b>	4842 19 21 0280
<b>Property Owner</b>	LIGUA, JOE & MARIA HELENA	<b>Millage</b>	3212
<b>Mailing Address</b>	2602 CALLIANDRA TER COCONUT CREEK FL 33063	<b>Use</b>	01-05
<b>Abbr Legal Description</b>	TARTAN COCONUT CREEK PARCEL C RERUN-MOD II 121-1 B THAT PT OF TR G DESC AS COMM AT RAD PT OF CUL-DE-SAC AT NWLY TER OF C/L OF CALLIANDRA TER,SELY 130.24 TO P/C,SELY ALG CIR CUR 277.91 TO P/T,SELY 21.34,NELY 25 TO POB,CONT NELY 137.84,SELY 28.62,SLY 40.03,WLY 133.41, NWLY 33.78 TO POB AKA: LOT 28 TRACT G TAMARIND VILLAGE PHASE III		

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

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$49,080	\$361,270	\$410,350	\$410,350	
2025	\$49,080	\$326,170	\$375,250	\$375,250	\$8,589.42
2024	\$49,080	\$298,310	\$347,390	\$168,210	\$2,542.44

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$410,350	\$410,350	\$410,350	\$410,350
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 26</b>	\$410,350	\$410,350	\$410,350	\$410,350
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$26,411	0	\$26,411	\$26,411
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$358,939	\$385,350	\$358,939	\$358,939

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/12/2024	WD-Q	\$410,000	119451637	\$7.00	7,011	SF
5/31/2012	DRR-T	\$100	48801 / 797			
1/20/2004	WD	\$193,000	36776 / 1060			
8/7/2001	WD	\$152,500	31992 / 244			
6/25/2001	CET	\$100	31819 / 600			
				<b>Adj. Bldg. S.F. (Card, Sketch)</b>		2110
				<b>Units/Beds/Baths</b>		1/3/2
				<b>Eff./Act. Year Built: 1987/1986</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1			.16					

**Summons/Case # C25080011**

**Secretary of Housing & Urban Dev**

**% Becker & Poliakoff PA, 2525 Ponce DeLeon Blvd, Coral Gables FL 33134-6051**

**Vio Address: 4153 Carambola Cir S #2151**

**Vio: 6-39-i-1 (Failure to register Abandoned Real Property)**

**IMPORTANT INSTRUCTIONS**

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

**SUMMONS TO APPEAR**

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

NO. CV5080011

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

Day Tuesday Date August 5 2025

At 10:21 AM PM

Owner Name Secretary of Housing & Urban Dev  
Last First MI

Owner Address 970 Becker & Poliakoff Pl  
2525 Ponce De Leon Blvd, Coral Gables, FL 33134-  
City State Zip 6051

Legal/Folio 4942 20 CA D190

Violation Location 1453 Carambola Cir S #2151  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Failure to register Abandoned  
Real Property

In violation of Chapter(s) 6 Section(s) 39-i-1  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 22 DAY OF April, 2025, AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.  
Jan Mappert 4/6/26 310  
Officer Signature Date ID#  
Jan Mappert  
Printed Name \*POSTED\*

Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-4476 or 1538 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25080011	4153 CARAMBOLA CIR S 2151	484220CA0190	SECRETARY OF HOUSING & URBAN DEV

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

Initial Warning of Violation – Date: 08/05/2025

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 4/7/26 - Receipt/Article # 9589 0710 5270 1607 5744 34  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 4/6/26 - Time: 01:55 PM (See Photo of Posting)

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

Jan Moppert

Signature of Code Compliance Officer

Jan Moppert

Printed Name of Code Compliance Officer

State of Florida

County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 7 day of April, 2026 by MOPPERT, JAN who is personally known to me.

Reshma Heraman

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



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

CERTIFIED MAIL



9589 0710 5270 1607 5744 34

SECRETARY OF HOUSING & URBAN DEV  
%BECKER & POLIAKOFF PA  
2525 PONCE DE LEON BLVD  
CORAL GABLES FL 33134-6051

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HE 4425 209T 0225 0T20 6956

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	
Street and Apt	
City, State, Zip	

C26080011  
Summers  
Postmark Here  
J.M  
4/17/26

SECRETARY OF HOUSING & URBAN DEV  
%BECKER & POLIAKOFF PA  
2525 PONCE DE LEON BLVD  
CORAL GABLES FL 33134-6051



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

**CERTIFIED MAIL**



9589 0710 5270 1607 5744 41

4153 CARAMBOLA CIRCLE S #2151,  
COCONUT CREEK FL 33066-2572

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

C25080011

Postmark Here  
Summons  
J.N. 4/11/2026

4153 CARAMBOLA CIRCLE S #2151,  
COCONUT CREEK FL 33066-2572

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

**SUMMONS TO APPEAR**

State of Florida NO. 045090011  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:  
Day Tuesday Date August 5 2025  
At 10:21 AM PM

Owner Name Secretary of Housing & Urban Dev  
Last First MI

Owner Address 7505 Ponce de Leon Blvd Coral Gables FL 33134  
City State Zip 6091

Legal/Folio 4042 20 00 040

Violation Location 1152 Carambola Cir S #151  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:  
Failure to register abandoned  
Real property

In violation of Chapter(s) 10 Section(s) 24-2-1  
Code of Ordinances of the City of Coconut Creek, Broward  
County, Florida

**YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE  
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,  
FLORIDA ON Wednesday THE 22 DAY  
OF April 2026 AT 1:30 PM IN THE  
City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063**

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

YOU OR A REPRESENTATIVE MUST APPEAR.

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

Jan Mappert  
Printed Name \* posted

Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-4476 or 1338  
between 7AM-5PM Mon-Thurs.

04/06/2026 13:55



04/06/2026 13:55

4153 Carambola Cir S (Karanda Vill VII) posted Summons 4/6/26: 1:55 PM. JM

## Moppert, Janet

---

**From:** Capone, Briana <BCapone@coconutcreek.net>  
**Sent:** Thursday, July 31, 2025 8:54 AM  
**To:** Montano Garcia, Luis; Moppert, Janet; Jean-Baptiste, Erick; Lopez, Daniella; Bell, Anthony  
**Subject:** Abandoned Properties - Foreclosure List  
**Attachments:** NewForeclosures(June-July).xlsx; NewForeclosures(May-June).xlsx →  
**Importance:** High

Hi Team:

Over the past few years, we haven't had many foreclosures that required code action under Section 6-39-i-1. However, over the past few months, we had a few come in.

I have added a foreclosure folder in our SCAN folder and added the last two cycles that were reported. The highlighted properties require an abandoned property registration with the City. I will provide monthly updates, if any, of any new foreclosures that may be in your zone. If these properties are in your zone, please begin issuing written warnings with a compliance date of 10 days per our code.

If anyone has questions, please let me know.

Thank you,

**Briana K. Capone**  
Code Compliance Supervisor  
Sustainable Development  
Ext. 1458

Foreclosures – Broward County – May/June 2025

PARCEL_ID	O_NAME1	O_NAME2	O_ADDR1	O_CITY	O_STATE	O_ZIP	LAST_S
484207AB1960	KAPOK REAL ESTATE INVESTMENTS	FOUR LLC	1700 N UNIVERSITY DR #302	CORAL SPRINGS	FL	33071	03/14/2
484207AB1840	1382 SW 13 LLC		7049 NW 71 TER	PARKLAND	FL	33067	01/04/2
484207AB1780	GRINDELWALD REAL ESTATE	INVESTMENTS FOUR LLC	1700 N UNIVERSITY DR #302	CORAL SPRINGS	FL	33071	08/05/2
484207AB1580	FLEX IT SOLUTIONS LLC		11555 HERON BAY BLVD STE 310	PARKLAND	FL	33076	07/03/2
484207AB1620	FLEX IT SOLUTIONS LLC		11555 HERON BAY BLVD STE 310	PARKLAND	FL	33076	04/15/2
484220DG0030	UPTOWN PROPERTIES LLC		958 HARBOR VW S	HOLLYWOOD	FL	33019	07/05/2
484220DH0020	TIRZA VENTURES LLC		3325 S UNIVERSITY DR #201	DAVIE	FL	33328	06/04/2
484217AB0220	JAKYLA PROPERTIES LLC		17 PIERCE DR	STONY POINT	NY	10980	11/08/2
484218AA2140	OH HOLDINGS LLC		2200 N FEDERAL HWY #200	BOCA RATON	FL	33431	02/07/2
484219CA0580	UPTOWN PROPERTIES LLC		958 HARBORVW S	HOLLYWOOD	FL	33019	11/20/2
484218AA0340	OH HOLDINGS LLC		2200 N FEDERAL HWY #200	BOCA RATON	FL	33431	03/29/2
484218AA1950	SUPUTRA LLC		6574 N STATE ROAD 7 #175	COCONUT CREEK	FL	33073	02/19/2
484207AB0990	GRINDELWALD REAL ESTATE	INVESTMENTS EIGHTEEN LLC	1700 N UNIVERSITY DR 3302	CORAL SPRINGS	FL	33071	04/05/2
484218AA1790	4SIGHT CAPITAL MANAGEMENT	LLC	6574 N STATE RD 7 #175	COCONUT CREEK	FL	33073	02/25/2
484218AA2320	OH HOLDINGS LLC		2200 N FEDERAL HWY SUITE 200	BOCA RATON	FL	33431	05/16/2
484218AB0560	SG ENTERPRISES LLC		6574 N STATE RD 7 # 175	COCONUT CREEK	FL	33073	10/30/2
484220DH0300	NASINNYA LLC		20851 JOHNSON ST #113	PEMBROKE PINES	FL	33029	10/11/2
484230AJ0010	ATK ASSOCIATES LLC		6955 NW 186 ST UNIT F107	MIAMI	FL	33015	04/28/2
484220CA0190	SECRETARY OF HOUSING & URBAN DEV	%BECKER & POLIAKOFF PA	2525 PONCE DE LEON BLVD	CORAL GABLES	FL	33134	09/03/2
484232101291	UPTOWN PROPERTIES LLC		958 HARBOR VW S	HOLLYWOOD	FL	33019	09/04/2
484232101322	UPTOWN PROPERTIES LLC		958 HARBOR VW S	HOLLYWOOD	FL	33019	06/18/2
484208060011	IH3 PROPERTY FLORIDA LP	% INVITATION HOMES - TAX DEPT	1717 MAIN ST #2000	DALLAS	TX	75201	10/02/2
484207AB0550	KAPOK REAL ESTATE	INVESTMENTS EIGHT LLC	1700 N UNIVERSITY DR #302	CORAL SPRINGS	FL	33071	08/14/2
484207AB0450	ZENITH RENTALS LLC		6574 N STATE ROAD 7 #175	COCONUT CREEK	FL	33073	11/29/2
484229KH0370	CHULAIS LLC		1126 S FEDERAL HWY #391	FORT LAUDERDALE	FL	33316	02/04/2
484217AH2490	UPTOWN PROPERTIES LLC		958 HARBOR VW S	HOLLYWOOD	FL	33019	12/27/2
484228AH0400	VIRTUE HOUSING LLC		PO BOX 421	HALLANDALE BEACH	FL	33008	07/05/20

4153 Carambola Cir S #2151 (Karanda Village VII-B, Condo Unit 2151 BLDG 7)

**Sec. 6-39. – Abandoned real and personal property.**

- (a) *Purpose and intent.* It is the purpose and intent of the city to establish a process to address the number of abandoned personal and real properties located within the city. It is the city's further intent to specifically establish an abandoned residential property program as a mechanism to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned properties.
- (b) *Definitions.* The following words, terms, and phrases when used in this section shall have the meanings ascribed to them in this section except where the context clearly indicates a different meaning:
- (1) *Abandoned personal property* means wrecked or derelict property, which has been left abandoned and unprotected from the elements and shall include wrecked, inoperative, or partially dismantled motor vehicles, trailers, boats, machinery, refrigerators, washing machines, plumbing fixtures, furniture, and any other similar article which has been left abandoned and unprotected from the elements. Personal belongings as identified in section 17-93, "Personal belongings," shall not be classified as abandoned personal property under this section 6-39.
  - (2) *Abandoned real property* means any property that is vacant and is under a current notice of default and/or notice of mortgagee sale by the lender or a pending tax assessors lien sale and/or properties that have been the subject of a foreclosure sale where the title was retained by the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure or sale.
  - (3) *Accessible property* means a property that is accessible through a comprised/breached gate, fence, wall, etc.
  - (4) *Accessible structure* means a structure/building that is unsecured and/or breached in such a way as to allow access to the interior space by unauthorized persons.
  - (5) *Evidence of vacancy* means any condition that on its own, or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions may include, but not be limited to, overgrown and/or dead vegetation, accumulation of abandoned real property, as defined herein, statements by neighbors, passers-by, delivery agents or government agents, among other evidence that the property is vacant.
  - (6) *Foreclosure* means the process by which a property, placed as security for a real estate loan, is sold at public sale to satisfy the debt if the borrower defaults.
  - (7) *Enforcement officer* means any fulltime law enforcement officer, building official, zoning inspector, code enforcement officer, fire inspector or building inspector employed within the city.
  - (8) *Inoperative vehicle* means any wrecked or partially dismantled vehicle that is parked or stored without having all the wheels mounted, or is in a condition of substantial disrepair, or which is parked or stored without having tires inflated, or parked or stored without current vehicle license and registration, or other similar condition.
  - (9) *Nominal salvage value* means the value of an article of abandoned or derelict property which a reasonably prudent person would believe is the fair market value of the property, taking into consideration its useful life, earning capacity or replacement cost, less depreciation and items of general or special depreciation, would be nominally greater than the costs of salvage including the removal, transportation, storage, and sale of same.
  - (10) *Private property* means all lands and improvements other than public lands and improvements.
  - (11) *Property management company* means a local property manager, property maintenance company, or similar entity responsible for the maintenance of abandoned real property.
  - (12) *Public property* means any place to or upon which the public resorts or travels, whether such place is owned or controlled by the city or any agency of the state or is a place to or upon which the public resorts or travels by custom or by invitation, express or implied. The term "public property" shall include any street, alley, park, public building, any place of business or assembly open to or frequented by the public, and any other place which is open to the public view, or to which the public has access.
  - (13) *Residential building* means any improved real property, or portion thereof, situated in the city, designed or permitted to be used for dwelling purposes, and shall include the buildings and structures located on such improved real property.

- (14) *Vacant* means any building/structure that is not legally occupied.
- (c) *Applicability*. This section shall be considered cumulative and not superseding or subject to any other law or provision for same, but shall rather be an additional remedy available to the city above and beyond any other state, county, and/or local provisions for same.
- (d) *Penalties*. Any person who shall violate the provisions of this section shall, upon conviction, be punished as provided in section 1-8 of this Code.
- (e) *Placement of abandoned personal property prohibited*.
- (1) It shall be unlawful for any person to abandon personal property upon private property:
    - a. Without such receiving property owner's consent; or
    - b. In violation of this or any other applicable law, ordinance, or regulation.
  - (2) Nothing in this section shall be deemed to apply to abandoned personal property authorized to be left on private business property properly operated, licensed, and zoned in the city for the purpose of accepting abandoned property.
- (f) *Public nuisance*. All abandoned personal property and abandoned real property is hereby declared to be a public nuisance, the abatement of which pursuant to the police power is hereby declared to be necessary for the health, welfare, and safety of the residents of the city.
- (g) *Notification procedure*. When an enforcement officer ascertains that an article of personal property, having nominal salvage value, lies abandoned or derelict upon private property, that officer shall comply with the notification provisions of F.S. § 162.12, as amended from time to time.
- (h) *Removal of abandoned personal property*.
- (1) If at the end of five (5) days after posting notice under this article, the owner or any person interested in such abandoned personal property described in the notice has not removed same, the enforcement officer may cause the article of abandoned personal property to be removed and destroyed, and the salvage value, if any, of such article shall be retained by the city to be applied against the cost of removal and destruction thereof.
  - (2) Before destruction, for abandoned property on public lands or private lands, at the end of the five-day period of posting such notice, if the owner or person having interest in the property has not removed the abandoned property from public or private property, or shown reasonable cause for failure to do so, the city may cause the property so described to be removed by a towing company who shall cause the article or articles of abandoned property to be removed and placed in storage in accordance with applicable with the local, state, and federal regulations. At the conclusion of the required storage, if the article is not claimed, and if the salvage value is above one hundred dollars (\$100.00), the towing company shall pay the City of Coconut Creek the sum of twenty-five dollars (\$25.00) or ten (10) percent of such value, whichever is greater, for the administrative costs in handling with said article. If the article is claimed, the city shall receive twenty-five dollars (\$25.00) as an administrative fee.
- 
- (3) It is unlawful to remove abandoned personal property, including inoperative vehicles, from private property to public property after the posting of said property by an enforcement officer.
  - (4) An inoperative vehicle shall not be on private property unless it is within a completely enclosed building structure or a designated storage area, which includes a wall or hedge to screen the stored inoperative vehicle from view.
  - (5) In the event that the abandoned property is deemed to be an imminent public health and safety hazard, an enforcement officer is authorized to remove the property immediately. Subsequent to the removal of the abandoned property, the city shall make reasonable and diligent efforts to ascertain the owner and take the applicable action. If the abandoned property is on private property, the private property owner shall be provided notice and assessed the cost of removal of the abandoned property and any required clean-up of the private property.
- (i) *Registration of abandoned real property*.
- (1)

Any mortgagee who holds a mortgage on real property located within the city shall perform an inspection of the property that is the security for the mortgage, upon default by the mortgagor, prior to the issuance of a notice of default. If the property is found to be vacant or shows evidence of vacancy, it shall be deemed abandoned and the mortgagee shall, within ten (10) days of the inspection, register the property with the director of development services, or his or her designee, on forms provided by the city. **A registration is required for each vacant property.**

- (2) If the property is occupied but remains in default, it shall be inspected by the mortgagee or his designee monthly until:
    - a. The mortgagor or other party remedies the default; or
    - b. It is found to be vacant or shows evidence of vacancy at which time it is deemed abandoned, and the mortgagee shall, within ten (10) days of the inspection, register the property with the director of development services, or his or her designee, on forms provided by the city.
  - (3) Registration pursuant to this section shall contain the name of the mortgagee, the direct mailing address of the mortgagee, a direct contact name and telephone number of the mortgagee, facsimile number and e-mail address and, in the case of a corporation or out-of-area mortgagee, the local property management company responsible for the security and maintenance of the property.
  - (4) An annual registration fee in the amount of one hundred fifty dollars (\$150.00), per property, shall accompany the registration form(s).
  - (5) This section shall also apply to properties that have been the subject of a foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale.
  - (6) Properties subject to this section shall remain under the annual registration requirement, security, and maintenance standards of this section as long as they remain vacant.
  - (7) Any person or corporation that has registered a property under this section must report any change of information contained in the registration within ten (10) days of the change.
- (j) *Maintenance requirements.*
- (1) Properties subject to this section shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, fliers, notices, except those required by federal, state, or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, printed material or any other items that give the appearance that the property is abandoned.
  - (2) The property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior paint.
  - (3) Front, side, and rear yard landscaping shall be maintained in accordance with the City's standard at the time registration was required.
- 
- (4) Landscape shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf/sod designed specifically for residential installation. Landscape shall not include weeds, gravel, broken concrete, asphalt or similar material.
  - (5) Maintenance shall include, but not be limited to, watering, irrigation, cutting, and mowing or required landscape and removal of all trimmings.
  - (6) Pools and spas shall be maintained so the water remains free and clear of pollutants and debris. Pools and spas shall comply with enclosure requirements of this Code of Ordinances and Florida Building Code, as amended from time to time.
  - (7) Failure of the mortgagee and/or property owner of record to properly maintain the property may result in a violation of this Code and issuance of a citation or notice of violation/notice of hearing by the city's code enforcement officer. Pursuant to a finding and determination by the city's special magistrate, the city may take the necessary action to ensure compliance with this section.

(k) *Security requirements.*

- (1) Properties subject to this section shall be maintained in a secure manner so as not to be accessible to unauthorized persons.
- (2) A "secure manner" shall include, but not be limited to, the closure and locking of windows, doors, gates, and other openings of such size that may allow a child to access the interior of the property and/or structure. Broken windows shall be secured by reglazing or boarding of the window.
- (3) If the property is owned by a corporation and/or out-of-area mortgagee, a local property management company shall be contracted to perform bi-weekly inspections to verify compliance with the requirements of this section, and any other applicable laws.
- (4) The property shall be posted with the name and twenty-four-hour contact phone number of the local property management company. The posting shall be no less than an eight-inch by ten-inch sign. The posting shall contain the following language:

THIS PROPERTY IS MANAGED BY:

TO REPORT PROBLEMS OR CONCERNS CALL:

The posting shall be placed on the interior of a window facing the street to the front of the property so it is visible, or secured to the exterior of the building/structure facing the street to the front of the property so it is visible or, if no such area exists, on a stake of sufficient size to support the posting in a location as close as possible to the main door entrance of the property. Exterior posting shall be constructed of and printed with weather-resistant materials.

- (5) The local property management company shall inspect the property on a bi-weekly basis to ensure that the property is in compliance with this section. Upon the request of the city, the local property management company shall provide a copy of the inspection reports to the code enforcement division.
  - (6) Failure of the mortgagee and/or property owner of record to properly maintain the property may result in a violation of this Code and issuance of a citation or notice of violation/notice of hearing by the city's code enforcement officer. Pursuant to a finding and determination by the city's special magistrate, the city may take the necessary action to ensure compliance with this section.
- (l) *Opposing, obstructing enforcement officer, penalty.* Whoever opposes, obstructs, or resists any enforcement officer or any person authorized by the enforcement office in the discharge of duties as provided in this section, upon conviction shall be punished as provided in [Section 1-8](#) of this Code.
- (m) *Immunity of enforcement officer.* Any enforcement officer or any person authorized by the enforcement officer shall be immune from prosecution, civil or criminal, for reasonable, good faith trespass upon real property while in the discharge of duties imposed by this section.

- (n) *Additional authority.* The director of development services, or his or her designee, shall have the authority to require the mortgagee and/or owner of record of any property affected by this section, to implement additional maintenance and/or security measures including, but not limited to, securing any and all door, window, or other openings, employment of an on-site security guard, or other measures as may be reasonably required to help prevent further decline of the property.
- (o) *Adoption of rules; expenditure of funds; declaration of city purpose.* The city manager, consistent with his or her duties and authorities under the city charter, including those duties and authorities relating to emergency situations, is authorized and empowers to adopt rules and regulations and expend city funds as may be reasonably necessary and available to carry out the terms of this section, the expenditure of such funds being declared a proper city purpose.

(Ord. No. 2008-032, § 2, 10-23-08; Ord. No. 2024-041, § 2, 10-24-24)



**MARTY KIARD**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Property Address</b>	4153 CARAMBOLA CIRCLE S #2151, COCONUT CREEK FL 33066-2572	<b>ID #</b>	4842 20 CA 0190
<b>Property Owner</b>	SECRETARY OF HOUSING & URBAN DEV	<b>Millage</b>	3212
<b>Mailing Address</b>	%BECKER & POLIAKOFF PA 2525 PONCE DE LEON BLVD CORAL GABLES FL 33134-6051	<b>Use</b>	04
<b>Abbr Legal Description</b>	KARANDA VILLAGE VII-B CONDO UNIT 2151 BLDG 7 PER CDO BK/PG: 12844/698		

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

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$25,040	\$225,560	\$250,400	\$250,400	
2025	\$27,170	\$244,560	\$271,730	\$271,730	
2024	\$27,470	\$247,230	\$274,700	\$224,020	\$3,674.76

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$250,400	\$250,400	\$250,400	\$250,400
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$250,400	\$250,400	\$250,400	\$250,400
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 13</b>	\$250,400	\$250,400	\$250,400	\$250,400
<b>Taxable</b>	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/3/2024	CET-T		119843171			
9/23/2020	ACT-D	\$40,100	116748107			
8/7/2020	CET-T		116742214			
2/18/2005	QCD	\$7,900	39275 / 1401			
2/18/2004	QCD	\$100	36963 / 1284			
				<b>Adj. Bldg. S.F.</b>		1093
				<b>Units/Beds/Baths</b>		1/3/2
				<b>Eff./Act. Year Built: 1986/1985</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
M			CM					
1			.03					

**Summons/Case # C26010150**

**Teixeira, Tharyn Andra**

**3341 NW 22<sup>nd</sup> Ct**

**Vio Address: 3633 NW 35 St #1658**

**Vio:13-38-a: Failure to complete permit process: windows**

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

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C26-01-0150**

THARYN ANDRA TEIXEIRA  
LUIZ FELIPE DESOUZA MATTOS  
3341 NW 22ND COURT  
COCONUT CREEK FL 33066-2237

Property Address: 3633 NW 35 Street #1658

**Respondent**

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**ORDER GRANTING CONTINUANCE**

An administrative hearing was held before the undersigned Special Magistrate on March 25, 2026. At the subject hearing there was testimony offered into the record to support a finding that granting a continuance of this matter would be in the public interest.

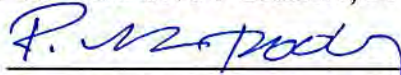
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THIS MATTER BY THE PARTIES, THIS CASE IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON APRIL 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT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

This Order dated 27th Day of March, 2026

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**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
**SPECIAL MAGISTRATE CLERK**

  
\_\_\_\_\_  
**SPECIAL MAGISTRATE**

  
\_\_\_\_\_  
**Date Received**



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



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

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9589 0710 5270 0954 9568 49

TEIXEIRA, THARYN ANDRA  
MATTOS, LUIZ FELIPE DESOUZA  
3341 NW 22ND CT  
COCONUT CREEK FL 33066-2237

TEIXEIRA, THARYN ANDRA  
MATTOS, LUIZ FELIPE DESOUZA  
3341 NW 22ND CT  
COCONUT CREEK FL 33066-2237

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Total Postage and \$  
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City, State, ZIP+4®

TEIXEIRA, THARYN ANDRA  
MATTOS, LUIZ FELIPE DESOUZA  
3341 NW 22ND CT  
COCONUT CREEK FL 33066-2237

64 956 4560 0225 0720 6956



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



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

CERTIFIED MAIL®



9589 0710 5270 0954 9568 56

TEIXEIRA, THARYN ANDRA  
MATTOS, LUIZ FELIPE DESOUZA  
3633 NW 35TH # 1658  
COCONUT CREEK FL 33066

TEIXEIRA, THARYN ANDRA  
MATTOS, LUIZ FELIPE DESOUZA  
3633 NW 35TH # 1658  
COCONUT CREEK FL 33066

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
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Street and Apt. #	
City, State, ZIP+4	

CR6010150  
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Postmark  
Here  
J.M 4/2/20

TEIXEIRA, THARYN ANDRA  
MATTOS, LUIZ FELIPE DESOUZA  
3633 NW 35TH # 1658  
COCONUT CREEK FL 33066

[EXTERNAL] Windows permit

From Felipe <luizfm62@gmail.com>  
Date Mon 3/16/2026 9:55 AM  
To Moppert, Janet <JMoppert@coconutcreek.net>

External Email: Use caution with links and attachments.

Hi Ms Jan Moppert

I need more time to hiring a general contractor to help with the permit.

Thank you for your time and that's the address for the other property 3341 nw 22ct coconut creek

NOTE:

Felipe spoke to Tamara Joseph, Building Spvr about this expired permit 19003181.

He will have to get another contractor since original contractor is no longer in business. AND also open another permit.  
- OK per TJ to continue @ the 3/25/26 itaving to 4/22/26.  
JM.

Continuance Request



## PERMIT STATUS

Permit #: 19003181

Property ID: 484220BK0260

Permit Desc: SHUTTERS/STORM SCREENS

Property Address: 3633 NW 35 ST COCONUT CREEK, FL 33066

Amount Due: .00

Pending Payment: .00

### Inspections

#### Inspection Information

Type	Num	Inspector	Sched Date	Insp Date	Status	Refee	Notes
FINAL STRUCTURAL	2	ALMAS, MARC	9/23/2020	9/23/2020	F		NOT I NOA OSS C 0921

**FINAL  
STRUCTURAL**

1

ALMAS,MARC 8/27/2020 8/27/2020 C

PER C  
OSS  
0825

**Required Inspections to be Completed**

**FINAL  
STRUCTURAL**

3

Sent from my iPhone

**IMPORTANT INSTRUCTIONS**

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

**Option 1:**

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

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

**DO NOT MAIL CASH**

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

**ENTER A PLEA OF NOT GUILTY**

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

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

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

**SCHEDULE OF FINES**

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

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

**SUMMONS TO APPEAR**

State of Florida NO. 226010150  
City of Coconut Creek  
Sustainable Development - Code Compliance

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

Day Thursday Date January 15 2026  
At 12:26 AM (PM)

Owner Name TEIXEIRA THARYN ANDRA  
Last First MI  
MATOS Luiz Felipe DESOUZA  
Last First MI

Owner Address 334L NW 22nd CT  
Coconut Creek FL 33066-2237  
City State Zip

Legal/Folio 4042 20 BK 0260

Violation Location 3633 NW 35 ST # 165B  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

FAILURE to complete permit process  
WINDOWS/shutters (expired permit)

In violation of Chapter(s) 13 Section(s) 3B-a  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON wednesday, THE 25 DAY OF MARCH, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR.  
Jan Mappert 3/11/26 310  
Officer Signature Date ID#  
Jan Mappert  
Printed Name  
POSTED  
Signature Acknowledging Receipt of this Notice 3/11/26  
Date

Printed Name  
If you have any questions, call 954-956-1476 or 1538  
between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26010150	3633 NW 35 ST	484220BK0260	TEIXEIRA, THARYN ANDRA

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

Initial Warning of Violation – Date: 01/15/2026

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

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

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 3/11/26 - Receipt/Article #: 9589 0710 5270 1607 5774 73  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 3/11/26 - Time: 01:19 PM (See Photo of Posting)

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

Jan Moppert  
Signature of Code Compliance Officer

Jan Moppert  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 11 day of MARCH, 2026 by MOPPERT, JAN who is personally known to me

Reshma Heraman  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced

**SUMMONS TO APPEAR**

State of Florida NO 22401050  
 City of Coconut Creek  
 Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:  
 Day THURSDAY Date January 15, 2026

At 12:36 AM (PM)

Owner Name TRIKERIA THARIJI AYDIA  
 Last First MI  
WATERS LOIS FELICE DAWSON

Owner Address 3341 NW 35th CT  
 Last First MI  
COCONUT CREEK FL 33066-2237

City State Zip  
4042 90 BK 0360

Legal Folio 26 99 NW 35 ST # 1050

Violation Location  
 Located in the City of Coconut Creek, Broward County, FL  
 committed the following violation, contrary to law:  
REMOVE TO COMPLETE PERMIT WORK  
WINDOWS / SHUTTERS (expired permit)

In violation of Chapter(s) 13 Section(s) 26.02  
 Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON 03/11/2026 AT 02:00 PM IN THE City of Coconut Creek Government Center  
 Commission Chambers  
 4800 West Copans Road  
 Coconut Creek, Florida 33063

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

YOU OR A REPRESENTATIVE MUST APPEAR  
 Officer Signature [Signature] Date 3/11/26 310  
 1136

03/11/2026 13:19



03/11/2026 13:20

3633 NW 35 St Posted Summons on 3/11/26, 1:20 PM. JM

CERTIFIED MAIL



9589 0710 5270 1607 5775 03

Tharyn Andria Teixeira  
3633 NW 35 ST #1658  
Coconut Creek FL 33006

COCONUT CREEK  
Av. Dept.  
Division  
d  
33063

AMCOCONUT  
9589 0710 5270 1607 5775 03

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage and Fees	
\$	

C-26010150  
SUMMERS  
Postmark  
Here  
JM 3/11/26

Sent To	Teixeira, Tharyn Andria
Street and Apt. No., PO Box No.	3633 NW 35 ST #1658
City, State, ZIP+4®	Coconut Creek, FL 33006

CERTIFIED MAIL®



9589 0710 5270 1607 5774 73

Tharyn Andra Teixeira  
MATTOS, Luiz Felipe De Souza  
3341 NW 22 CT  
Coconut Creek, FL  
33066-2237

COCONUT CREEK  
& Dev. Dept.  
e Division  
Road  
FL 33063

COCONUT CREEK  
9589 0710 5270 1607 5774 73

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$  
Total Postage and Fees  
\$

C2601A50  
SUMMONS  
Postmark  
Here  
JM 3/14/26

Sent To Teixeira, Tharyn Andra  
Street and Apt. No., or PO Box No.  
3341 NW 22 CT  
City, State, ZIP+4®  
Coconut Creek, FL 33066

## PERMIT STATUS

Permit #	Status	Type	Owner	Address
19003181	EXPIRED	SHUTTERS/STORM SCREENS	TEIXEIRA, THARYN ANDRA	3633 NW 35 ST
94001798	CLOSED	WATERHEATER REPL	CAMPBELL	3633 NW 35 ST



Code Compliance Division  
4800 W Copans Rd  
Coconut Creek, FL 33063  
954.956.1476

## Written Warning

CASE #: C26010150  
VIOLATION LOCATION: 3633 NW 35 ST  
PARCEL ID: 484220BK0260  
DATE ISSUED: 01/15/26

Dear Resident/Owner:

Please accept this notice as part of the City's ongoing program aimed at informing and improving our community, while protecting our property values and the integrity of our neighborhoods.  
The following item requires your attention:

Failure to complete permit process (13-38-a): Permit #: 19003181 Action Required - Permit is Expired

### VIOLATION DESCRIPTION:

A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land.

### CORRECTIVE ACTION REQUIRED:

Contact the Building Division to complete the required permit process: 954-973-6750 or <https://coconutcreek.gov/sd/building-department>.

**COMPLIANCE DATE: 03/05/2026**

Failure to comply may result in the issuance of a Summons to Appear and subject you to a fine for the violation. Please contact your Code Compliance Officer with any questions/concerns.

OFFICER ID: 310  
OFFICER NAME: MOPPERT, JAN  
EMAIL: [jmoppert@coconutcreek.gov](mailto:jmoppert@coconutcreek.gov)  
PHONE: 954-956-1538



Jan Moppert, Code Compliance  
Resilient Design & Development  
4800 W Copans Road  
Coconut Creek, FL 33083

THARYN ANDRA TEIXEIRA  
LUIZ FELIPE DESOUZA MATTOS  
3341 NW 22ND CT  
COCONUT CREEK FL 33066-2237

mailed 1/15/26

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of sustainable development pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
  - (1) Completed building application forms are submitted to the department of sustainable development with two (2) sets of construction plans and the appropriate permit fees as set forth in division 4 of this article.
  - (2) Permit applications are reviewed by the department of sustainable development.
  - (3) Applications are returned to the applicant for correction or approved as submitted.
  - (4) Following all required approvals, the director of sustainable development shall authorize issuance of the building permit.
- (d) *General requirements.*
  - (1) Building permits may not be issued by the director of sustainable development for any applicable purpose except when in conformance with the regulations of this chapter and the Florida Building Code.
  - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
    - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
    - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.

If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.

- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
- (4) Building permits issued on the basis of plans and specifications approved by the department of sustainable development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of sustainable development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
- (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

(Ord. No. 115-86, § 108.09, 7-10-86; Ord. No. 159-87, § 108.09, 6-11-87; Ord. No. 2001-042, § 3, 2-28-02; Ord. No. 2024-012, § 2, 4-11-24)



**MARTY KIAR**  
**BROWARD COUNTY**  
 PROPERTY APPRAISER

<b>Property Address</b>	3633 NW 35 STREET #1658, COCONUT CREEK FL 33066-2462	<b>ID #</b>	4842 20 BK 0260
<b>Property Owner</b>	TEIXEIRA, THARYN ANDRA MATTOS, LUIZ FELIPE DESOUSA	<b>Millage</b>	3212
<b>Mailing Address</b>	3341 NW 22ND CT COCONUT CREEK FL 33066-2237	<b>Use</b>	04
<b>Abbr Legal Description</b>	KARANDA VILLAGE VI-B CONDO UNIT 1658 BLDG 8 PER CDO BK/PG: 12433/728		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

\* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$22,420	\$201,810	\$224,230	\$224,230	
2025	\$24,330	\$219,000	\$243,330	\$204,120	\$4,867.57
2024	\$24,600	\$221,390	\$245,990	\$185,570	\$4,598.26

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$224,230	\$224,230	\$224,230	\$224,230
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$224,230	\$224,230	\$224,230	\$224,230
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$224,230	\$224,230	\$224,230	\$224,230

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/20/2015	SWD-Q-DS	\$85,000	113183858			
10/30/2014	CET-D	\$57,800	112676942			
10/6/2011	CET-D	\$800	48270 / 327			
3/6/2006	PRD	\$197,000	41636 / 245			
5/1/1985	WD	\$55,900	12611 / 356			
				Adj. Bldg. S.F. 955		
				Units/Beds/Baths 1/2/2		
				Eff./Act. Year Built: 1986/1985		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
M			CM					
1								

Summons/Case # C25090078

White, Joesian A & Brian C

Brian C & Joesian A White Rev Tr

Address: 1920 NW 35 Ter

Vio: 13-38-a (failure to obtain & complete the permit process:

bath ROOM RENOVATION

**IMPORTANT INSTRUCTIONS**

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

**SUMMONS TO APPEAR**

State of Florida  
City of Coconut Creek  
Sustainable Development - Code Compliance

NO. CL5090078

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day wednesday Date September 17 20 25

At 1:55 AM  PM

Owner Name White, Joesian A  
Last First MI  
White, Brian C  
Last First MI

Owner Address 1920 NW 35 Ter  
Coconut Creek FL 33066-3032  
City State Zip

Legal/Folio 4842 29 15 0700

Violation Location 1920 NW 35 TER  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Failure to obtain & complete the permit process: bathroom renovation

In violation of Chapter(s) 13 Section(s) 38-a  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON wednesday, THE 22 DAY OF APRIL, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$ \_\_\_\_\_. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
Jan Moppert 4/6/26 310  
Officer Signature Date ID#  
Jan Moppert  
Printed Name \* POSTED \*

Signature Acknowledging Receipt of this Notice Date

Printed Name  
If you have any questions, call 954-956-1476 or 1538 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25090078	1920 NW 35 TER	484229150700	WHITE, JOESIAN A & BRIAN C

I, MOPPERT, JAN , hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 09/17/2025

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 4/7/2026 - Receipt/Article #: 9589 0710 5270 1607 5744 58  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 4/6/26 - Time: 01:27 PM (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

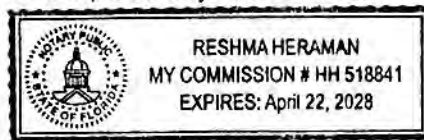
Jan Moppert  
Signature of Code Compliance Officer

JAN MOPPERT  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 7 day of April, 2026 by MOPPERT, JAN who is personally known to me.

Reshma Heraman  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL®



9589 0710 5270 1607 5744 58

WHITE, JOESIAN A & BRIAN C  
BRIAN C & JOESIAN A WHITE REV TR  
1920 NW 35 TER  
COCONUT CREEK FL 33066-3032

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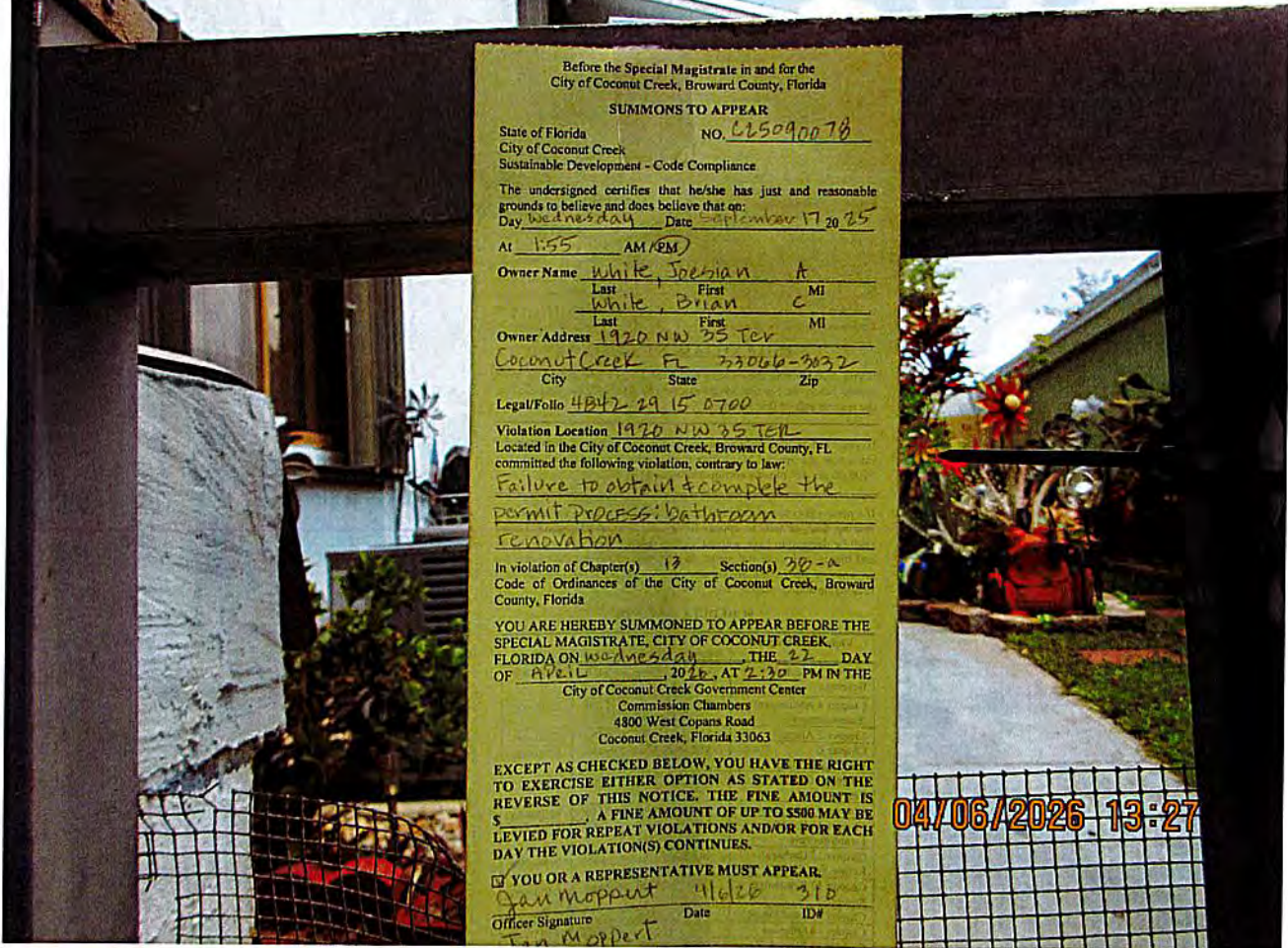
OFFICIAL USE

95 4425 209T 0225 0T20 6956

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	
Street and Apt	
City, State, Z	

C25090078  
Summers  
Postmark  
Here  
J.M. 4/1/26

WHITE, JOESIAN A & BRIAN C  
BRIAN C & JOESIAN A WHITE REV TR  
1920 NW 35 TER  
COCONUT CREEK FL 33066-3032



Before the Special Magistrate in and for the  
City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**

State of Florida NO. 625090078  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:  
Day wednesday Date September 17 2025

At 1:55 AM/PM

Owner Name White, Joesian A  
Last First MI  
White, Brian C  
Last First MI

Owner Address 1920 NW 35 Ter  
Coconut Creek FL 33066-3832  
City State Zip

Legal/Folio 4B42 29 15 0700

Violation Location 1920 NW 35 TER  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:  
Failure to obtain & complete the  
permit process: bathroom  
renovation

In violation of Chapter(s) 13 Section(s) 20-0  
Code of Ordinances of the City of Coconut Creek, Broward  
County, Florida

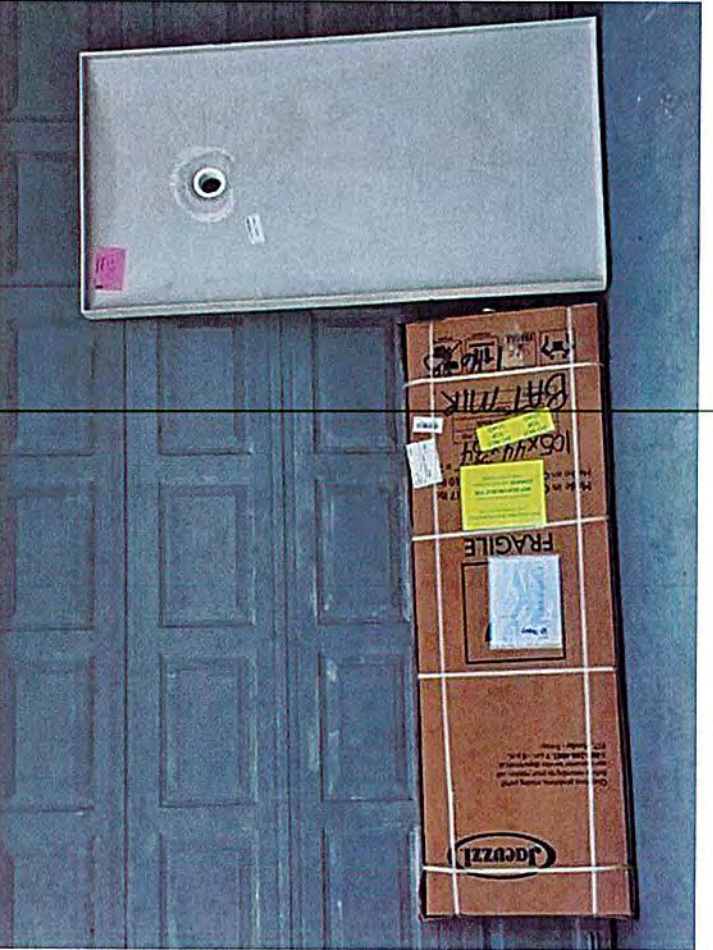
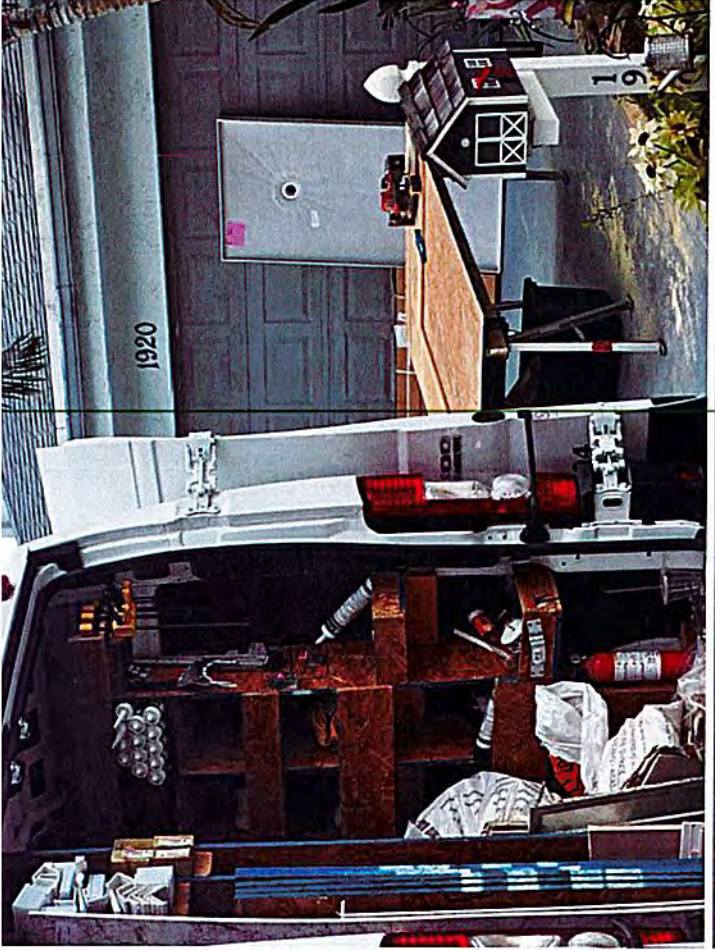
YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE  
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,  
FLORIDA ON wednesday, THE 22 DAY  
OF April, 2026, AT 2:30 PM IN THE  
City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT  
TO EXERCISE EITHER OPTION AS STATED ON THE  
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS  
\$. A FINE AMOUNT OF UP TO \$500 MAY BE  
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH  
DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
Jan Moppert 4/6/26 310  
Officer Signature Date ID#  
Jan Moppert



1920 NW 35 Ter (centura Parc) Posted Summons 4/6/26: 1:27PM JM



1920 NW 35 Ter (Centura Parc) Observed by Luis Montano-Garcia, SCO during a zoning inspection on 9/4/25.

---

**FW: Permit Clarification – 1920 NW 35 Ter, Parcel ID 484229150700**

---

From Moppert, Janet <JMoppert@coconutcreek.net>

Date Tue 10/7/2025 8:12 AM

To valeria.shrouder@jacuzzi.com <valeria.shrouder@jacuzzi.com>

Cc Daren.Portillo@jacuzzi.com <Daren.Portillo@jacuzzi.com>

Hi Valeria,

Please see Marcelo Almas, Chief Structural Inspector's response below.

Sincerely,

---

**Jan Moppert**  
Code Compliance Officer



BUTTERFLY CAPITAL OF THE WORLD®  
4800 W Copans Road  
Coconut Creek, FL 33063  
954-956-1538  
[www.coconutcreek.net](http://www.coconutcreek.net)

*City Hall is open M – TH, 7am to 6pm, and closed on Fridays.*

---

**From:** Almas, Marcelo <MAlmas@coconutcreek.net>

**Sent:** Tuesday, October 7, 2025 7:57 AM

**To:** Moppert, Janet <JMoppert@coconutcreek.net>

**Subject:** RE: Permit Clarification – 1920 NW 35 Ter, Parcel ID 484229150700

Good morning Jan,

The contractor explicit states that they did a shower to shower renovation, that is a bathroom remodel and requires a permit.

Regards,

**Marcelo Almas**

Chief Structural Inspector

City of Coconut Creek  
Sustainable Development  
Building Division  
Ph: (954) 973-6750 Ext. 1564



**From:** Moppert, Janet <[JMoppert@coconutcreek.net](mailto:JMoppert@coconutcreek.net)>  
**Sent:** Monday, October 6, 2025 11:03 AM  
**To:** Almas, Marcelo <[MAAlmas@coconutcreek.net](mailto:MAAlmas@coconutcreek.net)>  
**Subject:** FW: Permit Clarification – 1920 NW 35 Ter, Parcel ID 484229150700

Hi Marcelo,

Would you be able to help me with this? Do they still need a permit based on the email below?

I sent a violation notice to the owner of 1920 NW 35 Ter for 'work without a permit'.

Sincerely,

---

**Jan Moppert**  
Code Compliance Officer



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---

**From:** Valeria Shrouder <[valeria.shrouder@jacuzzi.com](mailto:valeria.shrouder@jacuzzi.com)>  
**Sent:** Thursday, September 25, 2025 1:18 PM  
**To:** Moppert, Janet <[JMoppert@coconutcreek.net](mailto:JMoppert@coconutcreek.net)>  
**Cc:** Daren Portillo-Sarti <[Daren.Portillo@jacuzzi.com](mailto:Daren.Portillo@jacuzzi.com)>  
**Subject:** [EXTERNAL] Permit Clarification – 1920 NW 35 Ter, Parcel ID 484229150700

Dear Mr. Moppert,

*X*  
I am reaching out regarding the property located at **1920 NW 35 Terrace, Parcel ID 484229150700**. We **recently completed a shower-to-shower conversion** at this address. Please note that no structural modifications were made, and no plumbing was moved or altered as part of this project.

Could you kindly clarify **why a building permit would be required** under these circumstances? Additionally, since the work has already been completed, please advise on what documentation or information you would need from us to resolve this matter.

We would greatly appreciate your guidance so that we may address this properly. Please email me back at your earliest convenience.

Thank you for your time and assistance.

**Valeria Shrouder** | Production Assistant



BATH  
REMODEL



Miami, FL



Cell: 786-472-0669



[www.flbaths.com](http://www.flbaths.com)

This email and any attachments are confidential and may be legally privileged. If you are not the intended recipient, please notify the author by replying to this email message, and then delete all copies of the email on your system. If you are not the intended recipient, you must not disclose, distribute, copy, print, or use this email in any manner. Email messages and attachments may contain viruses. Although we take precautions to check for viruses, we make no assurances about the absence of viruses. We accept no liability and suggest that you carry out your own virus checks.

## Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of sustainable development pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*

- (1) Completed building application forms are submitted to the department of sustainable development with two (2) sets of construction plans and the appropriate permit fees as set forth in division 4 of this article.
- (2) Permit applications are reviewed by the department of sustainable development.
- (3) Applications are returned to the applicant for correction or approved as submitted.
- (4) Following all required approvals, the director of sustainable development shall authorize issuance of the building permit.

(d) *General requirements.*

- (1) Building permits may not be issued by the director of sustainable development for any applicable purpose except when in conformance with the regulations of this chapter and the Florida Building Code.
- (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
  - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
  - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.

If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.

- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
- (4) Building permits issued on the basis of plans and specifications approved by the department of sustainable development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of sustainable development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
- (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of [section 1-8](#). Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

(Ord. No. 115-86, § 108.09, 7-10-86; Ord. No. 159-87, § 108.09, 6-11-87; Ord. No. 2001-042, § 3, 2-28-02; [Ord. No. 2024-012](#), § 2, 4-11-24)



<b>Property Address</b>	1920 NW 35 TERRACE, COCONUT CREEK FL 33066-3032	<b>ID #</b>	4842 29 15 0700
<b>Property Owner</b>	WHITE, JOESIAN A & BRIAN C BRIAN C & JOESIAN A WHITE REV TR	<b>Millage</b>	3212
<b>Mailing Address</b>	1920 NW 35 TER COCONUT CREEK FL 33066-3032	<b>Use</b>	01-05
<b>Abbr Legal Description</b>	LAKEVIEW HOMES AT CENTURA PARC II 134-18 B LOT 198		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

\* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$35,550	\$438,140	\$473,690	\$195,260	
2025	\$35,550	\$455,160	\$490,710	\$190,130	\$3,772.50
2024	\$35,550	\$412,960	\$448,510	\$184,780	\$3,635.05

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$473,690	\$473,690	\$473,690	\$473,690
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 02</b>	\$195,260	\$195,260	\$195,260	\$195,260
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$26,411	0	\$26,411	\$26,411
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$143,849	\$170,260	\$143,849	\$143,849

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/6/2008	WD-T	\$100	45384 / 1214	\$7.00	5.079	SF
9/21/2001	WD	\$163,000	32166 / 919			
8/25/1995	WD	\$113,500	23842 / 603			
7/1/1991	WD	\$107,000	18540 / 34			
9/1/1990	QCD	\$100				
				<b>Adj. Bldg. S.F. (Card, Sketch)</b>		2269
				<b>Units</b>		1
				<b>Eff./Act. Year Built: 1990/1989</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1								

**Summons/Case # C25060054**

**Yamashiro, Jeffrey Yoshio**

**3461 NW 47 Ave #31105**

**Vio: 13-38-a (failure to obtain & complete the permit process:  
gazebo)**

**IMPORTANT INSTRUCTIONS**

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

**SUMMONS TO APPEAR**

State of Florida  
City of Coconut Creek  
Sustainable Development - Code Compliance

NO. C25060054

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:  
Day Monday Date April 6 2026

At 7:00 (AM) PM

Owner Name Yamashiro, Jeffrey Yoshio  
Last First MI

Owner Address 3461 NW 47 Ave #31105  
Coconut Creek FL 33063  
City State Zip

Legal/Folio 4042 19 CC 0250

Violation Location 3461 NW 47 Ave #31105  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Failure to obtain & complete the permit process: gazebo

In violation of Chapter(s) 13 Section(s) 3B-a  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON wednesday, THE 22 DAY OF April, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$\_\_\_\_\_. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
Jan Moppert 4/6/26 310  
Officer Signature Date ID#  
Jan Moppert  
Printed Name \* posted \*

Signature Acknowledging Receipt of this Notice Date

Printed Name  
If you have any questions, call 954-956-1476 or 1530  
between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25060054	3461 NW 47 AVE 31105	484219CC0250	YAMASHIRO,JEFFREY YOSHIO

I, MOPPERT, JAN , hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 06/25/2025

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 4/1/2026 - Receipt/Article #: 9589 0710 5270 1607 5743 28  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 4/6/26 - Time: 12:34 PM (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

*Jan Moppert*

Signature of Code Compliance Officer

*Jan Moppert*

Printed Name of Code Compliance Officer

State of Florida

County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 7 day of April, 2026 by MOPPERT, JAN who is personally known to me.

*Reshma Heraman*

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL®**



9589 0710 5270 1607 5743 28

YAMASHIRO, JEFFREY YOSHIO  
3461 NW 47 AVE #31105  
COCONUT CREEK FL 33063

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

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OFFICIAL USE

92 4425 209T 0225 0T20 6956

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	

C 250 60054  
Summers  
Postmark Here  
J.M  
4/17/2026

Sent To	
Street and Apt. #	
City, State, ZIP+4	

YAMASHIRO, JEFFREY YOSHIO  
3461 NW 47 AVE #31105  
COCONUT CREEK FL 33063

Before the Special Magistrate in and for the  
City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**

State of Florida NO. C25060054  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:  
Day Monday Date April 6 20 26

At 7:00 AM PM

Owner Name Yamashiro, Jeffrey Yoshio  
Last First MI

Owner Address 3461 NW 47 Ave #31105  
City State Zip  
Coconut Creek FL 33063

Legal/Folio 4042 1A CC 0250

Violation Location 3461 NW 47 Ave #31105  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:  
Failure to obtain & complete the  
permit process. 04260

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Code of Ordinances of the City of Coconut Creek, Broward  
County, Florida

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SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,  
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City of Coconut Creek Government Center  
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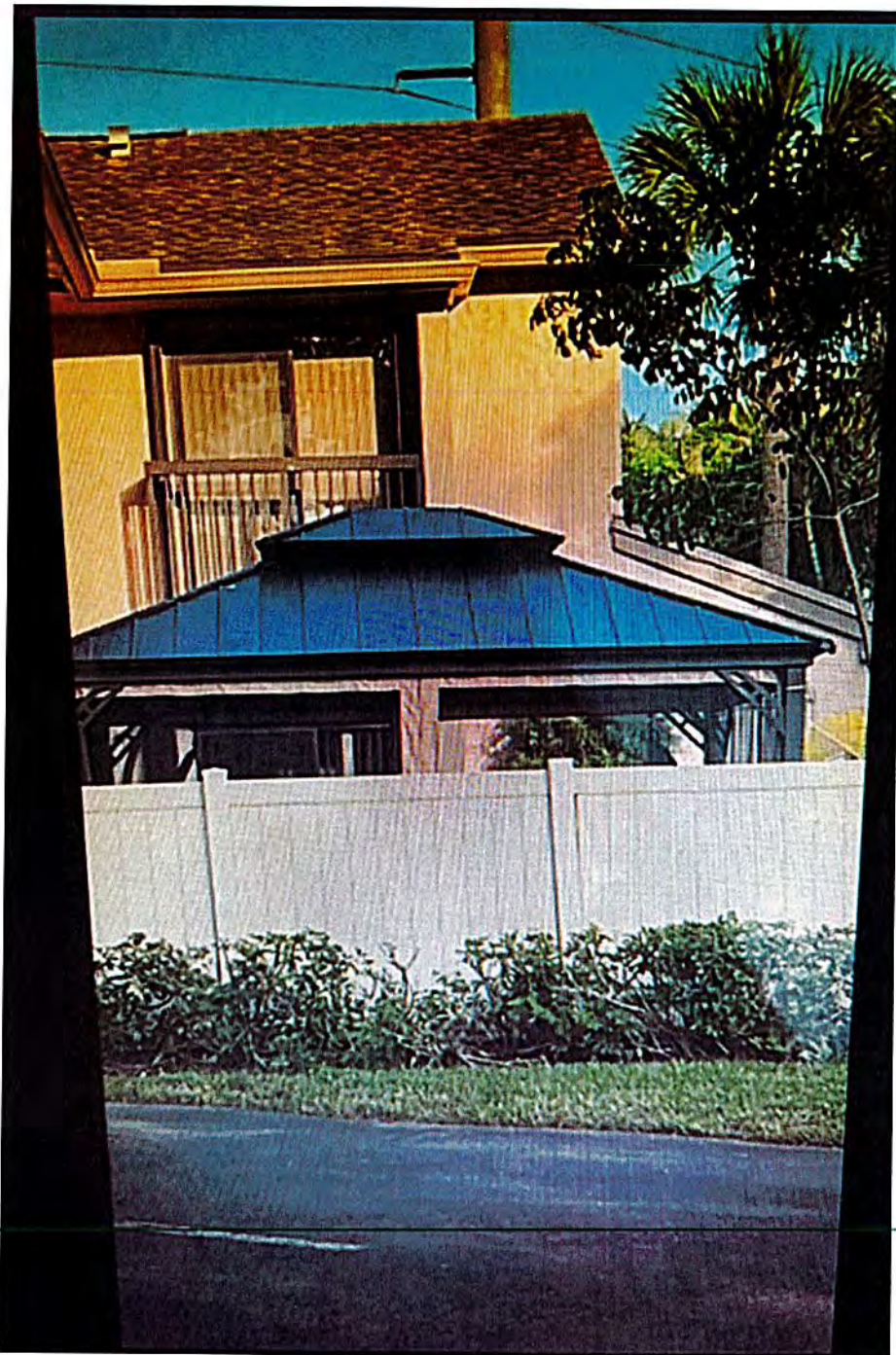
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REVERSE OF THIS NOTICE. THE FINE AMOUNT IS  
\$ \_\_\_\_\_ A FINE AMOUNT OF UP TO \$500 MAY BE  
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH  
DAY THE VIOLATION(S) CONTINUES.**

YOU OR A REPRESENTATIVE MUST APPEAR.

**04/06/2026 12:34**



3461 NW 47 Ave 31105 (Karanda Vil V) Posted Summons 4/6/26: 1:34 PM. JM



3461 NW 47 Ave #31105 (Karanda Village V) Observed gazebo 6/24/25. JM



2602 Calliandra Ter (Tamarind Vil V) Observed gazebo 4/2/26. JM

## Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of sustainable development pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of sustainable development with two (2) sets of construction plans and the appropriate permit fees as set forth in division 4 of this article.
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  - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
    - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
    - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
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  - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of [section 1-8](#). Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

(Ord. No. 115-86, § 108.09, 7-10-86; Ord. No. 159-87, § 108.09, 6-11-87; Ord. No. 2001-042, § 3, 2-28-02; [Ord. No. 2024-012](#), § 2, 4-11-24)



**MARTY KIAR**  
**BROWARD COUNTY**  
**PROPERTY APPRAISER**

<b>Property Address</b>	3461 NW 47 AVENUE #31105, COCONUT CREEK FL 33063-5906	<b>ID #</b>	4842 19 CC 0250
<b>Property Owner</b>	YAMASHIRO, JEFFREY YOSHIO	<b>Millage</b>	3212
<b>Mailing Address</b>	3461 NW 47 AVE #31105 COCONUT CREEK FL 33063	<b>Use</b>	04
<b>Abbr Legal Description</b>	KARANDA VILLAGE V-A CONDO UNIT 31105 BLDG 17 PER CDO BK/PG: 12328/845		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.,** and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8).**

* 2026 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2026*	\$25,530	\$228,990	\$255,540	\$255,540				
<b>2025</b>	\$27,730	\$249,580	\$277,310	\$277,310	\$6,159.95			
<b>2024</b>	\$28,030	\$252,310	\$280,340	\$280,340	\$6,217.16			
2026* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
<b>Just Value</b>	\$255,540	\$255,540	\$255,540	\$255,540				
<b>Portability</b>	0	0	0	0				
<b>Assessed/SOH</b>	\$255,540	\$255,540	\$255,540	\$255,540				
<b>Homestead</b>	0	0	0	0				
<b>Add. Homestead</b>	0	0	0	0				
<b>Wid/Vet/Dis</b>	0	0	0	0				
<b>Senior</b>	0	0	0	0				
<b>Exempt Type</b>	0	0	0	0				
<b>Taxable</b>	\$255,540	\$255,540	\$255,540	\$255,540	\$255,540			
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor			
6/27/2024	WD-Q	\$335,000	119662419					
3/24/2022	QCD-T	\$100	118031025					
5/18/2005	WD	\$210,000	39716 / 1759					
5/1/1985	WD	\$59,900	12524 / 790					
				<b>Adj. Bldg. S.F.</b>	1140			
				<b>Units/Beds/Baths</b>	1/2/2.5			
				<b>Eff./Act. Year Built:</b>	1986/1985			
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
M			CM					
1			.07					

Summons/Case # C24100120

Young, Charles

3411 NW 21 St

Vio: 6-36-b-1 (fence in disrepair: west side of back patio)

---

**IMPORTANT INSTRUCTIONS**

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**

State of Florida NO. C24100120  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date April 9 2025

At 10:57 AM PM

Owner Name YOUNG, Charles  
Last First MI

Owner Address 3411 NW 21 ST  
City State Zip  
Coconut Creek FL 33066-3016

Legal/Folio 4842 29 15 0170

Violation Location 3411 NW 21 ST  
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Fence in disrepair: west side of back patio

In violation of Chapter(s) 6 Section(s) 36-b-1  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON wednesday, THE 22 DAY OF APRIL, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$ \_\_\_\_\_. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

Jan Moppert 4/6/26 310  
Officer Signature Date ID#

Jan Moppert  
Printed Name \*POSTED\*

Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 1538 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24100120	3411 NW 21 ST	484229150170	YOUNG, CHARLES

I, MOPPERT, JAN, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 11/07/2024

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 4/1/2026 - Receipt/Article #: 9589 0710 5270 1607 5743 04  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 4/6/26 - Time: 01:21 PM (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

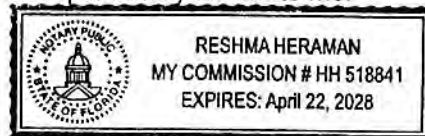
Jan Moppert  
Signature of Code Compliance Officer

JAN MOPPERT  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 7 day of APRIL, 2026 by MOPPERT, JAN who is personally known to me.

Reshma Heraman  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL®**



9589 0710 5270 1607 5743 04

YOUNG, CHARLES  
3411 NW 21 ST  
COCONUT CREEK FL 33066-3016

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL® RECEIPT</b>	
<i>Domestic Mail Only</i>	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL USE</b>	
Certified Mail Fee \$	C24100120 C24100124 Postmark Here Summons J. M 4/1/06
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage \$	
Sent To	YOUNG, CHARLES
Street and Apt.	3411 NW 21 ST
City, State, ZIP+4	COCONUT CREEK FL 33066-3016
PS Form 3800, Use reverse for instructions	

40 6425 209T 0225 0T20 6956

Before the Special Magistrate in and for the City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**  
NO. C24100124

State of Florida  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:  
Day Wednesday Date April 8 2025

At 10:57 AM PM  
Owner Name Young, Charles  
Last First MI  
Young Charles MI

Owner Address 3411 NW 21 St  
Coconut Creek FL 33006-3016  
City State Zip

Legal Folio 4842 29 15 0170

Violation Location 3411 NW 21 St  
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:  
Back patio decking in disrepair

In violation of Chapter(s) 6 Section(s) 26-2  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

**YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 22 DAY OF April, 2026 AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063**

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$ 5. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
Officer Signature Jan Mappert Date 4/6/26 ID# 310  
Printed Name Jan Mappert  
Signature Acknowledging Receipt of this Notice Date  
Printed Name  
If you have any questions, call 954-956-1478 or 1538

CR-02 Special Magistrate PINK-Response YELLOW-Other 5/17

Before the Special Magistrate in and for the City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**  
NO. C24100120

State of Florida  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:  
Day Tuesday Date April 8 2025

At 10:57 AM PM  
Owner Name Young, Charles  
Last First MI  
Young Charles MI

Owner Address 3411 NW 21 St  
Coconut Creek FL 33006-3016  
City State Zip

Legal Folio 4842 29 15 0170

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Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:  
Fence in disrepair - west side of back patio

In violation of Chapter(s) 6 Section(s) 36-b-1  
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YOU OR A REPRESENTATIVE MUST APPEAR.  
Officer Signature Jan Mappert Date 4/6/26 ID# 310  
Printed Name Jan Mappert  
Signature Acknowledging Receipt of this Notice Date  
Printed Name  
If you have any questions, call **04/06/2026 13:21** between 7AM-3PM Mon-Thurs.

CR-02 Special Magistrate PINK-Response YELLOW-Other 5/17



3411 NW 21 St (Centura Parc) C24100120 & C24100124 posted 4/6/26: 1:22 PM. JM



3411 NW 21 St (Centura Parc) Observed fence & deck in disrepair. 4/6/26: 1:21PM JM

**Sec. 6-36. - Maintenance standards.**

- (a) *Exterior building condition.* The exterior of buildings and structures shall be maintained by the owner, operator, or occupant in a state of good repair and shall be structurally sound, in order to facilitate public safety and so the appearance will not constitute a blighting factor leading to the deterioration of the adjacent neighborhood and the city.
- (1) *Wall surfaces.* Exterior wall surfaces shall be maintained in a state of good repair to prevent deterioration and shall be cleaned, repainted or recovered when twenty-five (25) percent or more of any single sight view becomes discolored or is peeling, molding, or mildewing. All parts of the structure that show dry rot or other deterioration shall be repaired, replaced or refinished. The exterior faces shall be kept free from materials, objects, graffiti, dirt, grime, stains, wall murals and all other adverse conditions.
  - (2) *Roofs, gutters and fascia.* All roofs, gutters and fascia shall be free of signs of deterioration and be maintained in good condition to prevent water from leaking into the building structure; and shall be cleaned or repainted and restored when twenty-five (25) percent or more of any single sight view shows dirt, grime, stains, mildew, peeling or any sign of deterioration.
  - (3) *Screens, shutters, awnings and skirting.* All screens, shutters, awnings and skirting shall be maintained without damage or deterioration and shall be replaced when the item can no longer be returned to a state of good repair.
  - (4) *Stairs, porches and railings.* The stairs, porches and railings affixed to the exterior of every structure shall be kept in a state of good repair and be structurally sound. Protective railings shall be required on any unenclosed structure over thirty (30) inches above the ground level or any steps containing four (4) risers or more.
  - (5) *Windows or doors.* All exterior doors, garage doors and frames thereof and windows, shall be kept in a state of good repair and be substantially weathertight and infestation proof.
- (b) *Exterior premises condition.* It shall be the duty of the owner, operator, or occupant to keep the exterior premises, including any auxiliary structures thereon, free of hazards, nuisances, and unsafe or unsightly conditions which constitute a blighting factor leading to the deterioration of the adjacent neighborhood and the city.
- (1) *Fences, signs, satellite dishes.* If twenty-five (25) percent or more of any single sight view of a sign, fence or satellite dish becomes deteriorated, discolored or is peeling, molding or mildewing, it shall be cleaned, repainted or recovered.
  - (2) *Garbage, rubbish and trash.* No garbage, rubbish or trash shall be allowed to accumulate on the premises.
  - (3) *Refuse brush.* Weeds, stumps, roots, obnoxious growths, litter and debris shall be removed from the premises.
  - (4) *Natural growth.* Dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating conditions, or storm damage, constitute a hazard to persons in the vicinity thereof shall be removed. Trees shall be kept pruned and trimmed at all times to prevent hazard.
  - (5) *Overhangings.* Loose and overhanging objects which by reason of location above ground level constitute a danger of falling on persons in the vicinity thereof shall not be permitted.
  - (6) *Ground surface hazards.* Holes, excavations, breaks, projections, obstructions and excretion of pets on paths, driveways, parking facilities and other parts of the premises shall not be permitted. Holes and excavations shall be filled and repaired, walks replaced and other conditions removed where necessary to eliminate hazards or unsanitary conditions with reasonable dispatch upon their discovery.
  - (7) *Sources of infestation.* All parts of the premises shall be maintained so as to prevent infestation.
  - (8) *Mechanical equipment.* Filtration systems, air conditioning units and gas tanks at ground level on new installations shall be concealed by a fence or landscape border so that the equipment will not be seen from the street or adjacent properties.
  - (9) *Landscaping.* All landscaped and grassed areas shall be maintained in a healthy condition, and shall not be permitted to grow to such a length that it becomes a nuisance as defined herein.
  - (10) *Vehicles.* All vehicles shall be parked and maintained in accordance with Coconut Creek Code of Ordinances, [Chapter 19](#).

(Ord. No. 145-95, § 2, 11-9-95)



**MARTY KIARD**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Property Address</b>	3411 NW 21 STREET, COCONUT CREEK FL 33066-3016	<b>ID #</b>	4842 29 15 0170
<b>Property Owner</b>	YOUNG, CHARLES	<b>Millage</b>	3212
<b>Mailing Address</b>	3411 NW 21 ST COCONUT CREEK FL 33066-3016	<b>Use</b>	01-05
<b>Abbr Legal Description</b>	LAKEVIEW HOMES AT CENTURA PARC II 134-18 B LOT 145		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

\* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$81,600	\$400,520	\$482,120	\$460,270	
2025	\$81,600	\$396,610	\$478,210	\$448,170	\$9,225.31
2024	\$81,600	\$393,810	\$475,410	\$435,540	\$8,952.28

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$482,120	\$482,120	\$482,120	\$482,120
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 22</b>	\$460,270	\$460,270	\$460,270	\$460,270
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$26,411	0	\$26,411	\$26,411
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$408,859	\$435,270	\$408,859	\$408,859

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/29/2021	WD-Q	\$420,000	117403500	\$10.00	8,160	SF
8/6/2014	QCD-T	\$100	112503687			
10/1/1988	WD	\$111,000	15935 / 702			
<b>Adj. Bldg. S.F. (Card, Sketch)</b>						1864
<b>Units/Beds/Baths</b>						1/3/2
<b>Eff./Act. Year Built: 1989/1988</b>						

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1			.19					

Summons/Case # C24100124  
Young, Charles  
3411 NW 21 St  
Vio: 6-36-a (back patio in disrepair)

**IMPORTANT INSTRUCTIONS**

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
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Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
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Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

**SUMMONS TO APPEAR**

State of Florida NO. C24100124  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:  
Day Tuesday Date April 8 2025

At 10:57 AM / PM  
Owner Name Young, Charles  
Last First MI

Owner Address 3411 NW 21 ST  
Coconut Creek FL 33006-3016  
City State Zip

Legal/Folio 4842 2A 15 0170

Violation Location 3411 NW 21 ST  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Back patio decking in disrepair

In violation of Chapter(s) 6 Section(s) 36-a  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON wednesday, THE 22 DAY OF April, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$\_\_\_\_\_. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
Jan Mappert 4/6/26 310  
Officer Signature Date ID#  
Jan Mappert  
Printed Name \*POSTED\*

Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or 1538 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24100124	3411 NW 21 ST	484229150170	YOUNG, CHARLES

I, MOPPERT, JAN, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 11/07/2024

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 4/7/2026 - Receipt/Article #: 9589 0710 5270 1607 5743 04  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 4/6/26 - Time: 01:21 PM (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Jan Moppert  
Signature of Code Compliance Officer

Jan Moppert  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 7 day of APRIL, 2026 by MOPPERT, JAN who is personally known to me.

Reshma Heraman  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced

Before the Special Magistrate in and for the City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**  
NO. C24100124

State of Florida  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:  
Day Thursday Date April 6 2025

At 10:57 AM PM

Owner Name Young, Charles  
Last First MI

Owner Address 3411 NW 21 St  
Coconut Creek, FL 33006-3016  
City State Zip

Legal Folio 4842-29-15-0170

Violation Location 3411 NW 21 St  
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:  
Back patio decking in disrepair

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Code of Ordinances of the City of Coconut Creek, Broward County, Florida

**YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 22 DAY OF April, 2026 AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063**

**EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$500. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.**

YOU OR A REPRESENTATIVE MUST APPEAR.  
Officer Signature Jan Moppert Date 4/6/26 ID# 310  
Printed Name Jan Moppert

Signature Acknowledging Receipt of this Notice \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

If you have any questions, call 954-956-1476 or 1538

ORC - Special Magistrate PINK-Background YELLOW-CR-10 8/17

Before the Special Magistrate in and for the City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**  
NO. C24100120

State of Florida  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:  
Day Thursday Date April 6 2025

At 10:57 AM PM

Owner Name Young, Charles  
Last First MI

Owner Address 3411 NW 21 St  
Coconut Creek, FL 33006-3016  
City State Zip

Legal Folio 4842-29-15-0170

Violation Location 3411 NW 21 St  
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:  
Fence in disrepair - west side of back patio

In violation of Chapter(s) 6 Section(s) 30-6-1  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

**YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 22 DAY OF April, 2026 AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063**

**EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$500. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.**

YOU OR A REPRESENTATIVE MUST APPEAR.  
Officer Signature Jan Moppert Date 4/6/26 ID# 310  
Printed Name Jan Moppert

Signature Acknowledging Receipt of this Notice \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

If you have any questions, call between 7AM-5PM Mon-Thurs. **04/06/2026 13:21**

ORC - Special Magistrate PINK-Background YELLOW-CR-10 8/17



3411 NW 21 St (Centura Parc) C24100120 & C24100124 posted 4/6/26: 1:22 PM. JM



3411 NW 21 St (Centura Parc) Observed fence & deck in disrepair. 4/6/26: 1:21PM JM

**Sec. 6-36. - Maintenance standards.**

- (a) *Exterior building condition.* The exterior of buildings and structures shall be maintained by the owner, operator, or occupant in a state of good repair and shall be structurally sound, in order to facilitate public safety and so the appearance will not constitute a blighting factor leading to the deterioration of the adjacent neighborhood and the city.
- (1) *Wall surfaces.* Exterior wall surfaces shall be maintained in a state of good repair to prevent deterioration and shall be cleaned, repainted or recovered when twenty-five (25) percent or more of any single sight view becomes discolored or is peeling, molding, or mildewing. All parts of the structure that show dry rot or other deterioration shall be repaired, replaced or refinished. The exterior faces shall be kept free from materials, objects, graffiti, dirt, grime, stains, wall murals and all other adverse conditions.
  - (2) *Roofs, gutters and facia.* All roofs, gutters and facia shall be free of signs of deterioration and be maintained in good condition to prevent water from leaking into the building structure; and shall be cleaned or repainted and restored when twenty-five (25) percent or more of any single sight view shows dirt, grime, stains, mildew, peeling or any sign of deterioration.
  - (3) *Screens, shutters, awnings and skirting.* All screens, shutters, awnings and skirting shall be maintained without damage or deterioration and shall be replaced when the item can no longer be returned to a state of good repair.
  - (4) *Stairs, porches and railings.* The stairs, porches and railings affixed to the exterior of every structure shall be kept in a state of good repair and be structurally sound. Protective railings shall be required on any unenclosed structure over thirty (30) inches above the ground level or any steps containing four (4) risers or more.
  - (5) *Windows or doors.* All exterior doors, garage doors and frames thereof and windows, shall be kept in a state of good repair and be substantially weathertight and infestation proof.
- (b) *Exterior premises condition.* It shall be the duty of the owner, operator, or occupant to keep the exterior premises, including any auxiliary structures thereon, free of hazards, nuisances, and unsafe or unsightly conditions which constitute a blighting factor leading to the deterioration of the adjacent neighborhood and the city.
- (1) *Fences, signs, satellite dishes.* If twenty-five (25) percent or more of any single sight view of a sign, fence or satellite dish becomes deteriorated, discolored or is peeling, molding or mildewing, it shall be cleaned, repainted or recovered.
  - (2) *Garbage, rubbish and trash.* No garbage, rubbish or trash shall be allowed to accumulate on the premises.
  - (3) *Refuse brush.* Weeds, stumps, roots, obnoxious growths, litter and debris shall be removed from the premises.
  - (4) *Natural growth.* Dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating conditions, or storm damage, constitute a hazard to persons in the vicinity thereof shall be removed. Trees shall be kept pruned and trimmed at all times to prevent hazard.
  - (5) *Overhangings.* Loose and overhanging objects which by reason of location above ground level constitute a danger of falling on persons in the vicinity thereof shall not be permitted.
  - (6) *Ground surface hazards.* Holes, excavations, breaks, projections, obstructions and excretion of pets on paths, driveways, parking facilities and other parts of the premises shall not be permitted. Holes and excavations shall be filled and repaired, walks replaced and other conditions removed where necessary to eliminate hazards or unsanitary conditions with reasonable dispatch upon their discovery.
  - (7) *Sources of infestation.* All parts of the premises shall be maintained so as to prevent infestation.
  - (8) *Mechanical equipment.* Filtration systems, air conditioning units and gas tanks at ground level on new installations shall be concealed by a fence or landscape border so that the equipment will not be seen from the street or adjacent properties.
  - (9) *Landscaping.* All landscaped and grassed areas shall be maintained in a healthy condition, and shall not be permitted to grow to such a length that it becomes a nuisance as defined herein.
  - (10) *Vehicles.* All vehicles shall be parked and maintained in accordance with Coconut Creek Code of Ordinances, [Chapter 19](#).

(Ord. No. 145-95, § 2, 11-9-95)



**MARTY KIARD**  
**BR**  **WARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Property Address</b>	3411 NW 21 STREET, COCONUT CREEK FL 33066-3016	<b>ID #</b>	4842 29 15 0170
<b>Property Owner</b>	YOUNG, CHARLES	<b>Millage</b>	3212
<b>Mailing Address</b>	3411 NW 21 ST COCONUT CREEK FL 33066-3016	<b>Use</b>	01-05
<b>Abbr Legal Description</b>	LAKEVIEW HOMES AT CENTURA PARC II 134-18 B LOT 145		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.,** and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8).**

\* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$81,600	\$408,520	\$482,120	\$460,270	
2025	\$81,600	\$396,610	\$478,210	\$448,170	\$9,225.31
2024	\$81,600	\$393,810	\$475,410	\$435,540	\$8,952.28

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$482,120	\$482,120	\$482,120	\$482,120
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 22</b>	\$460,270	\$460,270	\$460,270	\$460,270
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$26,411	0	\$26,411	\$26,411
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$408,859	\$435,270	\$408,859	\$408,859

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/29/2021	WD-Q	\$420,000	117403500	\$10.00	8,160	SF
8/6/2014	QCD-T	\$100	112503687			
10/1/1988	WD	\$111,000	15935 / 702			
<b>Adj. Bldg. S.F. (Card, Sketch)</b>						1864
<b>Units/Beds/Baths</b>						1/3/2
<b>Eff./Act. Year Built: 1989/1988</b>						

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1			.19					

CODE OFFICER DANIELLA ORDONEZ  
SPECIAL MAGISTRATE CASES

Summons/Case #C26 01 0178

Beaudoin, Norman

3315 NW 67 Street

Violation: 13-38-a

Failure to complete permit process – Expired Permit

---

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL-CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

**SUMMONS TO APPEAR**

State of Florida  
City of Coconut Creek  
Sustainable Development - Code Compliance

NO. C26010178

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Monday Date January 26 2026

At 2:35 AM/PM

Owner Name Beaudoin Norman  
Last First MI

Owner Address 3315 NW 67th Street  
Coconut Creek FL 33073  
City State Zip

Legal/Folio 484205020013

Violation Location 3315 NW 67 Street  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Failure to complete permit process - Expired permit : Decks

In violation of Chapter(s) 13 Section(s) 38-a  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 22 DAY OF April, 2026 AT 2:30 PM IN THE  
City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$ ~~500~~. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
Daniella Ordaz 4/2/26 356  
Officer Signature Date ID#

Daniella Ordaz  
Printed Name

Posted 4/2/26 @ 1:07 p.m.  
Signature Acknowledging Receipt of this Notice Date

Printed Name  
If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26010178	3315 NW 67 ST	484205020013	NORMAN BEAUDOIN

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 01/26/2026

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: April 6, 2026 - Receipt/Article #:9589071052701607574274  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 04/02/2026 - Time: 1:07 P.M. (See Photo of Posting)

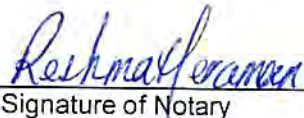
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

  
Signature of Code Compliance Officer

  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 6 day of April, 2026 by ORDONEZ, DANIELLA who is personally known to me.

  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL®**



9589 0710 5270 1607 5742 74

BEAUDOIN NORMAN  
3315 NW 67TH STREET  
COCONUT CREEK, FL 33073

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://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 \$

C26010178  
Summers  
Postmark Here  
D.O 4/6/26

Sent To  
Street and A  
City, State, z

BEAUDOIN NORMAN  
3315 NW 67TH STREET  
COCONUT CREEK, FL 33073

42 2425 209T 0225 0T20 695B

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
NHC-FL204 LLC  
27777 FRANKLIN RD #200  
SOUTHFIELD MI 48034

**COMPLETE THIS SECTION ON DELIVERY**

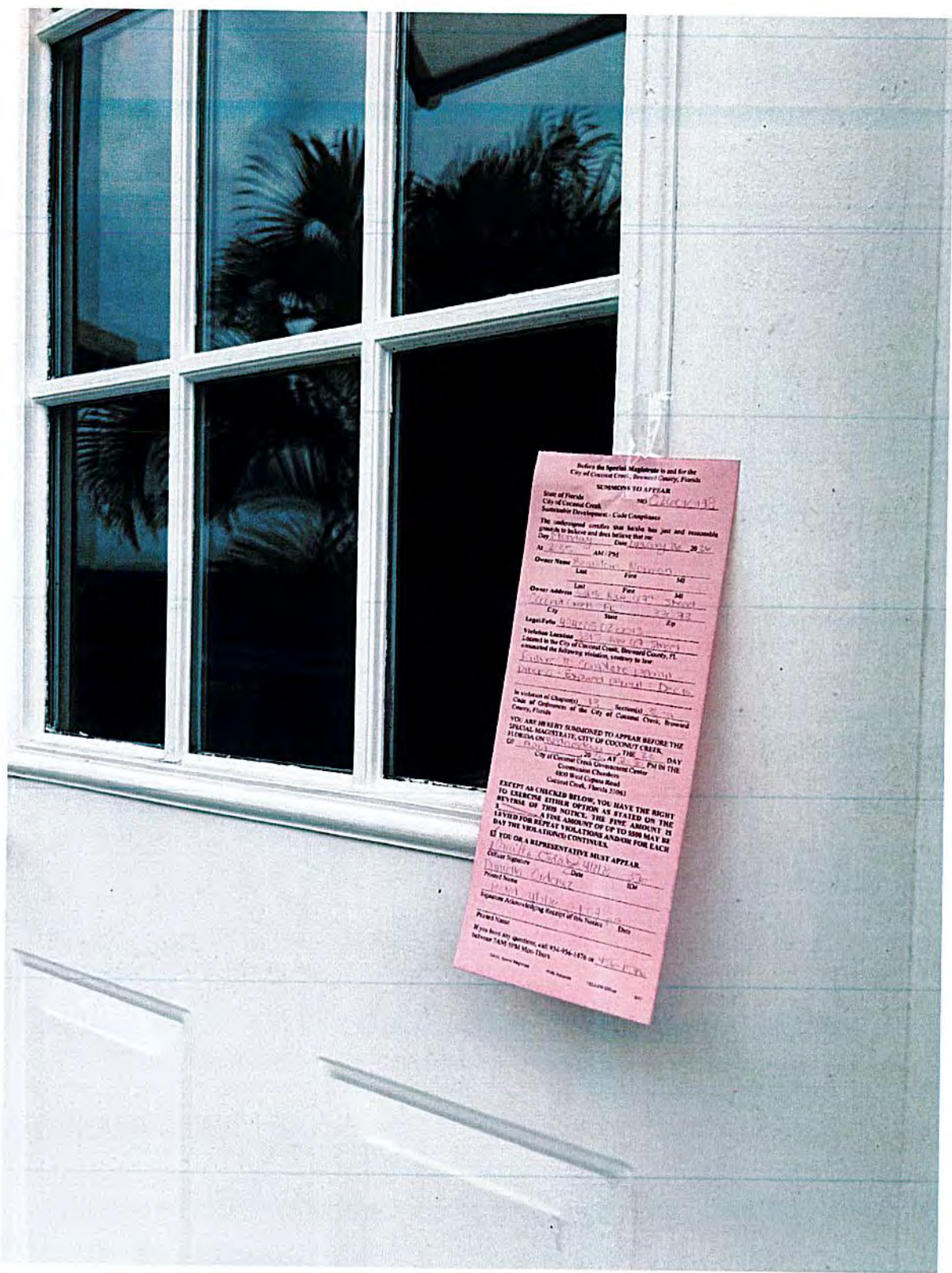
- A. Signature  Agent  
*Babe Butler*
- B. Received by (Printed Name)  Addressee  
*Babe Butler*
- C. Date of Delivery  Yes  No  
*3/17/26*
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:



9590 9402 8966 4064 7140 58

Article Number (Transfer from service label)  
9589 0710 5270 1607 5773 50

- 3. Service Type
  - Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail™ Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation™ Restricted Delivery



Before the Special Magistrate is and for the  
 City of Coconut Creek, Broward County, Florida

**SEMNONSUS SEI APPEAR**

State of Florida  
 City of Coconut Creek  
 Submittal Development Code Compliance

The undersigned certifies that he/she has just and reasonable  
 grounds to believe and does believe that on  
 Day 12/12/2014 Date 12/12/2014 at 10:30 AM/ PM

Owner Name Paula M. Johnson  
 Last First MI

Owner Address 205 E. 1st St. #100  
 Last First MI  
 City Coconut Creek State FL Zip 33433

Legal Fees 4000.00  
 Telephone Number 904-393-1234  
 Located in the City of Coconut Creek, Broward County, FL  
 concerned the following violation, contrary to law  
Failure to maintain pool Deck.

In violation of Chapter(s) 12 Section(s) 12.01  
 Code of Ordinances of the City of Coconut Creek, Broward  
 County, Florida

**YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE  
 SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,  
 FLORIDA ON 12/12/2014 AT 10:30 PM IN THE  
 City of Coconut Creek Administrative Center  
 Commission Chambers  
 1800 West Cypress Road  
 Coconut Creek, Florida 33433**

**EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT  
 TO EXERCISE EITHER OPTION AS STATED ON THE  
 REVERSE OF THIS NOTICE. THE FINE AMOUNT ON THE  
 LEVIED FOR REPEAT VIOLATIONS AND/OR MAY BE  
 IF YOU OR A REPRESENTATIVE MUST APPEAR.**

City Signer Signature Paula M. Johnson Date 12/12/2014  
 Printed Name Paula M. Johnson EM  
 Signature Acknowledging Receipt of this Notice \_\_\_\_\_  
 Printed Name \_\_\_\_\_ Date \_\_\_\_\_

If you have any questions, call 954-954-1476 or 407-674-1476  
 between 9AM-5PM Mon-Thurs

City of Coconut Creek 12/12/2014 10:30 AM

BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

JUL 0 2020

Select One Trade:  Building  Electrical  Plumbing  Mechanical  Other Deck

Application Number: 20001714 Application Date: FOR OFFICE USE ONLY

Job Address: 3315 NW 67th St	Unit:	City: Coconut Creek FL 33073
Tax Folio No.:	Flood Zn:	BFE:
Building Use:	Construction Type: Deck	Occupancy Group:
1 Present Use:	Proposed Used:	
Description of Work: Build Deck over existing Patio Cement		
<input type="checkbox"/> New <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> Revision <input type="checkbox"/> Other:		
Legal Description: Build Deck over existing cement patio <input type="checkbox"/> Attachment		
2 Property Owner: Norman Beaudoin	Phone:	Email:
Owner's Address: 3315 NW 67th St	City: Coconut Creek State: FL	Zip: 33073
3 Contracting Co.: Norman Beaudoin	Phone: 662-3195237	Email: normbeaudoin123@yahoo.com
Company Address: 3315 NW 67th St	City: Coconut Creek State: FL	Zip: 33073
Qualifier's Name:	Owner-Builder: <input checked="" type="checkbox"/>	License Number:
4 Architect/Engineer's Name:	Phone:	Email:
Architect/Engineer's Address:	City:	State: Zip:
Bonding Company:		
Bonding Company Address:	City:	State: Zip:
Fee Simple Titleholder's name (if other than owner):		
Fee Simple Titleholder's Address (if other than owner):	City:	State: Zip:
Mortgage Lender's Name:		
Mortgage Lender's Address:	City:	State: Zip:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

X Norm Beaudoin  
Signature of Property Owner or Agent

X Norm Beaudoin  
Signature of Qualifier

STATE OF FLORIDA  
COUNTY OF BROWARD

STATE OF FLORIDA  
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me this 21 day of May, 2020 by

Sworn to (or affirmed) and subscribed before me this 21 day of May, 2020 by

Norman Beaudoin  
(Type / Print Property Owner or Agent Name)

Norman Beaudoin  
(Type / Print Qualifier's Name)

CHAD L. PANKRATZ  
MY COMMISSION # GG2951  
EXPIRES: June 15, 2020

CHAD L. PANKRATZ  
MY COMMISSION # GG2951  
EXPIRES: June 15, 2020

NOTARY'S SIGNATURE as to Owner or Agent's Signature  
Notary Name Chad Pankratz  
(Print, Type or Stamp Notary's Name)

NOTARY'S SIGNATURE as to Qualifier's Signature  
Notary Name Chad Pankratz  
(Print, Type or Stamp Notary's Name)

Personally Known  or Produced Identification   
Type of Identification Produced FLDL B350127533030

Personally Known  or Produced Identification   
Type of Identification Produced FLDL B350127533030

APPROVED BY: FOR OFFICE USE ONLY Permit Officer Issue Date: FOR OFFICE USE ONLY Code in Effect: FOR OFFICE USE ONLY

A jurisdiction may use a supplemental page requesting additional information and citing other conditions, please inquire. Note: If any development work as described in FS 380.04 Sec. 2 a-g is to be performed, a development permit must be obtained prior to the issuance of a building permit.



## PERMIT STATUS

Permit #: 20001716

Property ID: 484205020013

Permit Desc: DECK

Property Address: 3315 NW 67 ST COCONUT CREEK, FL 33073

Amount Due: 30.00

Pending Payment: .00

### Permit

#### Permit Information

Permit Number: 20001716

C.O. Number:

Status: Expired

C.O. Operator:

Type: B-DECK

C.O. Issued:

Applied Date: 7/7/2020

C-404 Type: 437

Operator: scoveney

Usage Class: 02

Issued  
Date:

Applied 2000  
Value:

Operator:

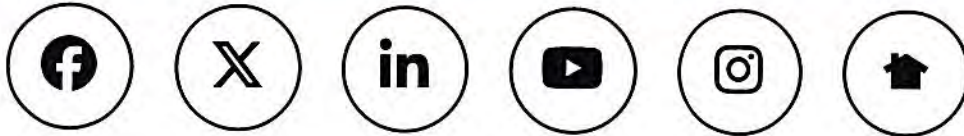
Units: 0

Master  
Number:

Calc Value: 0

Project  
Number:

Contractor: 55794



[Site Map](#) | [Privacy Policy](#) | [Accessibility Statement](#)

© 2026 City of Coconut Creek. All rights reserved. Butterfly and Coconut Creek emblem are registered trademark of the City of Coconut Creek. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
  - (2) Permit applications are reviewed by the community development department.
  - (3) Applications are returned to the applicant for correction or approved as submitted.
  - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
  - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
    - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
    - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
  - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
  - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.



Summons/Case #C26 03 0211  
Cocobay Homeowners Association  
6393 NW 40 Ave  
Violation: 13-257  
Stormwater Management

---

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**

State of Florida NO. C26030211  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date March 31 2026

At 1:24 AM  PM

Owner Name Coco Bay Homeowners Assn

Last First MI

Campbell Property Mgmt.

Last First MI

Owner Address 8010 N. University Dr.

Tamarac FL 33321  
City State Zip

Legal/Folio 48420522 0010

Violation Location 6393 N.W. 40th Ave

Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

Stormwater Management

In violation of Chapter(s) 13 Section(s) 257  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 22 DAY OF April, 2026 AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$           . A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
Daniella Ordonez 4/2/26 354  
Officer Signature Date ID#

Daniella Ordonez  
Printed Name  
Posted 4/2/26 @ 12:55 p.m.  
Signature Acknowledging Receipt of this Notice Date

Printed Name  
If you have any questions, call 954-956-1476 or 954-1576 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030211	6393 NW 40 AVE	484205220010	COCO BAY HOMEOWNERS ASSN INC

I, ORDONEZ, DANIELLA , hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 03/31/2026

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 04/06/2026 - Receipt/Article #:9589071052701607574267/9589071052701607574250  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 04/02/2026 - Time: 12:55 P.M. (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

*Daniella Ordonez*  
Signature of Code Compliance Officer

Daniella Ordonez  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 6 day of April, 2026 by ORDONEZ, DANIELLA who is personally known to me.

*Reshma Heraman*  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL

9589 0710 5270 1607 5742 50



COCO BAY HOMEOWNERS ASSN INC  
CAMPBELL PROPERTY MANAGEMENT  
8010 N UNIVERSITY DR  
TAMARAC FL 33321

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	
Street and Apt	
City, State, Z	

C26030211  
Summers  
Postmark  
Here

D.O  
4/6/26

COCO BAY HOMEOWNERS ASSN INC  
CAMPBELL PROPERTY MANAGEMENT  
8010 N UNIVERSITY DR  
TAMARAC FL 33321

05 2425 209T 0225 0T20 6956



BUTTERFLY CAPITAL OF THE WORLD®

CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL®**



9589 0710 5270 1607 5742 67

LAW OFFICE OF ELAINE M GATSOS  
5541 N UNIVERSITY DRIVE  
SUITE 102  
CORAL SPRINGS, FL 33067

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**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

C260 30211  
Summons  
Postmark Here  
DO. 1/16/26

Postage	
\$	
Total Postage:	
\$	

Sent To	
Street and Apt.	
City, State, ZIP	

LAW OFFICE OF ELAINE M GATSOS  
5541 N UNIVERSITY DRIVE  
SUITE 102  
CORAL SPRINGS, FL 33067

29 2425 209T 0225 0120 6956



To Report Problems Call (877) 936-8372

Individuals Hard of Hearing:

Please text message requests for entry to: (941) 315-1543  
TDD/TTY Users please utilize 711 relay service to: (877) 936-8372

EG#13000626 Video and Audio Monitoring in use B# 27001

Before the Special Magistrate in and for the  
City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**

State of Florida NO. 26030211  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on  
Day Thursday Date February 9, 2020  
At 1:24 AM / PM

Owner Name Debra Ann Last First MI  
Amberly Last First MI  
Owner Address 11050 NW 11th St Last First MI  
Coconut Creek State FL Zip 33409  
City State Zip

Legal Folio 414222000

Violation Location 11050 NW 11th St  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:  
Excessive Noise

In violation of Chapter(s) 12 Section(s) 239  
Code of Ordinances of the City of Coconut Creek, Broward  
County, Florida

**YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE  
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,  
FLORIDA ON February 9, 2020 AT THE 1:24 DAY  
OF Thursday AT 1:24 PM IN THE  
City of Coconut Creek Government Center  
(Commission Chambers  
4900 West Cooper Road  
Coconut Creek, Florida 33063)**

**EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT  
TO EXERCISE EITHER OPTION AS STATED ON THE  
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS  
\$ 100 A FINE AMOUNT OF UP TO \$500 MAY BE  
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH  
DAY THE VIOLATION(S) CONTINUES.**

YOU OR A REPRESENTATIVE MUST APPEAR

Officer Signature [Signature] Date 1/29/20 EM  
Printed Name Debra Ann  
Printed Name Amberly Date 1/29/20  
Signature Acknowledging Receipt of this Notice

Printed Name [Signature]  
If you have any questions, call 954-956-1876 or 1-800-576-1543  
between 7AM-7PM Mon-Thurs.



**STOP**

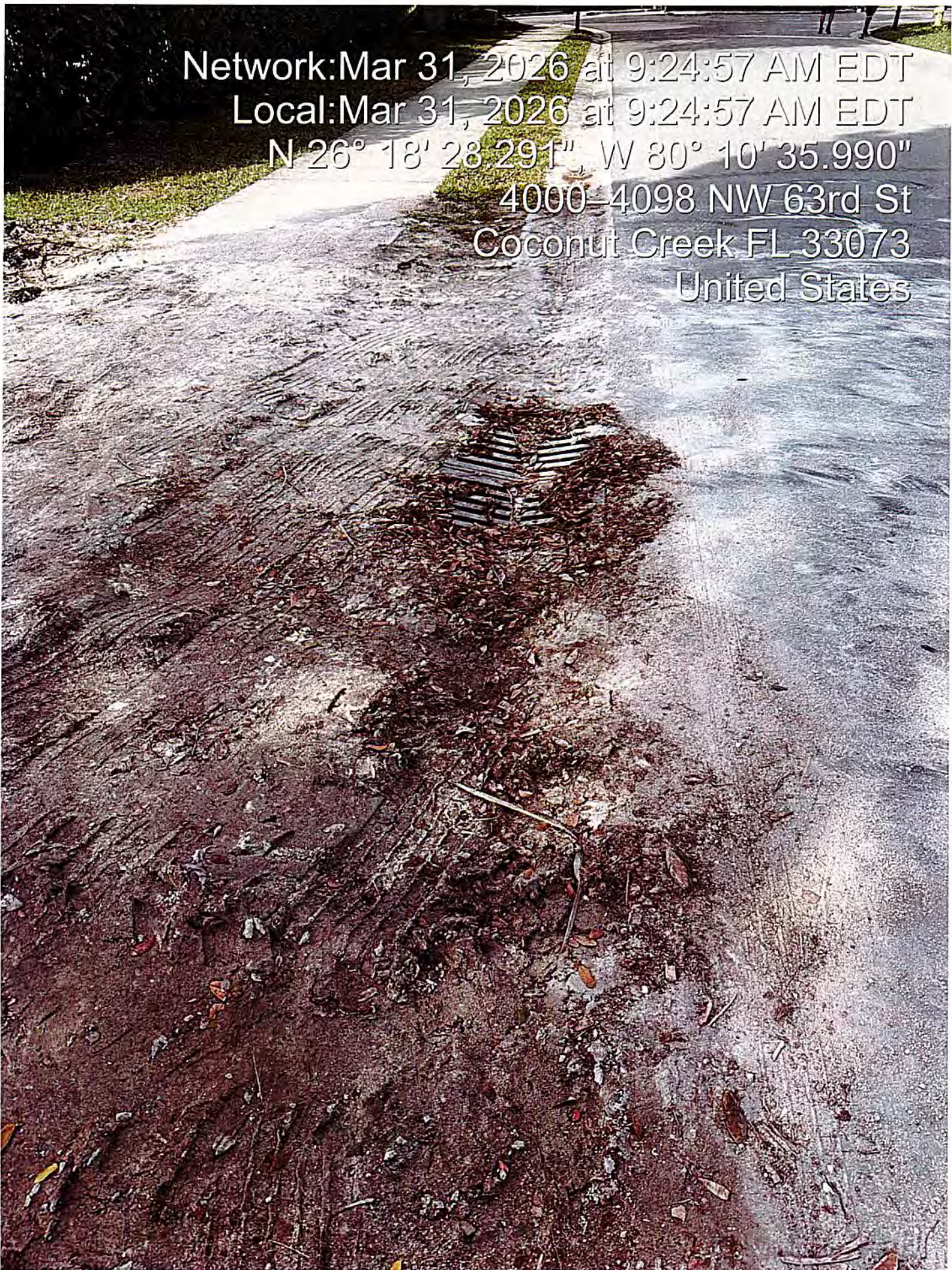
**VISOR**

**STOP** Push Delivery License into the Top Slot  
Wait 10 Seconds for Scan  
Scan your license plate as White License will

To Report Problems Call (877) 836-8373

**Attention: New Drivers License Scanner Operation**  
**OPERATION**  
ID face up in slot. Push to fully insert  
Important: Remember to remove ID after verification  
To retrieve ID reach under scanner and slide out manually  
**ENVERA**  
REAL TIME VERIFICATION SERVICE

Network: Mar 31, 2026 at 9:24:57 AM EDT  
Local: Mar 31, 2026 at 9:24:57 AM EDT  
N 26° 18' 28.291", W 80° 10' 35.990"  
4000-4098 NW 63rd St  
Coconut Creek FL 33073  
United States



**Sec. 13-257. - Stormwater management.**

Adequate provisions shall be made for the management of stormwater, including erosion and sediment control, in accordance with the requirements of the city engineer, city's engineering standards, the Cocomar Water Control District (COCOMAR), the South Florida Water Management District (SFWMD), Florida Department of Environmental Protection (FDEP) and any other agency that may have jurisdiction over such activities. In case of any conflict, the most stringent requirements shall govern. Contractors or owners shall be liable for the full cost of clean-up or fines or both for spilling or causing to spill any harmful substance, including but not limited to chemicals, oil, tar, asphalt, concrete, debris, soils, etc. that may ultimately flow into a public conveyance system, including pipes, canals or lakes.

- (1) *Stormwater pollution prevention plan.* A stormwater pollution prevention plan (SWPPP) shall be developed and submitted with all applications for building, utilities and engineering permits. The SWPPP shall be in substantial compliance with the requirements of Chapter 62.621, Florida Administrative Code (F.A.C.) as amended from time to time. A copy of the SWPPP and Notice of Intent (NOI) filed with the Florida Department of Environmental Protection (FDEP) shall be considered sufficient for permitting by the city.
- (2) *Water quality standards.* All runoff from any construction site flowing into a pipe or any water body controlled by the City or COCOMAR or State of Florida shall be managed so as not to degrade the water quality of the public drainage or conveyance system. The city's standards and requirements for maintaining water quality shall be in substantial compliance with Sec. 27-195 and Section 27-196 of the Broward County Code of Ordinances as amended from time to time.
- (3) *Violations and penalties.* Any person or entity found in violation of this section after notice and opportunity to be heard shall pay a fine of one hundred dollars (\$100.00) plus costs. Any person or entity which allows said violation to continue beyond twenty-four (24) hours after paying the aforementioned fine of one hundred dollars (\$100.00) plus costs, shall pay an additional fine of two hundred-fifty dollars (\$250.00). Any person or entity who allows said violation to continue beyond forty-eight (48) hours shall pay a fine of one thousand dollars (\$1,000.00), and for each day of violation thereafter shall also pay a fine of one thousand dollars (\$1,000.00). These fines are in addition to any fines that may be imposed by other agencies having jurisdiction over such activities. Repeat violations may result in fines up to \$10,000.00 per day including stopping the work if the violation is of a serious nature, affecting health, safety and welfare of the residents or environment.
- (4) *Use of funds.* Funds collected from the fines shall be deposited in the stormwater management utility fund and shall be used to pay for the services as outlined in section 20-116 of the city code as amended from time to time.

(Ord. No. 115-86, § 211.09, 7-10-86; Ord. No. 159-87, § 211.09, 6-11-87; Ord. No. 2005-050, § 1, 1-12-06)

**Cross reference**— Flood prevention and protection, Ch. 10; drainage generally, § 20-101 et seq.



**MARTY KIARD**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Property Address</b>	6393 NW 40 AVENUE, COCONUT CREEK FL 33073	<b>ID #</b>	4842 05 22 0010
<b>Property Owner</b>	COCO BAY HOMEOWNERS ASSN INC CAMPBELL PROPERTY MANAGEMENT	<b>Millage</b>	3212
<b>Mailing Address</b>	8010 N UNIVERSITY DR TAMARAC FL 33321	<b>Use</b>	09
<b>Abbr Legal Description</b>	COCOBAY 160-6 B PARCEL A LESS R/W DESC'D IN OR 25382/400; TOGETHER WITH PART DESC'D IN OR 25924/540, LESS PT OF TR R DESC'D IN OR 26891/449 & LESS LANDSCAPE PARCEL 8 & LESS PARTS K/A: LOTS 1 THRU 341 AKA: COCOBAY (20.74 AC COMMON AREA)		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

\* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$10		\$10	\$10	
2025	\$10		\$10	\$10	
2024	\$10		\$10	\$10	

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$10	\$10	\$10	\$10
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$10	\$10	\$10	\$10
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 20</b>	\$10	\$10	\$10	\$10
<b>Taxable</b>	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
4/30/2007	QC*-T	\$100	43978 / 1880

Land Calculations		
Price	Factor	Type
\$10	20.67	AC
<b>Adj. Bldg. S.F.</b>		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
V			CM					
1			20.74					



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
COCO BAY HOMEOWNERS ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N96000004162
<b>FEI/EIN Number</b>	65-0724910
<b>Date Filed</b>	08/08/1996
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/04/2011

### Principal Address

C/O CAMPBELL PROPERTY MANAGEMENT  
8010 N. UNIVERSITY DR.  
TAMARAC, FL 33321

Changed: 01/25/2018

### Mailing Address

C/O CAMPBELL PROPERTY MANAGEMENT  
8010 N. UNIVERSITY DR.  
TAMARAC, FL 33321

Changed: 01/25/2018

### Registered Agent Name & Address

Law Office of Elaine M Gatsos  
5541 N University Drive  
Suite 102  
Coral Springs, FL 33067

Name Changed: 04/04/2019

Address Changed: 04/04/2019

### Officer/Director Detail

#### **Name & Address**

Title President

Summons/Case #024 09 0000  
Bell Fund V Coconut Creek  
3600 W Hillsboro Blvd  
Violation: 6-16  
25 Year Safety Program

Print

~~Jan 23, 2025~~

~~\$50~~

~~\$25~~

~~Jan 22 2025~~

~~Feb 27~~

~~Feb 26~~

July 24

July 23+2

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0003**

BELL FUND V COCONUT CREEK

PO BOX 20197

ATLANTA GA 30325

**Respondent**

Property Address: 3600 W. Hillsboro Blvd

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on March 25, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

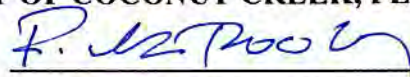
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF APRIL 23, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 30th DAY OF MARCH, 2026

CITY OF COCONUT CREEK, FLORIDA

  
SPECIAL MAGISTRATE CLERK

  
SPECIAL MAGISTRATE

  
Date Received



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL®



9589 0710 5270 1776 0343 26

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

BELL FUND V COCONUT  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 3032

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**OFFICIAL USE**

24090003  
EXT FO  
Postmark Here  
DO. 4/2/26

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postage \$  
Total Postage \$  
Sent To \$  
Street and Ap.  
City, State, Zip

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

92 EHD 92LT 0225 0120 6956

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

2. Article Number (Transfer from service label)

7016 2140 0000 8545 8209

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Addressee  
 C. Date of Delivery 3-18-26  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1776 0343 33

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND R  
PLANTATION, FL 33324

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage a	
\$	
Sent To	
Street and Apt.	
City, State, ZIP+	

C24090003  
EXT FO  
Postmark Here  
D.O 4/2/26

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

EE EHED 92LT 0225 0T2D 6856

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

COMPLETE THIS SECTION ON DELIVERY

A. Signature	<input type="checkbox"/> Agent
<input checked="" type="checkbox"/>	<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter address below:  Yes  No

RECEIVED  
MAR 13 2026  
CT CORPORATION



9590 9402 8966 4064 7139 45

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8216

3. Service Type	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0003**

BELL FUND V COCONUT CREEK

PO BOX 20197

ATLANTA GA 30325

**Respondent**

Property Address: 3600 W. Hillsboro Blvd

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on January 28, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF FEBRUARY 26, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

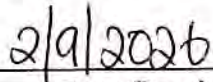
THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF FEBRUARY 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE FEBRUARY 25, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 30<sup>th</sup> DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4700 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL®



7016 2140 0000 8545 8315

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
\$ \_\_\_\_\_  
Total Postage  
\$ \_\_\_\_\_

Sent To  
Street and Apt.  
City, State, ZIP

PS Form 3800

C24090003  
EXT  
Postmark  
Here

DL. 2/19/26

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

5TE8 5458 0000 04T2 9T02



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



7016 2140 0000 8545 8322

BELL FUND V COCONUT CREEK  
C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

BELL FUND V COCONUT CREEK  
C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$ 24090003

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. \_\_\_\_\_

City, State, Zip \_\_\_\_\_

BELL FUND V COCONUT CREEK  
C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

22E9 5459 0000 04T2 9T02

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0003**

BELL FUND V COCONUT CREEK

PO BOX 20197

ATLANTA GA 30325

**Respondent**

Property Address: 3600 W. Hillsboro Blvd

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

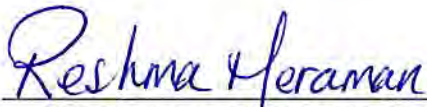
An administrative hearing was held in this matter before the undersigned Special Magistrate on November 19, 2025. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF DECEMBER 18, 2025. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JANUARY 28, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JANUARY 28, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 24<sup>th</sup> DAY OF NOVEMBER, 2025

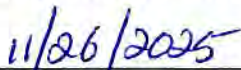
**CITY OF COCONUT CREEK, FLORIDA**



**SPECIAL MAGISTRATE CLERK**



**SPECIAL MAGISTRATE**



**Date Received**

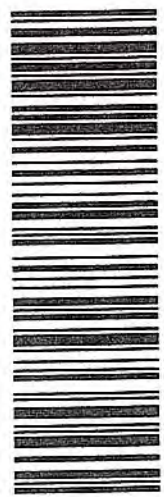


CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL®**



9589 0710 5270 0954 9565 80

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage or	
\$	
Sent To	
Street and Apt. #	
City, State, ZIP+4	

C 24090003  
EXT FO  
Postmark Here  
DL 12/1/05

08 5956 4560 0225 0120 6956

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 0954 9565 73

BELL FUND V COCONUT CREEK  
% C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

BELL FUND V COCONUT CREEK  
% C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

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CERTIFIED MAIL® RECEIPT  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage ar	\$
Sent To	
Street and Apt. #	
City, State, ZIP+4	

C24090003  
EXT FO  
Postmark Here  
DC 12/1/25

BELL FUND V COCONUT CREEK  
% C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

E2 5956 4560 0225 0120 6856

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0003**

BELL FUND V COCONUT CREEK

PO BOX 20197

ATLANTA GA 30325

Property Address: 3600 W. Hillsboro Blvd

**Respondent**

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

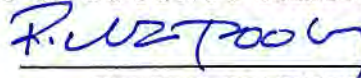
An administrative hearing was held in this matter before the undersigned Special Magistrate on October 22, 2025. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF NOVEMBER 20, 2025. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

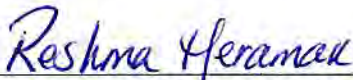
THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF NOVEMBER 19, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE NOVEMBER 19, 2025 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 24<sup>th</sup> DAY OF OCTOBER, 2025

**CITY OF COCONUT CREEK, FLORIDA**



\_\_\_\_\_  
SPECIAL MAGISTRATE



\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK



\_\_\_\_\_  
Date Received



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



9589 0710 5270 0954 9582 25

BELL FUND V COCONUT CREEK  
JV LLC%RYAN  
PO BOX 20197  
ATLANTA GA 30325

BELL FUND V COCONUT  
JV LLC%RYAN  
PO BOX 20197  
ATLANTA GA 30325

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OFFICIAL *Extend FO*

Certified Mail Fee \$ *24.09*

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark Here *DD 10/29/25*

52 2856 4560 0225 0120 6856

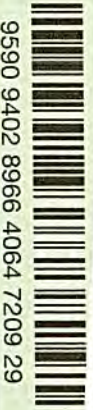
BELL FUND V COCONUT CREEK  
JV LLC%RYAN  
PO BOX 20197  
ATLANTA GA 30325

**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:

BELL FUND V COCONUT CREEK  
JV LLC%RYAN  
PO BOX 20197  
ATLANTA GA 30325



9590 9402 8966 4064 7209 29

2. Article Number (Transfer from service label)

9589 0710 5270 0954 9582 25

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Signature]*

Agent

B. Received by (Printed Name)

*[Printed Name]*

C. Date of Delivery

*11-6-25*

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:



3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



9589 0710 5270 0954 9582 32

CT CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION FL 33324



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CT CORPORATION  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION FL 33324

CT CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION FL 33324



9590 9402 8966 4064 7209 36

9589 0710 5270 0954 9582 32

PS Form 3811, July 2020 PSN 7530-02-000-9053

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**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

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<b>OFFICIAL</b>		extend FO C24090003 DU Postmark Here places
Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Price	\$	
Sent To	C T CORPORATION SYSTEM 1200 SOUTH PINE ISLAND ROAD PLANTATION FL 33324	
Street or		
City, State		

2E 2856 4560 0225 0760 6856

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CT CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION FL 33324

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
**RECEIVED**  Addressee

B. Received by (Printed Name)  C. Date of Delivery  
NOV 03 2025

D. Is delivery attempted from item 1?  Yes  
If YES, send to **CT CORPORATION** No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0003**

BELL FUND V COCONUT CREEK

PO BOX 20197

ATLANTA GA 30325

Property Address: 3600 W. Hillsboro Blvd

**Respondent**

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

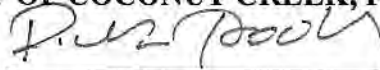
An administrative hearing was held in this matter before the undersigned Special Magistrate on September 24, 2025. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF OCTOBER 23, 2025. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

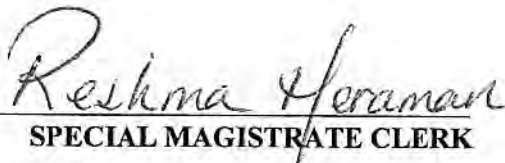
THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF OCTOBER 22, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE OCTOBER 22, 2025 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 29<sup>th</sup> DAY OF SEPTEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE

  
SPECIAL MAGISTRATE CLERK

  
Date Received



**CITY OF COCONUT CREEK**  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



**CITY OF COCONUT CREEK**  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1775 0328 96

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

**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 \$

C24090003  
EX1FO  
Postmark Here  
D.O 10/1/25

Postage \$  
Total Postage \$  
Sent To

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

Street and Apt  
City, State, Zip

PS Form 380

96 9220 9221 0225 0120 6856



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1776 0329 02

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

**U.S. Postal Service™**  
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**OFFICIAL USE**

20 6220 922T 0225 0120 6956

Certified Mail Fee	\$	C21090003 EXT TO Postmark Here DO 10/1/25
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage	\$	
Sent To		
Street and Ap		
City, State, Zi		

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

PS Form 3800, January 2002

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0003**

BELL FUND V COCONUT CREEK

JV LLC % RYAN

PO BOX 20197

ATLANTA GA 30325

**Respondent**

Property Address: 3600 W. Hillsboro Blvd

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on July 23, 2025. At the subject hearing there was testimony to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THIS MATTER IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON SEPTEMBER 24, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF SEPTEMBER 25, 2025. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE SEPTEMBER 24, 2025 SPECIAL MAGISTRATE HEARING. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

DONE THIS 25th DAY OF JULY, 2025.

CITY OF COCONUT CREEK, FLORIDA

  
SPECIAL MAGISTRATE

  
SPECIAL MAGISTRATE CLERK

  
Date Received



BUTTERNY CAPITAL OF THE WORLD®

CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33033

CERTIFIED MAIL®



9589 0710 5270 1776 0305 95

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/>	Return Receipt (hardcopy) \$
<input type="checkbox"/>	Return Receipt (electronic) \$
<input type="checkbox"/>	Certified Mail Restricted Delivery \$
<input type="checkbox"/>	Adult Signature Required \$
<input type="checkbox"/>	Adult Signature Restricted Delivery \$
Postage	
\$	
Total Postage \$	
\$	
Sent To	
Street and Apt.	
City, State, ZIP+	
PS Form 3800	

OFFICIAL USE  
C2409003  
Postmark Here  
JUL 20 2020

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

56 50ED 92LT 0225 0TLD 6956

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325



9590 9402 7617 2122 8171 30

COMPLETE THIS SECTION ON DELIVERY

A. Signature	<input type="checkbox"/>	Agent
<i>[Signature]</i>	<input checked="" type="checkbox"/>	
B. Received by (Printed Name)	<input type="checkbox"/>	Addressee
<i>[Signature]</i>	<input type="checkbox"/>	
C. Date of Delivery	<input type="checkbox"/>	Yes
<i>8-4-20</i>	<input type="checkbox"/>	No
D. Is delivery address different from item 1? If YES, enter delivery address below:		
<input type="checkbox"/>		

3. Service Type	
<input type="checkbox"/>	Adult Signature
<input type="checkbox"/>	Adult Signature Restricted Delivery
<input type="checkbox"/>	Certified Mail®
<input type="checkbox"/>	Certified Mail Restricted Delivery
<input type="checkbox"/>	Collect on Delivery
<input type="checkbox"/>	Collect on Delivery Restricted Delivery
<input type="checkbox"/>	Insured Mail
<input type="checkbox"/>	Insured Mail Restricted Delivery (over \$500)
<input type="checkbox"/>	Priority Mail Express®
<input type="checkbox"/>	Registered Mail™
<input type="checkbox"/>	Registered Mail Restricted Delivery
<input type="checkbox"/>	Signature Confirmation™
<input type="checkbox"/>	Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)  
9589 0710 5270 1776 0305 95



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1776 0306 63

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

PS Form 3800

Postmark Here

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

E9 90ED 94LT 0225 0T20 6956

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324



9590 9402 8015 2305 3583 25

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee

**X RECEIVED**

B. Received by (Printed Name)  Date of Delivery

AUG 04 2023

D. Is delivery address different from item 1?  Yes  No

CT CORPORATION SYSTEM

3. Service Type
- |  |  |
|--|--|
| <input type="checkbox"/> Adult Signature                     | <input type="checkbox"/> Priority Mail Express®                      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™                            |
| <input type="checkbox"/> Certified Mail®                     | <input type="checkbox"/> Registered Mail Restricted Delivery         |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | <input type="checkbox"/> Signature Confirmation™                     |
| <input type="checkbox"/> Collect on Delivery                 | <input type="checkbox"/> Signature Confirmation™ Restricted Delivery |
| <input type="checkbox"/> Insured Mail                        |  |
| <input type="checkbox"/> Registered Mail Restricted Delivery |  |
| <input type="checkbox"/> Return Receipt (hardcopy)           |  |
| <input type="checkbox"/> Return Receipt (electronic)         |  |
| <input type="checkbox"/> Certified Mail Restricted Delivery  |  |
| <input type="checkbox"/> Adult Signature Required            |  |
| <input type="checkbox"/> Adult Signature Restricted Delivery |  |

2. Article Number (Transfer from service label)

9589 0710 5270 1776 0306 63

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the  
City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**

State of Florida NO. C24090003  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date September 3 20 24

At 12:31 AM/PM

Owner Name Bell Fund V Coconut Creek  
Last First MI

Owner Address PO BOX 20197  
Last First MI

Atlanta GA 30325  
City State Zip

Legal/Folio 4842 05 02 0015

Violation Location 3600 W Hillsboro Blvd  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

25 Year Safety Program: Minimum  
Housing Code for Broward County FC  
Total Area: 371,508

In violation of Chapter(s) 6 Section(s) 16  
Code of Ordinances of the City of Coconut Creek, Broward  
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE  
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,  
FLORIDA ON Wednesday, THE 20 DAY  
OF November, 2024, AT 2:30 PM IN THE  
City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT  
TO EXERCISE EITHER OPTION AS STATED ON THE  
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS  
\$ 0. A FINE AMOUNT OF UP TO \$500 MAY BE  
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH  
DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

Daniella Ordones 11-4-24 3560  
Officer Signature Date ID#

Daniella Ordones  
Printed Name

AMT. SUPERVISOR  
Signature Acknowledging Receipt of this Notice Date

Aaron Katenburg  
Printed Name

If you have any questions, call 954-956-1476 or 956-1576  
between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24090003	3600 W HILLSBORO BLVD	484205020015	BELL FUND V COCONUT CREEK

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 09/04/2024

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: November 5, 2024 - Receipt/Article #: 70222410000293599661  
Return Receipt Requested 70222410000293599654

Hand Delivery – Date: November 4, 2024 - Time: 3:33p.m.- Name: Aaron Rosenbun – Maintenance Supervisor

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

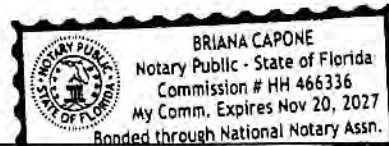
Daniella Ordonez  
Signature of Code Compliance Officer

Daniella Ordonez  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 7 day of November, 2024 by ORDONEZ, DANIELLA who is personally known to me.

Briana Capone  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0003**

BELL FUND V COCONUT CREEK

JV LLC % RYAN

PO BOX 20197

ATLANTA GA 30325

**Respondent**

Property Address: 3600 West Hillsboro Blvd

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on May 28, 2025. At the subject hearing there was testimony to support a finding that granting a continuance of this matter would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THIS MATTER IS CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 23, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF JULY 24, 2025. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JULY 23, 2025 SPECIAL MAGISTRATE HEARING. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

DONE THIS 2nd DAY OF JUNE, 2025.

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received



BUTTERFLY CAPITAL OF THE WORLD®

CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



BUTTERFLY CAPITAL OF THE WORLD®

CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**



9589 0710 5270 0954 9575 1A

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

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**OFFICIAL USE**

PT 5256 4560 0225 0T20 6956

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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6/15/25 - FO

Postage \$  
Total Postage \$  
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Street and Apt  
City, State, Zi

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0003**

BELL FUND V COCONUT CREEK

JV LLC % RYAN

PO BOX 20197

ATLANTA GA 30325

**Respondent**

Property Address: 3600 W. Hillsboro Blvd

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

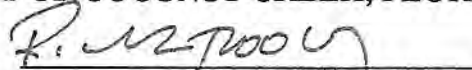
An administrative hearing was held in this matter before the undersigned Special Magistrate on March 26, 2025. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF MAY 29, 2025. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF MAY 28, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE MAY 28, 2025 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 31<sup>st</sup> DAY OF MARCH, 2025

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE



SPECIAL MAGISTRATE CLERK

4-2-2025

Date Received



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1529 3431 01

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

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Extra Services & Fees (check box, add fee as appropriate)		EXT
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and	\$	
Sent To		
Street and Apt. No.		
City, State, ZIP+4		

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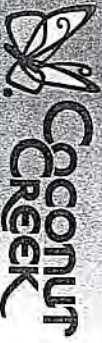
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BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

TD TEHE 625T 0225 0710 695b



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1529 3432 79

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

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 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

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Postmark Here

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Total Postage \$

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City, State, Z

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

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**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0003**

BELL FUND V COCONUT CREEK

JV LLC % RYAN

PO BOX 20197

ATLANTA GA 30325

**Respondent**

Property Address: 3600 W. Hillsboro Blvd

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

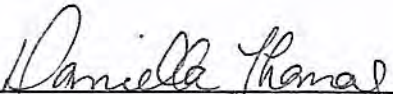
An administrative hearing was held in this matter before the undersigned Special Magistrate on February 26, 2025. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

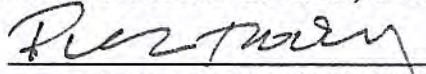
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF MARCH 27, 2025. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF MARCH 26, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE MARCH 26, 2025 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 3<sup>RD</sup> DAY OF MARCH, 2025

CITY OF COCONUT CREEK, FLORIDA

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

3/4/25

Date Received

**Cocoonut Creek**  
 SUSTAINABLE CAPITAL OF THE WORLD®  
 Sustainable Development  
 Compliance Division  
 800 West Copans Road  
 Cocoonut Creek, FL 33063

**Cocoonut Creek**  
 SUSTAINABLE CAPITAL OF THE WORLD®  
 Sustainable Development  
 Compliance Division  
 800 West Copans Road  
 Cocoonut Creek, FL 33063



7022 2410 0002 9359 7872

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$

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BELL FUND V COCONUT CREEK  
 JV LLC % RYAN  
 PO BOX 20197  
 ATLANTA GA 30325

2292 6566 2000 DT42 2204

**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:  
 BELL FUND V COCONUT CREEK  
 JV LLC % RYAN  
 PO BOX 20197  
 ATLANTA GA 30325

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  *[Signature]*
- B. Received by (Printed Name) *[Signature]*  Agent  Addressee
- C. Date of Delivery *3-17-25*
- D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

2. Article Number (Transfer from service label)  
 9590 9402 8015 2305 3468 41  
 7022 2410 0002 9359 7872  
 PS Form 3811, July 2020 PSN 7530-02-000-9053

- 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



Dept. of Sustainable Development  
Code Compliance Division  
4800 West Copans Road  
Coconut Creek, FL 33063



7022 2410 0002 9359 7889

CT CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324



Sustainable Development  
Code Compliance Division  
4800 West Copans Road  
Coconut Creek, FL 33063

CT CORPORATION  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL

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 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_  
 Postage \$ \_\_\_\_\_

024096004  
Postmark Here  
**EXT FO**

DO  
C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

for Instructions

6982 6566 2000 0742 2202

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
  
C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324



9590 9402 8015 2305 3468 34

2. Article Number (Transfer from service label)  
7022 2410 0002 9359 7889

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature RECEIVED**

**X** Received MAR 13 2025  
B. Received by CT CORPORATION  
C. Date of Delivery

D. Is delivery address different from return address?  
If YES, enter delivery address below:  Yes  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: C24-09 -0003

BELL FUND V COCONUT CREEK

PO BOX 20197

ATLANTA GA 30325

**Respondent**

Property Address: 3600 West Hillsboro Boulevard

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on January 22, 2025. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF FEBRUARY 27, 2025. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF FEBRUARY 26, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE FEBRUARY 26, 2025 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 25<sup>th</sup> DAY OF JANUARY, 2025

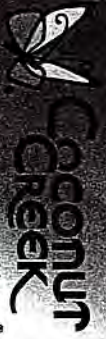
CITY OF COCONUT CREEK, FLORIDA

  
SPECIAL MAGISTRATE

  
SPECIAL MAGISTRATE CLERK

1/29/25

**Date Received**



COCONUT CREEK  
 Compliance Development Dept.  
 Compliance Division  
 Copans Road  
 Coconut Creek, FL 33063



9589 0710 5270 0954 9563 82

BELL FUND V COCONUT CREEK  
 JV LLC % RYAN  
 PO BOX 20197  
 ATLANTA GA 30325



COCONUT CREEK  
 Compliance Development Dept.  
 Compliance Division  
 Copans Road  
 Coconut Creek, FL 33063

BELL FUND V COCONUT CREEK  
 JV LLC % RYAN  
 PO BOX 20197  
 ATLANTA GA 30325

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29 8956 4560 0225 0120 8956

Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and \$  
 Sent To \$  
 Street and Apt. No. \$  
 City, State, ZIP+4® \$

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BELL FUND V COCONUT CREEK  
 JV LLC % RYAN  
 PO BOX 20197  
 ATLANTA GA 30325

**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:  
 BELL FUND V COCONUT CREEK  
 JV LLC % RYAN  
 PO BOX 20197  
 ATLANTA GA 30325

2. Article Number (Transfer from service label)  
 9590 9402 8966 4064 7219 64



**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Addressee  
 C. Date of Delivery  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

**3. Service Type**

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



THE REAL CAPITAL OF THE WORLD  
**Cocoonut Creek**  
 Strategic Development Dept.  
 Compliance Division  
 800 W. Spans Road  
 Cocoonut Creek, FL 33324



THE REAL CAPITAL OF THE WORLD  
**Cocoonut Creek**  
 Strategic Development Dept.  
 Compliance Division  
 800 W. Spans Road  
 Cocoonut Creek, FL 33324

**CERTIFIED MAIL**



9589 0710 5270 0954 9563 99

CT CORPORATION SYSTEM  
 1200 SOUTH PINE ISLAND ROAD  
 PLANTATION, FL 33324

CT CORPORATION  
 1200 SOUTH PINE ISLAND ROAD  
 PLANTATION, FL 33324

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<b>OFFICIAL USE</b>	
Certified Mail Fee	\$ 0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$
Sent To	
Street and Apt. No.	
City, State, Zip+4®	

C24090003  
 C24090004  
 Postmark Here  
**EXT FD**  
**DO**

CT CORPORATION SYSTEM  
 1200 SOUTH PINE ISLAND ROAD  
 PLANTATION, FL 33324

BB E95B 456D 0225 012D 685B

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 CT CORPORATION SYSTEM  
 1200 SOUTH PINE ISLAND ROAD  
 PLANTATION, FL 33324



2. Article Number (Transfer from service label)  
 9590 9402 8966 4064 7219 57

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  Addressee
- B. Received by **FEB 05 2025** C. Date of Delivery
- D. Is delivery address different from return address?  YES, enter delivery address below:  NO

- 3. Service Type
  - Adult Signature Restricted Delivery
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery Restricted Delivery
  - Registered Mail
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express
  - Registered Mail
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0003**

BELL FUND V COCONUT CREEK

JV LLC % RYAN

PO BOX 20197

ATLANTA GA 30325

**Respondent**

---

**FINAL ORDER**

*VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM,  
BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING  
CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16*

An administrative hearing was held before the undersigned Special Magistrate on November 20, 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 3600 West Hillsboro Boulevard, total area 371,508 and more particularly described as follows:

Property Id: 4842 05 02 0015

K.S. PARK 88-21 B TR A POR DESC AS BEG NE COR OF SAID TR,SWLY ARC DIST OF 194.51, SLY 1133.13,SW 276.17,NW 141.30, WLY 1637.16,NLY 491.41,ELY 285.02,NLY 112.57,ELY 58.27,NELY 54.58,NELY 48.97,NELY 54.58,NELY 53.93,SELY 40,SELY 21.97,NLY 553.73,E 521.51,N 6.42,E 312.55, E 461.49 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 comply with the provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, entered a copy of the Summons to Appear, an Affidavit of Service and correspondence regarding the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was uncontested.

**CONCLUSIONS OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 6-16 AND THE RESPONDENT IS GIVEN UNTIL JANUARY 23, 2025 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF FIFTY DOLLARS (\$50.00) FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED TWENTY-FIVE DOLLARS (\$25.00) IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JANUARY 22, 2025 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JANUARY 22, 2025 SPECIAL MAGISTRATE HEARING.

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

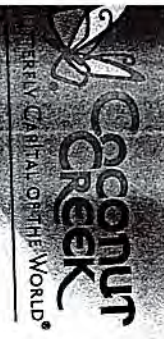
DONE AND ORDERED THIS 22<sup>nd</sup> DAY OF NOVEMBER, 2024

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

12/2/24  
Date Received



CITY OF COCONUT CREEK  
Sustainable Development Dept  
Code Compliance Division  
800 W. Copans Road  
Coconut Creek, FL 33063



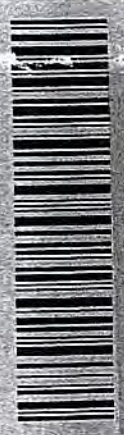
CITY OF COCONUT CREEK  
Sustainable Development Dept  
Code Compliance Division  
800 W. Copans Road  
Coconut Creek, FL 33063



9589 0710 5270 0954 9555 76

BELL FUND V COCONUT CREEK  
JV LLC %RYAN  
PO BOX 20197  
ATLANTA, GA 30325

BELL FUND V COCO  
JV LLC %RYAN  
PO BOX 201  
ATLANTA, GA



USPS TRACKING #

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United States  
Postal Service

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Coconut Creek, FL 33063

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
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Total Post	\$
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City, State,	

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BELL FUND V COCONUT CREEK  
JV LLC %RYAN  
PO BOX 20197  
ATLANTA, GA 30325



OFFICE OF COCONUT CREEK  
Sustainable Development Dept  
Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept  
Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

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PLANTATION, FL 33324

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/>	Return Receipt (hardcopy) \$
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City, State, Z	

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CT CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

PS Form 38

USPS TRACKING#



9590 9402 8580 3244 9316 16

United States  
Postal Service

CT CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND  
PLANTATION, FL 33324

024090003  
024090004

FD  
DO

• Sender: Please print your name, address, and ZIP+4® in this box.

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Sustainable Development Dept  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

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Permit No. G-10



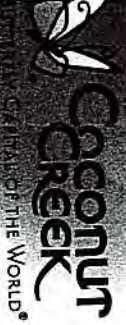


Permits Applied for: 11/25/24

Permit Status      Inspections : NO passed inspections

Scroll to the right for more information.

Permit #	Status	Type	Owner	Address
24003735	OPEN	BROWARD SAFETY INSPECTION PROGRAM	BELL FUND V COCONUT CREEK	3600 W HILLSBORO BLVD
24003716	OPEN	BROWARD SAFETY INSPECTION PROGRAM	BELL FUND V COCONUT CREEK	3400 W HILLSBORO BLVD
24003717	OPEN	BROWARD SAFETY INSPECTION PROGRAM	BELL FUND V COCONUT CREEK	3410 W HILLSBORO BLVD
24003718	OPEN	BROWARD SAFETY INSPECTION PROGRAM	BELL FUND V COCONUT CREEK	3420 W HILLSBORO BLVD
24003719	OPEN	BROWARD SAFETY INSPECTION PROGRAM	BELL FUND V COCONUT CREEK	3430 W HILLSBORO BLVD
24003721	OPEN	BROWARD SAFETY INSPECTION PROGRAM	BELL FUND V COCONUT CREEK	3440 W HILLSBORO BLVD
24003722	OPEN	BROWARD SAFETY INSPECTION PROGRAM	BELL FUND V COCONUT CREEK	3450 W HILLSBORO BLVD
24003724	OPEN	BROWARD SAFETY INSPECTION PROGRAM	BELL FUND V COCONUT CREEK	3460 W HILLSBORO BLVD
24003725	OPEN	BROWARD SAFETY INSPECTION PROGRAM	BELL FUND V COCONUT CREEK	3470 W HILLSBORO BLVD
24003720	OPEN	BROWARD SAFETY INSPECTION PROGRAM	BELL FUND V COCONUT CREEK	3480 W HILLSBORO BLVD
24003723	OPEN	BROWARD SAFETY INSPECTION PROGRAM	BELL FUND V COCONUT CREEK	3490 W HILLSBORO BLVD
24003727	OPEN	BROWARD SAFETY INSPECTION PROGRAM	BELL FUND V COCONUT CREEK	3500 W HILLSBORO BLVD
24003729	OPEN	BROWARD SAFETY INSPECTION PROGRAM	BELL FUND V COCONUT CREEK	3510 W HILLSBORO BLVD
24003730	OPEN	BROWARD SAFETY INSPECTION PROGRAM	BELL FUND V COCONUT CREEK	3520 W HILLSBORO BLVD
24003731	OPEN	BROWARD SAFETY INSPECTION PROGRAM	BELL FUND V COCONUT CREEK	3530 W HILLSBORO BLVD
24003734	OPEN	BROWARD SAFETY INSPECTION PROGRAM	BELL FUND V COCONUT CREEK	3540 W HILLSBORO BLVD
24003739	OPEN	BROWARD SAFETY INSPECTION PROGRAM	BELL FUND V COCONUT CREEK	3550 W HILLSBORO BLVD
24003726	OPEN	BROWARD SAFETY INSPECTION PROGRAM	BELL FUND V COCONUT CREEK	3560 W HILLSBORO BLVD



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**



7022 2410 0002 9359 9654

BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

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BELL FUND V COCONUT CREEK  
JV LLC % RYAN  
PO BOX 20197  
ATLANTA GA 30325

PS Form 3800



USPS TRACKING #

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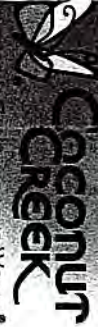
United States  
Postal Service

C24092003  
C24090004  
Sum  
DO

• Sender: Please print your name, address, and ZIP+4® in this box.

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Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

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Permit No. G-10



CITY OF COCONUT CREEK  
Sustainable Development Dept  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



7022 2410 0002 9359 9661

C T CORPORATION SYSTEM,  
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PLANTATION, FL 33324

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

C24090003  
C24090004  
Postmark Here  
Sum  
DO

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \$ \_\_\_\_\_

Street # \_\_\_\_\_

City, State \_\_\_\_\_

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

1996 6566 2000 0142 2202

DEPARTMENT OF SUSTAINABLE DEVELOPMENT  
BUILDING DIVISION  
4800 WEST COPANS ROAD  
COCONUT CREEK, FLORIDA 33063

SCOTT SToudenMIRE  
DEPARTMENT DIRECTOR

August 17, 2023

Bell Fund V Coconut Creek  
PO BOX 56607  
Atlanta, GA 30343  
Total Area: 6,080

**Re: Property located at**  
3600 W Hillsboro Blvd Coconut Creek, FL 33073

Dear Sir/Madam:

Our records reflect that you are the registered owner of the building identified above. This letter is to notify you that the building is due for a Building Safety Inspection. You are required to provide a written report by a Florida Registered Architect or a Professional Engineer evaluating the condition of the structural and electrical components of this property to the City of Coconut Creek Building Department within ninety (90) days from the date of this letter. For your convenience, policy information and required reporting forms can be obtained via the web address below:

**[www.coconutcreek.net/sustainable-development/building-department](http://www.coconutcreek.net/sustainable-development/building-department)**.

A fee of one hundred fifty dollars (\$150.00) is required at the time of submission.

If the building is determined to be structurally and electrically safe, another Building Safety Inspection shall not be required for ten (10) years. If the building is found to be structurally or electrically deficient it shall be your responsibility to complete the specified repairs within 180 days from the date of the inspection. All repairs and/or modifications shall be completed in compliance with permitting requirements, the applicable sections of the Florida Building Code and licensing laws.

If you need additional assistance, please contact the Building Division at 954-973-6750.

Thank you,

Jack Boone,  
Building Official  
Sustainable Development



Code Compliance Division  
4800 W Copans Rd  
Coconut Creek, FL 33063  
954.956.1476

## Written Warning

CASE #: C24090003  
VIOLATION LOCATION: 3600 W HILLSBORO BLVD  
PARCEL ID: 484205020015  
DATE ISSUED: 09/03/24

Dear Resident/Owner:

Please accept this notice as part of the City's ongoing program aimed at informing and improving our community, while protecting our property values and the integrity of our neighborhoods.  
The following item requires your attention:

25 Year Safety Program: Minimum Housing Code for Broward County, Florida (6-16)  
**Total Area – 371,508**

VIOLATION DESCRIPTION: The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

CORRECTIVE ACTION REQUIRED: The owner or association must complete the Building Safety Inspection Program. FBC BCA 114.1 Violations and Penalties. Any person, firm, or corporation who violates a provision of this Code or the FFPC or fails to comply therewith or with any of the requirements thereof shall be guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code or the FFPC is committed or continued, and upon conviction of any such violation, such person shall be punishable by a fine of not less than fifty dollars (\$50.00) nor more than five hundred dollars (\$500.00), or by imprisonment not exceeding sixty (60) days, or by both such fine and imprisonment. FBC BCA 116.2.1.3 A Building, or part thereof, shall be presumed to be unsafe if: 116.2.1.3.2 By reason of illegal or improper use, occupancy, or maintenance does not comply with this Code or the code in effect at the time of construction or the applicable Minimum Housing Code.

PLEASE CONTACT THE BUILDING DIVISION: 954-973-6750

**COMPLIANCE DATE: 10/03/2024**

Failure to comply may result in the issuance of a Summons to Appear and subject you to a fine for the violation. Please contact your Code Compliance Officer with any questions/concerns.

OFFICER ID: 356  
OFFICER NAME: ORDONEZ, DANIELLA  
EMAIL: dordonez@coconutcreek.net  
PHONE: 954-956-1576



Code Officer: Ordóñez  
4800 W. Copans Rd  
Coconut Creek, FL 33063



Code Officer: Ordóñez  
4800 W. Copans Rd  
Coconut Creek, FL 33063

BELL FUND V COCONUT CREEK JV, LLC  
300 No. Greene Street Suite 1000  
Greensboro, NC 27401

Mailed 9/3/24

(Total Area: 371,508)

BELL FUND V COCONUT CREEK JV LLC  
PO BOX 20197  
ATLANTA GA 30325

**Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.**

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)

**Sec. 6-17. - Enforcement.**

Code enforcement inspectors for the city are to have concurrent jurisdiction to enforce the applicable rules and regulations of the Minimum Housing Code for Broward County, Florida, and are hereby charged with the responsibility of making inspections of buildings and premises and issuing violation notices when necessary, and shall when necessary rely on and consult with the enforcing officers of the county division of building and zoning.

(Ord. No. 101-88, § 2, 2-11-88)



**MARTY KIAR**  
**BR**  **WARD**  
 COUNTY  
**PROPERTY APPRAISER**

Site Address	3600-3640 W HILLSBORO BOULEVARD, COCONUT CREEK FL 33073	ID #	4842 05 02 0015
Property Owner	BELL FUND V COCONUT CREEK JV LLC % RYAN	Millage	3212
Mailing Address	PO BOX 20197 ATLANTA GA 30325	Use	03-03
Abbr Legal Description	K.S. PARK 88-21 B TR A POR DESC AS BEG NE COR OF SAID TR, SWLY ARC DIST OF 194.51, SLY 1133.13, SW 276.17, NW 141.30, WLY 1637.16, NLY 491.41, ELY 285.02, NLY 112.57, ELY 58.27, NELY 54.58, NELY 48.97, NELY 54.58, NELY 53.93, SELY 40, SELY 21.97, NLY 553.73, E 521.51, N 6.42, E 312.55, E 461.49 TO POB		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

\* 2025 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$8,256,080	\$64,759,030	\$73,015,110	\$73,015,110	
2024	\$8,256,080	\$64,759,030	\$73,015,110	\$73,015,110	
2023	\$8,256,080	\$64,759,030	\$73,015,110	\$73,015,110	\$1,634,887.17

2025 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$73,010,130	\$73,010,130	\$73,010,130	\$73,010,130
Portability	0	0	0	0
Assessed/SOH	\$73,010,130	\$73,010,130	\$73,010,130	\$73,010,130
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$73,010,130	\$73,010,130	\$73,010,130	\$73,010,130

Sales History			
Date	Type	Price	Book/Page or CIN
1/15/2014	SWD-Q	\$56,000,000	112081167
10/15/2010	SWD-Q	\$53,100,000	47467 / 348
1/23/2007	SWD-Q	\$53,500,000	43497 / 1391
3/30/1994	SWD	\$4,555,000	21948 / 261
5/19/1988	WD	\$2,650,000	15451 / 832

Land Calculations		
Price	Factor	Type
\$8.00	1,020,292	SF
\$0.10	937,481	SF
Adj. Bldg. S.F. (Card, Sketch)		377588
Units		366
Eff./Act. Year Built: 1999/1998		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
S			CM					
377588			44.95					



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Limited Liability Company  
BELL FUND V COCONUT CREEK JV, LLC

### Filing Information

**Document Number** M13000008042  
**FEI/EIN Number** 46-4304299  
**Date Filed** 12/18/2013  
**State** DE  
**Status** ACTIVE

### Principal Address

300 No. Greene Street  
Suite 1000  
Greensboro, NC 27401

Changed: 03/20/2024

### Mailing Address

300 No. Greene Street  
Suite 1000  
Greensboro, NC 27401

Changed: 03/20/2024

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

Bell Partners Inc.  
300 No. Greene Street  
Suite 1000  
Greensboro, NC 27401

Title Authorized Representative

Bell, Jonathan D.  
300 No. Greene Street  
Suite 1000  
Greensboro, NC 27401

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	03/31/2022
2023	02/25/2023
2024	03/20/2024

**Document Images**

<a href="#"><u>03/20/2024 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/25/2023 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/31/2022 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>07/16/2021 -- AMENDED ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/26/2021 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>05/18/2020 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/08/2019 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/13/2018 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/11/2017 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/05/2016 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/10/2015 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/05/2014 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>12/18/2013 -- Foreign Limited</u></a>	<a href="#">View image in PDF format</a>

Summons/Case #C24 09 0204  
Club Caribe Condominium Association, Inc  
5510 NW 61 Street  
Violation: 6-16  
25 Year Safety Program

---

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0204**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

Property Address: 5510 NW 61<sup>ST</sup> Street

**Respondent**

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on February 25, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

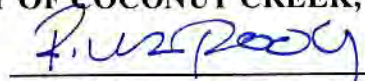
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF APRIL 23, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 4<sup>th</sup> DAY OF FEBRUARY, 2026

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received

**Date Received**



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



7016 2140 0000 8545 8223

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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**OFFICIAL USE**

Certified Mail Fee \$ 24.00

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$ 11.00

Total Postage and Sent To \$ 35.00

Street and Apt. N 310 SE 13TH STREET

City, State, ZIP+4 FORT LAUDERDALE, FL 33316

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

E229 5459 0000 04T2 9T02

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

VALANCY &  
310 SE 13  
FORT LAUDER

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316



9590 9402 8966 4064 7139 52

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8223

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature [Signature]  Agent

B. Received by (Printed Name) STARBUCKLEY  Addressee

C. Date of Delivery 3-13-26

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery |   |
| <input type="checkbox"/> Insured Mail (over \$500)               |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery        |   |

Domestic Return Receipt



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



7016 2140 0000 8545 8230

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

24090204,  
05,06,07,08  
Postmark Here  
09, DL 210  
319DB 218  
EXT 10

Postage  
Total Postage a \$

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Sent To  
Street and Apt. #  
City, State, ZIP+4

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  No

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



9590 9402 8966 4064 7139 69

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8230

Domestic Return Receipt

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0204**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

Property Address: 5510 NW 61<sup>st</sup> Street

**Respondent**

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on January 28, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF FEBRUARY 26, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF FEBRUARY 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE FEBRUARY 25, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 30<sup>th</sup> DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

*Rashna Heraman*

SPECIAL MAGISTRATE CLERK

*F. W. T. 2004*  
SPECIAL MAGISTRATE

*2/4/2026*

Date Received



CITY OF COCCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Cocconut Creek, FL 33063



CITY OF COCCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Cocconut Creek, FL 33063

CERTIFIED MAIL



7016 2140 0000 8545 7837

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage

\$

Total Postage \$

\$

Sent To

Street and Apt.

City, State, ZIP

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

C241090204,  
805, 206, 207,  
208 Postmark Here 209  
210, 211, 212  
DL EXT 2624

4892 5458 0000 0412 9102



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33069



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33069

CERTIFIED MAIL



7021 1970 0001 8487 7121

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$

C 24090204,  
205, 206, 207,  
208, Postmark 209  
Here  
210, 211, 212  
DL EXT 2/19/26

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

T212 2948 T000 046T T202

**CITY OF COCONUT CREEK**  
**4800 WEST COPANS ROAD, COCONUT CREEK, FL**  
**SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0204**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

---

**FINAL ORDER**

*VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM,  
BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING  
CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16*

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT**

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5510 NW 61<sup>st</sup> Street and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to comply with the provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was uncontested.

**CONCLUSIONS OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 6-16 AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 18, 2025 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JANUARY 28, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JANUARY 28, 2026 SPECIAL MAGISTRATE HEARING

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 24<sup>th</sup> DAY OF NOVEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman  
SPECIAL MAGISTRATE CLERK

R. Lopez  
SPECIAL MAGISTRATE

11/26/2025  
Date Received



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**



9589 0710 5270 0954 9565 59

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee \$ <u>2.40</u>	<u>24090204,05</u> <u>06,07,08,09,10</u> Postmark Here <u>12</u> <u>FL 12/1/05</u>
Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ _____ <input type="checkbox"/> Return Receipt (electronic) \$ _____ <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____ Total Postage and F Sent To Street and Apt. No., City, State, ZIP+4®	CLUB CARIBE CONDOMINIUM ASSOCIATION, INC. VALANCY & REED, P.A. 310 SE 13TH STREET FORT LAUDERDALE, FL 33316
PS Form 3800, Jan 2005	

65 9956 4560 0225 0120 6956

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 CLUB CARIBE CONDOMINIUM  
 ASSOCIATION, INC.  
 VALANCY & REED, P.A.  
 310 SE 13TH STREET  
 FORT LAUDERDALE, FL 33316

CLUB CARIBE CONDO  
ASSOCIATION, I  
VALANCY & REED  
310 SE 13TH STI  
FORT LAUDERDALE,



9590 9402 8967 4064 0700 78

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature X  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

2. Article Number (Transfer from service label)

9589 0710 5270 0954 9565 59

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery (or \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4500 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4500 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 0954 9565 42

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

CLUB CARIBE CON  
ASSOCIATION,  
ATTN: MAYA T  
5500 NW 61ST  
COCONUT CREEK

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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 \$

C24090204, 05  
06, 07, 08, 09, 10  
Postmark Here 11, 12  
DC-12/1/25

Postage \$  
Total Postage on \$  
Sent To  
Street and Apt. N  
City, State, ZIP+4

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

PS Form 3800

24 5956 4560 0225 0720 6856

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

2. Article Number (Transfer from service label)  
9589 0710 5270 0954 9565 42



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
  - Insured Mail (over \$500)
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**

State of Florida NO. C24090204  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date September 17 2024  
At 10:23 AM PM

Owner Name Club Caribe Condominium Association, Inc.  
Last First MI

Owner Address 5500 NW 601 Street  
Coconut Creek, FL 33073  
City State Zip

Legal/Folio 484207 AA 0000

Violation Location 5510 NW 601 Street  
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

25 Year Safety Program: Minimum Housing Code For Broward County Florida Permit 24003349

In violation of Chapter(s) 6 Section(s) 16  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 19 DAY OF November, 2025, AT 2:30 PM IN THE City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$      . A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
Daniella Ordonez 11/5/25 356  
Officer Signature Date ID#

Daniella Ordonez  
Printed Name

James N. V. G. T. 11-5-25  
Signature Acknowledging Receipt of this Notice Date

James N. V. G. T.  
Printed Name

If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24090204	5510 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 09/17/2024

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: November 5, 2025 - Receipt/Article #: 9589071052701776034050/9589071052701776034067  
Return Receipt Requested

Hand Delivery – Date: November 5, 2025 - Time: 11:30 a.m. - Name: James Nyquist

Commercial Property – Title/ relationship to business: Property Manager

Additional Service – F.S. 162.12(2):

Posting at Property – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

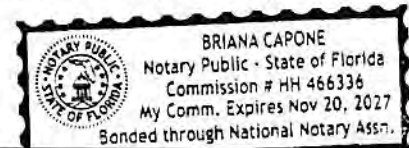
  
Signature of Code Compliance Officer

Daniella Ordonez  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 6 day of November, 2025 by ORDONEZ, DANIELLA who is personally known to me.

  
Signature of Notary

  
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 NW Copans Road  
Coconut Creek, FL 33063

9589 0710 5270 1776 0340 50



CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

05 04ED 942T 0225 0T20 6956

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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 \$

24090204  
Summons 205  
206  
Here 207  
208  
DL 209  
210  
211  
212

Postage \$  
Total Postage a \$  
Sent To  
Street and Apt.  
City, State, Zip

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1776 0340 67

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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29 04E0 92LT 0225 0T20 6956

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$
Sent To	
Street and Apt. #	
City, State, ZIP+	

C21090204  
Summers 205  
Postmark Here 206  
DL 208  
209  
11/5/25 210  
212

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

**Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.**

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)



NW 57TH

ACCESS RD N SR7 N SR7

NW 61ST ST

ACCESS

N SR7 N SR7

SS RAMP

N SR7 N SR7

ACCESS RD

ACCESS RD

SAWGRASS RAMP

SAWGRASS RAMP

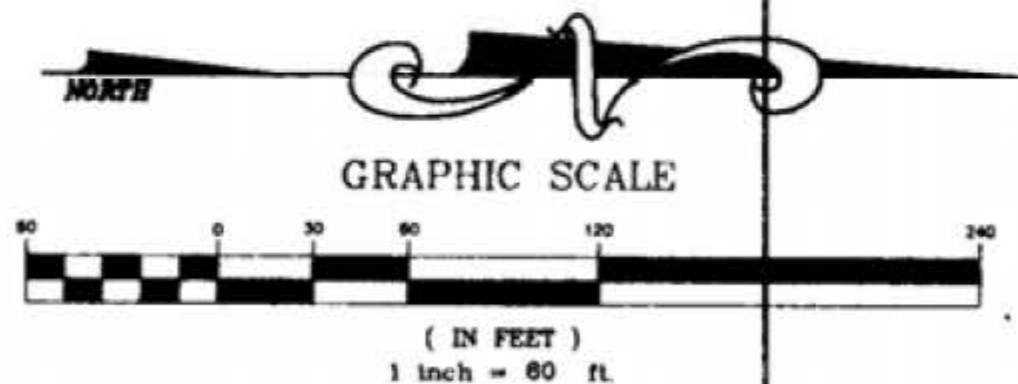
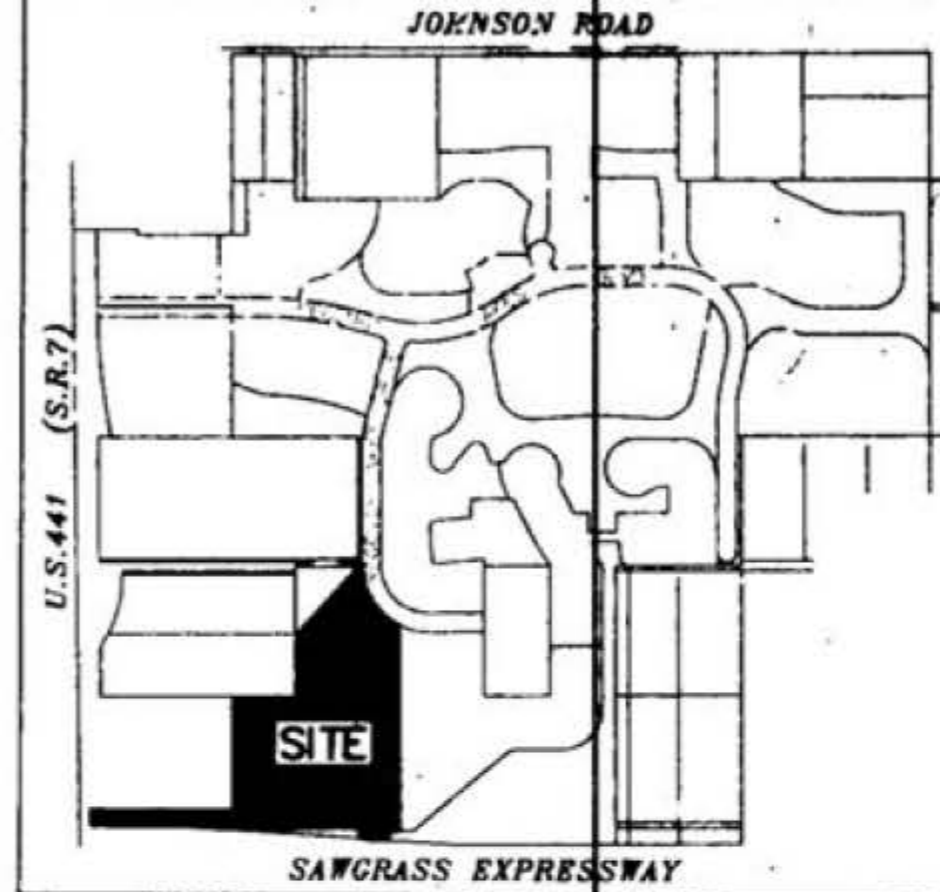
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL "A", a distance of 405.43 feet; thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E, a distance of 690.00 feet; thence N 89° 36' 17" E, a distance of 660.00 feet; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING (the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL "A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.98 feet; thence S 89° 36' 21" W, a distance of 748.86 feet; thence S 00° 23' 39" E, a distance of 15.00 feet; thence N 87° 35' 44" W, a distance of 659.85 feet; thence N 01° 03' 55" W, a distance of 70.00 feet; thence N 89° 44' 58" E, a distance of 747.08 feet; thence N 00° 24' 54" W, a distance of 588.97 feet; thence N 89° 36' 17" E, a distance of 330.26 feet; thence N 00° 23' 43" W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL "A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

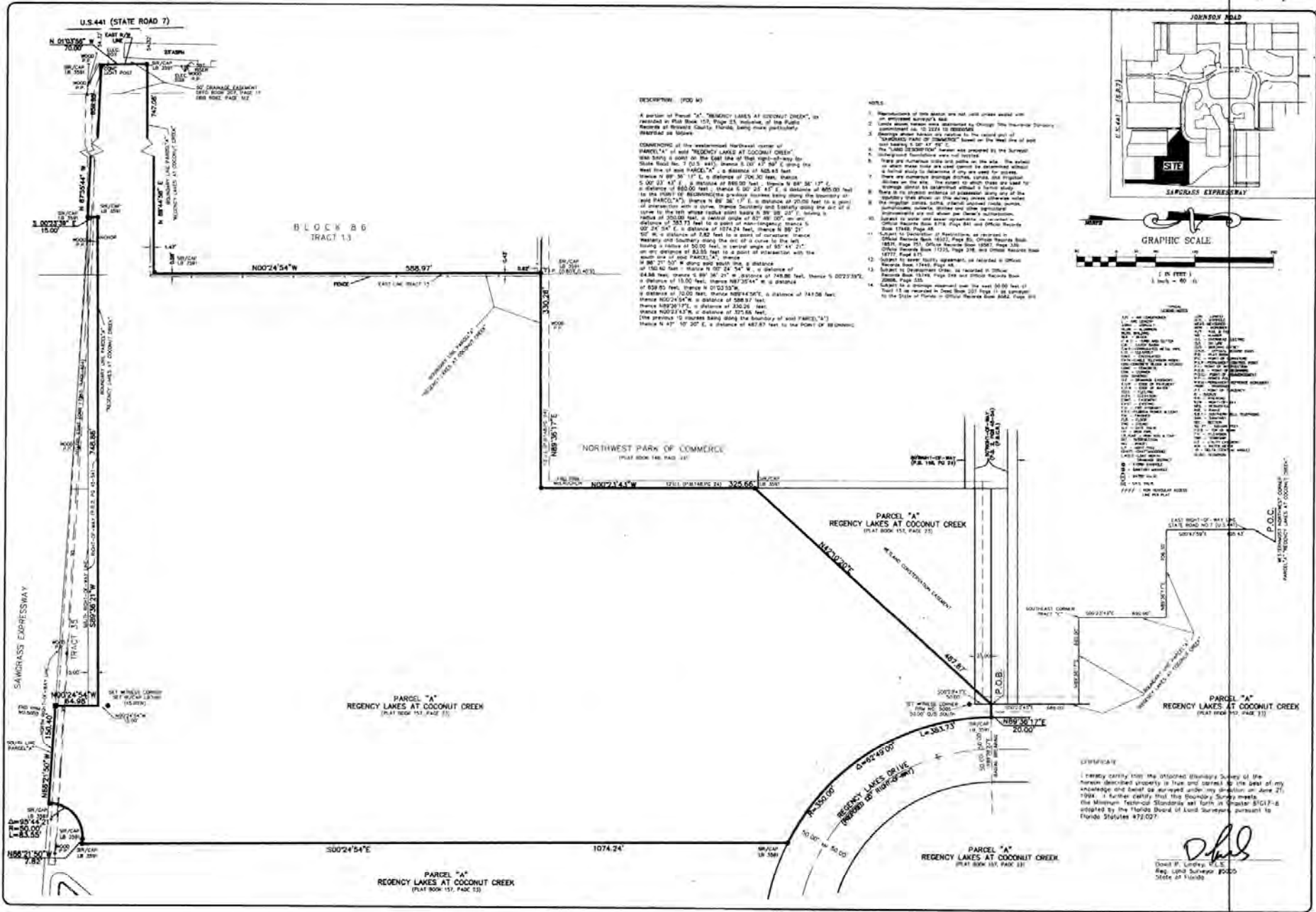
NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000569
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 18571, Page 751; Official Records Book 16587, Page 339; Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 312.



TYPICAL LEGEND NOTES

A/C - AIR CONDITIONER	LOW - LOWEST
L - ARC LENGTH	M.H. - MANHOLE
ASPH. - ASPHALT	MEAS. - MEASURED
ALUM. - ALUMINUM	MON. - MONUMENT
	N/T - N.B. & T.A.



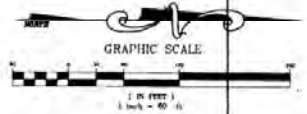
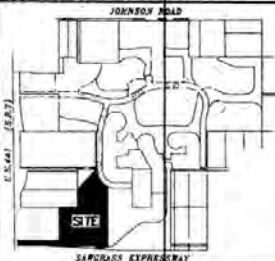
**DESCRIPTION (JOB NO)**

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, Ordinance, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westerly Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", then being a corner on the East line of that right-of-way for State Road No. 7 (S.W. 441), thence S 10° 47' 30" E, along the East line of said PARCEL "A", a distance of 523.83 feet, thence N 89° 35' 11" E, a distance of 706.30 feet, thence S 00° 22' 43" E, a distance of 882.00 feet, thence N 88° 26' 17" E, a distance of 885.00 feet to the point of BEGINNING; thence easterly along the boundary of said PARCEL "A", thence N 88° 26' 17" E, a distance of 270.00 feet to a point of intersection with the East line of that right-of-way for State Road No. 7 (S.W. 441), thence S 00° 22' 43" E, a distance of 1074.24 feet, thence S 89° 21' 00" W, a distance of 3.82 feet to a point of intersection with the East line of that right-of-way for State Road No. 7 (S.W. 441), thence S 00° 22' 43" E, a distance of 502.00 feet to a point of intersection with the South line of said PARCEL "A", thence S 89° 21' 00" W, along said South line, a distance of 150.00 feet, thence N 00° 24' 54" W, a distance of 1074.24 feet, thence S 00° 22' 43" E, a distance of 10.00 feet, thence N88°24'54"W, a distance of 147.00 feet, thence N88°24'54"W, a distance of 588.97 feet, thence N88°24'54"W, a distance of 352.00 feet, thence N 00° 24' 54" W, a distance of 1074.24 feet to the Point of BEGINNING.

**NOTES**

1. Measurements of this station are not used unless noted on an attached surveyor's map.
2. Lines shown herein were obtained by Chicago Theodolite Stationary instrument no. 10 223 10 2820040.
3. Storage above datum are related to the natural soil of "REGENCY LAKES AT COCONUT CREEK" based on the West line of said parcel.
4. The L&L 22389104" Survey was completed by the Surveyor on 06/27/2004.
5. Independent boundaries were not located.
6. To the extent that any lines and points on this site, the parcel or adjacent parcels are used, owned, or controlled by a person other than the Surveyor, the Surveyor is not responsible for any errors or omissions in this report.
7. There are numerous storage ditches, canals, and irrigation ditches on this site. The extent of such lines are used for storage ditches is determined without a license survey.
8. There is no direct evidence of possession being in the possession of that state on the survey lines otherwise noted.
9. The regular utility lines, electrical, telephone, cable, water, gas, sewer, and other utility lines are not shown on this plan.
10. Subject to water and sewer regulations as recorded in Official Records Book 4012, Page 84, and Official Records Book 3988, Page 84.
11. Subject to Declaration of Partition, as recorded in Official Records Book 4012, Page 84, and Official Records Book 3988, Page 84, and Official Records Book 1597, Page 133, and Official Records Book 1572, Page 378, and Official Records Book 1777, Page 171.
12. Subject to Surveyor's Report, as recorded in Official Records Book 1742, Page 18.
13. Subject to Department Order, as recorded in Official Records Book 1519, Page 129 and Official Records Book 1519, Page 130.
14. Parcel 13 is recorded in Plat Book 157, Page 23, Ordinance, of the Public Records of Broward County, Florida, as recorded in Official Records Book 4012, Page 84.



NO.	DESCRIPTION	BEARING	DISTANCE
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**CERTIFICATION**

I hereby certify that the attached Boundary Survey of the herein described property is true and correct by the best of my knowledge and belief as expressed under my direction on June 27, 2004. I further certify that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 61G17-6 adopted by the Florida Board of Land Surveyors pursuant to Florida Statutes 475.007.

*D.H.S.*  
David H. Lindsey, P.L.S.  
Reg. and Surveyor #2020  
State of Florida

**2518**

DATE: 6-21-04  
JOB NO.:  
D.P.L. NO.:  
APPROVED BY: [Signature]  
SCALE: 1" = 50'  
JOB TITLE: [Signature]

**A PORTION OF PARCEL "A"  
REGENCY LAKES AT COCONUT CREEK  
BOUNDARY SURVEY**

**CATERFIELD & WARRNER, INC.**  
Professional Boundary Surveyors  
7301A West Palm Beach Blvd., Suite 1004  
West Palm Beach, Florida 33413 (407) 382-1891



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
 CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N06000000025
<b>FEI/EIN Number</b>	20-5806651
<b>Date Filed</b>	12/29/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	05/11/2009
<b>Event Effective Date</b>	NONE

### Principal Address

ATTN: MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Mailing Address

ATTN: MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Registered Agent Name & Address

VALANCY & REED, P.A.  
 310 SE 13TH STREET  
 FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

### Officer/Director Detail

#### **Name & Address**

Title PD

TZINDER, MAYA  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Title VP

Cohen, Baruch  
5500 NW 61 Street  
Coconut Creek, FL 33073

Title Secretary, Treasurer

Pearlman, Andrew  
5500 NW 61 Street  
COCONUT CREEK, FL 33073

#### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	04/12/2023
2024	04/23/2024
2025	03/03/2025

#### Document Images

<a href="#">03/03/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/24/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/10/2010 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/16/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">05/11/2009 -- CORAPREIWP</a>	<a href="#">View image in PDF format</a>
<a href="#">02/24/2009 -- Admin. Diss. for Reg. Agent</a>	<a href="#">View image in PDF format</a>

Summons/Case #C24 09 0205  
Club Caribe Condominium Association, Inc  
5520 NW 61 Street  
Violation: 6-16  
25 Year Safety Program

---

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0205**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

Property Address: 5520 NW 61<sup>st</sup> Street

**Respondent**

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on February 25, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF APRIL 23, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 4<sup>th</sup> DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



7016 2140 0000 8545 8223

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

VALANCY &  
310 SE 13  
FORT LAUDER

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:



9590 9402 8966 4064 7139 52

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8223

PS Form 3811, July 2020 PSN 7530-02-000-9053

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
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For delivery information, visit our website at [www.usps.com](http://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 \$

24090204  
 05.06.07.08,  
 Postmark Here 210  
 09,  
 DL 210  
 211 34126 210  
 EXT 10

Postage \$

Total Postage and

Sent To

Street and Apt. N°

City, State, ZIP+4

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

PS Form 3800, April 2013 PSN 7530-02-000-9047

See Reverse for Instructions

8223 5458 0000 0472 9702

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Signature of Addressee  
 B. Received by (Printed Name)  Agent  
 C. Date of Delivery 5-13-26  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



OFFICIAL CAPITAL OF THE WORLD®

COCONUT CREEK  
Client Design & Dev. Dept.  
Compliance Division  
11W, Copans Road  
Coconut Creek, FL 33063



OFFICIAL CAPITAL OF THE WORLD®

COCONUT CREEK  
Client Design & Dev. Dept.  
Compliance Division  
11W, Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



7016 2140 0000 8545 8230

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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**OFFICIAL USE**

Certified Mail Fee \$ 2.20

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage a \$ \_\_\_\_\_

Sent To MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

City, State, ZIP+4: \_\_\_\_\_

PS Form 3800, April 2013 PSN 7530-02-000-9053

Postmark Here: 09, DC 211  
05, 06, 07, 08  
09, DC 211  
09, DC 211  
09, DC 211  
EXT 10

0E29 5459 0000 04T2 9T0L

**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.

MAYA TZIN  
5500 NW 61ST  
COCONUT CREEK

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below: \_\_\_\_\_



9590 9402 8966 4064 7139 69

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8230

PS Form 3811, July 2020 PSN 7530-02-000-9053

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0205**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

Property Address: 5520 NW 61<sup>st</sup> Street

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on January 28, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF FEBRUARY 26, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF FEBRUARY 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE FEBRUARY 25, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 30<sup>th</sup> DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



7016 2140 0000 8545 7837

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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**OFFICIAL USE**

Certified Mail Fee	\$	C241090204,
Extra Services & Fees (check box, add fee as appropriate)		205, 206, 207,
<input type="checkbox"/> Return Receipt (hardcopy)	\$	208
<input type="checkbox"/> Return Receipt (electronic)	\$	Postmark Here 209
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	210, 211, 212
<input type="checkbox"/> Adult Signature Required	\$	12 EST 2/24
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage	\$	
Sent To	CLUB CARIBE CONDOMINIUM ASSN, INC	
Street and Apt.	VALANCY & REED, P.A.	
City, State, ZIP	310 SE 13TH STREET FORT LAUDERDALE, FL 33316	

PS Form 3800, April 2012 Edition

2E9L 5458 0000 04T2 9T02



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33033



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33033

**CERTIFIED MAIL**



7021 1970 0001 8487 7121

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

**U.S. Postal Service™**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and	\$	

C24090204,  
2015, 206, 207,  
208, Postmark 209  
Here.  
210, 211, 212  
DL EXT 2/6/26

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

1212 2949 1000 0261 1202

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0205**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

---

**FINAL ORDER**

*VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM,  
BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING  
CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16*

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT**

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5520 NW 61<sup>st</sup> Street and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to comply with the provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was uncontested.

### CONCLUSIONS OF LAW:

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

### ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 6-16 AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 18, 2025 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JANUARY 28, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JANUARY 28, 2026 SPECIAL MAGISTRATE HEARING

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 24th DAY OF NOVEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA

Reshma Heraman  
SPECIAL MAGISTRATE CLERK

F. M. Proctor  
SPECIAL MAGISTRATE

11/26/2025  
Date Received



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
Compliance Division  
100 W. Copans Road  
Coconut Creek, FL 33063



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
Compliance Division  
100 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**



9589 0710 5270 0954 9565 42

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

CLUB CARIBE CON  
ASSOCIATION,  
ATTN: MAYA T  
5500 NW 61ST  
COCONUT CREEK

**U.S. Postal Service™**  
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**OFFICIAL USE**

Certified Mail Fee \$ 2.40

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage \$ 12.11

Total Postage and Sent To \$ 14.51

Street and Apt. N 5500 NW 61ST STREET

City, State, ZIP+4 COCONUT CREEK, FL 33073

PS Form 3800

24 5956 4560 0225 0120 6956

Postmark Here 06, 07, 09, 10  
FO  
11, 12  
12-12/11/25

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

2. Article Number (Transfer from service label)  
9589 0710 5270 0954 9565 42

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature [Signature]  Agent  Addressee

B. Received by (Printed Name) James [Signature] C. Date of Delivery 06-07-09

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
Compliance Division  
100 W. Copans Road  
Coconut Creek, FL 33063



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
Compliance Division  
100 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 0954 9565 59

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

CLUB CARIBE CONDO  
ASSOCIATION, INC.  
VALANCY & REED  
310 SE 13TH ST  
FORT LAUDERDALE,

U.S. Postal Service  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and F	\$

C 24040204, 05  
06, 07, 08, 09, 10  
Postmark Here 12  
FO 12  
12/11/05

Sent To  
Street and Apt. No.,  
City, State, ZIP+4®

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

PS Form 3800, Jan 2002

65 5956 4560 0225 0120 6956

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

2. Article Number (Transfer from service label)  
9589 0710 5270 0954 9565 59



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
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**

State of Florida NO. C24090705  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date September 17 2024

At 10:29 AM / PM

Owner Name Club Caribe Condominium Association, Inc  
Last First MI  
Association, Inc  
Last First MI

Owner Address 5500 NW 61 Street  
Coconut Creek, FL 33073  
City State Zip

Legal/Folio 484207 AA 0000

Violation Location 5520 NW 61 Street  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

25 Year Safety Program: Minimum Housing Code For Broward County Florida Permit 24003350

In violation of Chapter(s) 6 Section(s) 6  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 19 DAY OF November, 2025, AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$           . A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

Daniella Ordonez 11/5/25 356  
Officer Signature Date ID#

Daniella Ordonez  
Printed Name

[Signature] 11-5-25  
Signature Acknowledging Receipt of this Notice Date

[Signature]  
Printed Name

If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24090205	5520 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

I, ORDONEZ, DANIELLA , hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 09/17/2024

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: November 5, 2025 - Receipt/Article #:9589071052701776034050/9589071052701776034067  
Return Receipt Requested

Hand Delivery – Date: November 5, 2025 - Time: 11:30 a.m.- Name: James Nyquist

Commercial Property – Title/ relationship to business: Property Manager

Additional Service – F.S. 162.12(2):

Posting at Property – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

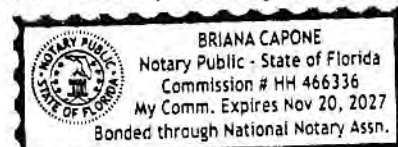
  
Signature of Code Compliance Officer

Daniella Ordonez  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 10 day of November, 2025 by ORDONEZ, DANIELLA who is personally known to me.

  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33069



9589 0710 5270 1776 0340 50

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

U.S. Postal Service™  
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**OFFICIAL USE**

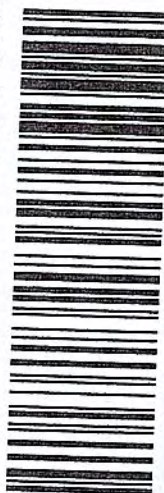
05 04E0 922T 0225 0T20 6956

Certified Mail Fee	\$	C24090204
Extra Services & Fees (check box, add fee as appropriate)	\$	Summons 205
<input type="checkbox"/> Return Receipt (hardcopy)	\$	206
<input type="checkbox"/> Return Receipt (electronic)	\$	Here 207
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	208
<input type="checkbox"/> Adult Signature Required	\$	209
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	210
Postage	\$	DL 211
Total Postage a	\$	212
Sent To	CLUB CARIBE CONDOMINIUM ASSOCIATION, INC. MAYA TZINDER 5500 NW 61ST STREET COCONUT CREEK, FL 33073	
Street and Apt.		
City, State, ZIP		



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1776 0340 67

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
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Street and Apt. #		
City, State, ZIP+		

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VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316



NW 57TH

ACCESS RD N SR7 N SR7

NW 61ST ST

ACCESS

N SR7 N SR7

SS RAMP

N SR7 N SR7

ACCESS RD

ACCESS RD

SAWGRASS RAMP

SAWGRASS RAMP

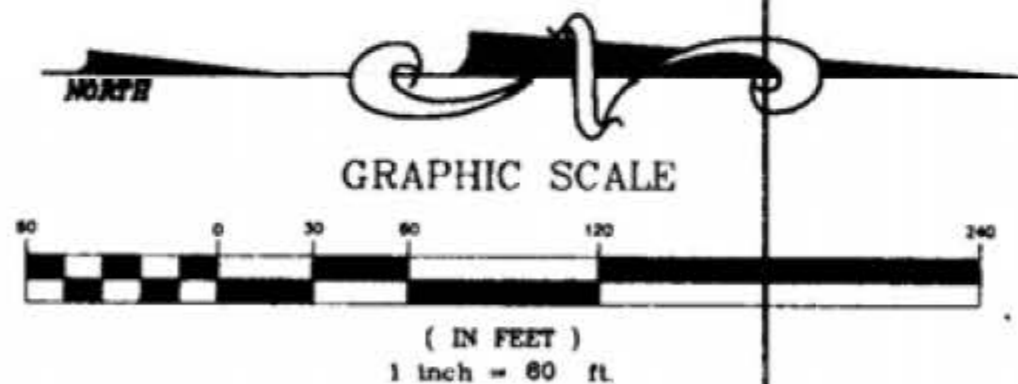
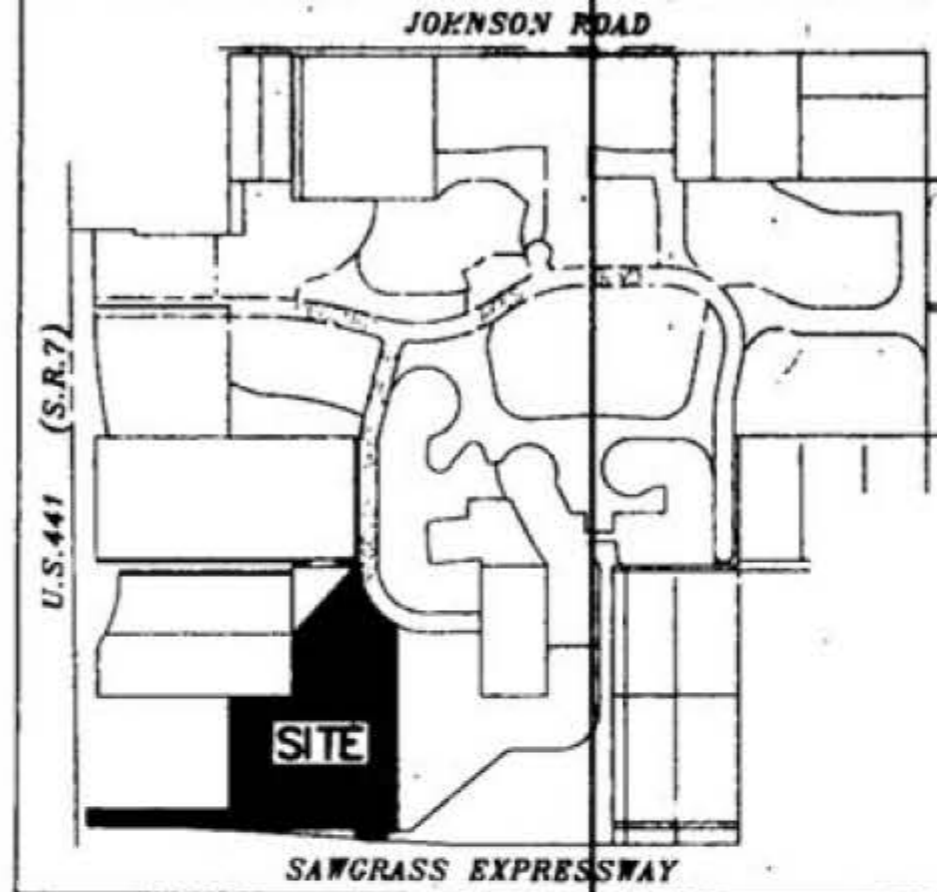
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL "A", a distance of 405.43 feet; thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E, a distance of 690.00 feet; thence N 89° 36' 17" E, a distance of 660.00 feet; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING (the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL "A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.98 feet; thence S 89° 36' 21" W, a distance of 748.86 feet; thence S 00° 23' 39" E, a distance of 15.00 feet; thence N 87° 35' 44" W, a distance of 659.85 feet; thence N 01° 03' 55" W, a distance of 70.00 feet; thence N 89° 44' 58" E, a distance of 747.08 feet; thence N 00° 24' 54" W, a distance of 588.97 feet; thence N 89° 36' 17" E, a distance of 330.26 feet; thence N 00° 23' 43" W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL "A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000569
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 18571, Page 751; Official Records Book 16587, Page 339; Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 312.



TYPICAL  
LEGEND NOTES

A/C - AIR CONDITIONER	LOW - LOWEST
L - ARC LENGTH	M.H. - MANHOLE
ASPH. - ASPHALT	MEAS. - MEASURED
ALUM. - ALUMINUM	MON. - MONUMENT
	N/T - N.B. & T.A.



**Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.**

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation

CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N06000000025
<b>FEI/EIN Number</b>	20-5806651
<b>Date Filed</b>	12/29/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	05/11/2009
<b>Event Effective Date</b>	NONE

### Principal Address

ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Mailing Address

ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Registered Agent Name & Address

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

### Officer/Director Detail

#### **Name & Address**

Title PD

Summons/Case #C24 09 0206  
Club Caribe Condominium Association, Inc  
5530 NW 61 Street  
Violation: 6-16  
25 Year Safety Program

---

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0206**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

Property Address: 5530 NW 61<sup>ST</sup> Street

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on February 25, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF APRIL 23, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 4<sup>th</sup> DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE



\_\_\_\_\_  
Date Received



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**



7016 2140 0000 8545 8223

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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City, State, ZIP+4

E229 5459 0000 04T2 9T02

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VALANCY &  
310 SE 13  
FORT LAUDER  
  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Signature  Agent

B. Received by (Printed Name)  Address

C. Date of Delivery  Yes  No

D. Is delivery address different from item 1?  Yes  No

If YES, enter delivery address below:



9590 9402 8966 4064 7139 52

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8223

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

CERTIFIED MAIL



7016 2140 0000 8545 8230

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073



OFFICE OF COCONUT CREEK  
Client Design & Dev. Dept.  
Compliance Division  
11700 Copans Road  
Coconut Creek, FL 33063



OFFICE OF COCONUT CREEK  
Client Design & Dev. Dept.  
Compliance Division  
11700 Copans Road  
Coconut Creek, FL 33063

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Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
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Postage \$  
Total Postage \$  
Sent To  
Street and Apt. #  
City, State, ZIP+

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

PS Form 3800, April 2015 (SNR) 5002-000-9053 See reverse for instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

MAYA TZIN  
5500 NW 61ST  
COCONUT CREEK

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Agent  Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:



9590 9402 8966 4064 7139 69

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8230

- 3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)  
 Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0206**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

Property Address: 5530 NW 61<sup>st</sup> Street

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

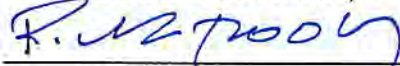
An administrative hearing was held in this matter before the undersigned Special Magistrate on January 28, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF FEBRUARY 26, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF FEBRUARY 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE FEBRUARY 25, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 30<sup>th</sup> DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE



SPECIAL MAGISTRATE CLERK



Date Received



CITY OF COCONUT CREEK

Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK

Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



7026 2140 0000 8545 7837

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Total Postage \$

Sent To  
Street and Apt.  
City, State, ZIP

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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CITY OF COCONUT CREEK  
Sustainable Development Dept  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33033



CITY OF COCONUT CREEK  
Sustainable Development Dept  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33033

CERTIFIED MAIL



7021 1970 0001 8487 7121

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

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CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Sent To  
Street and Apt. No.  
City, State, ZIP+4

1212 2849 1000 0661 7202

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0206**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

---

**FINAL ORDER**

*VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM,  
BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING  
CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16*

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT**

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5530 NW 61<sup>st</sup> Street and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to comply with the provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was uncontested.

**CONCLUSIONS OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 6-16 AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 18, 2025 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT’S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JANUARY 28, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JANUARY 28, 2026 SPECIAL MAGISTRATE HEARING

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 24<sup>th</sup> DAY OF NOVEMBER, 2025

**CITY OF COCONUT CREEK, FLORIDA**

Reshma Heraman  
SPECIAL MAGISTRATE CLERK

F. W. P. [Signature]  
SPECIAL MAGISTRATE

11/26/2025  
Date Received



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
The Compliance Division  
100 W. Copans Road  
Coconut Creek, FL 33063



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
The Compliance Division  
100 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**



9589 0710 5270 0954 9565 42

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

CLUB CARIBE CON  
ASSOCIATION  
ATTN: MAYA T  
5500 NW 61ST  
COCONUT CREEK

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C24090204, 05  
06, 07, 08, 09, 10  
Postmark Here 11, 12  
FO  
DL-12/1/25

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$
Sent To	
Street and Apt. N	
City, State, ZIP+4	

PS Form 3800, 24 5956 4560 0225 0120 6956

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

2. Article Number (Transfer from service label)  
9589 0710 5270 0954 9565 42

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
*James Probst*  
B. Received by (Printed Name)  
C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery



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**



9589 0710 5270 0954 9565 59

CLUB CARIBE CONDOMINIUM  
 ASSOCIATION, INC.  
 VALANCY & REED, P.A.  
 310 SE 13TH STREET  
 FORT LAUDERDALE, FL 33316

CLUB CARIBE CONDO  
 ASSOCIATION, I  
 VALANCY & REED  
 310 SE 13TH STI  
 FORT LAUDERDALE,

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	<u>06,07,08,09,10</u>
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage \$ FO

Total Postage and F \$ 12/11/35

Sent To **CLUB CARIBE CONDOMINIUM  
 ASSOCIATION, INC.  
 VALANCY & REED, P.A.  
 310 SE 13TH STREET  
 FORT LAUDERDALE, FL 33316**

Street and Apt. No.,  
 City, State, ZIP+4®

PS Form 3800, Jan 2012

65 5956 4560 0225 0120 6956

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 CLUB CARIBE CONDOMINIUM  
 ASSOCIATION, INC.  
 VALANCY & REED, P.A.  
 310 SE 13TH STREET  
 FORT LAUDERDALE, FL 33316

2. Article Number (Transfer from service label)  
 9589 0710 5270 0954 9565 59



**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  [Signature]
- B. Received by (Printed Name)  Agent  Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                             | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery         | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                             | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery          | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                         | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (at \$500) |   |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**

State of Florida NO. C24090206  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date September 17 2024

At 10:32 AM / PM

Owner Name Club Caribe Condominium Association, Inc  
Last First MI

Owner Address 5500 NW 61 Street  
Coconut Creek, FL 33073  
City State Zip

Legal/Folio 484207AA0000

Violation Location 5530 NW 61 Street  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

25 year Safety Program: Minimum Housing Code Broward County Florida Permit 24003351

In violation of Chapter(s) 6 Section(s) 16  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 19 DAY OF November, 2025, AT 2:30 PM IN THE

City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$          . A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

Daniella Ordonez 11/5/25 356  
Officer Signature Date ID#

Daniella Ordonez  
Printed Name

James N. [Signature] 11-5-25  
Signature Acknowledging Receipt of this Notice Date

James N. [Signature]  
Printed Name

If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24090206	5530 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

I, ORDONEZ, DANIELLA , hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 09/17/2024

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: November 5, 2025 - Receipt/Article #:9589071052701776034050/9589071052701776034067  
Return Receipt Requested

Hand Delivery – Date: November 5, 2025 - Time: 11:30 a.m.- Name: James Nyquist

Commercial Property – Title/ relationship to business: Property Manager

Additional Service – F.S. 162.12(2):

Posting at Property – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ (See Photo of Posting)

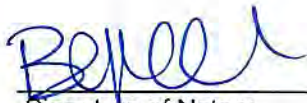
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

  
Signature of Code Compliance Officer

  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 6 day of November, 2025 by ORDONEZ, DANIELLA who is personally known to me.

  
Signature of Notary

  
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

9589 0710 5270 1776 0340 50



CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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05 04E0 922T 0225 0TLD 6856

Certified Mail Fee	\$	24090204
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	Summons 205
<input type="checkbox"/> Return Receipt (electronic)	\$	206
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	Here 207
<input type="checkbox"/> Adult Signature Required	\$	208
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	209

Postage  
\$

Total Postage a  
\$

Sent To

Street and Apt.

City, State, ZIP+

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4300 W. Copans Road  
Coconut Creek, FL 33063



9589 0710 5270 1776 0340 67

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

29 04ED 922T 0225 0T20 6956

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage ar	\$

021090204  
 Summary 205  
 Postmark Here 206  
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Sent To \_\_\_\_\_  
 Street and Apt. # \_\_\_\_\_  
 City, State, ZIP+ \_\_\_\_\_

VALANCY & REED, P.A.  
 310 SE 13TH STREET  
 FORT LAUDERDALE, FL 33316

**Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.**

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)



NW 57TH

ACCESS RD N SR7 N SR7

NW 61ST ST

ACCESS

SS RAMP

N SR7 N SR7

N SR7 N SR7

ACCESS RD

ACCESS RD

SAWGRASS RAMP

SAWGRASS RAMP

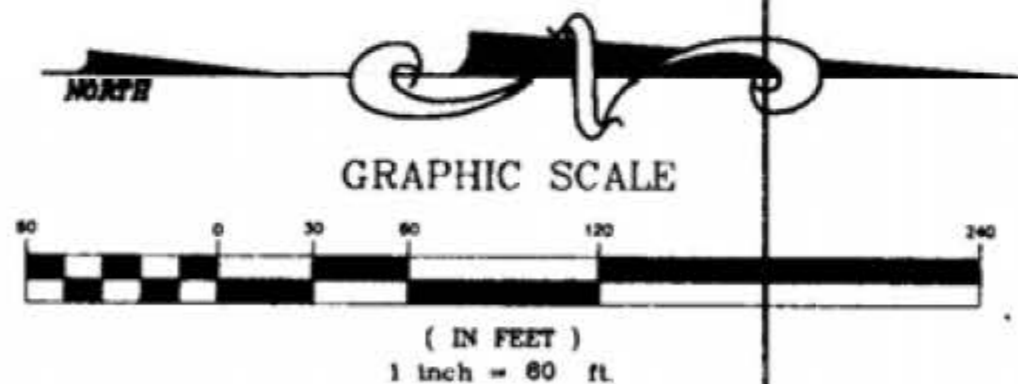
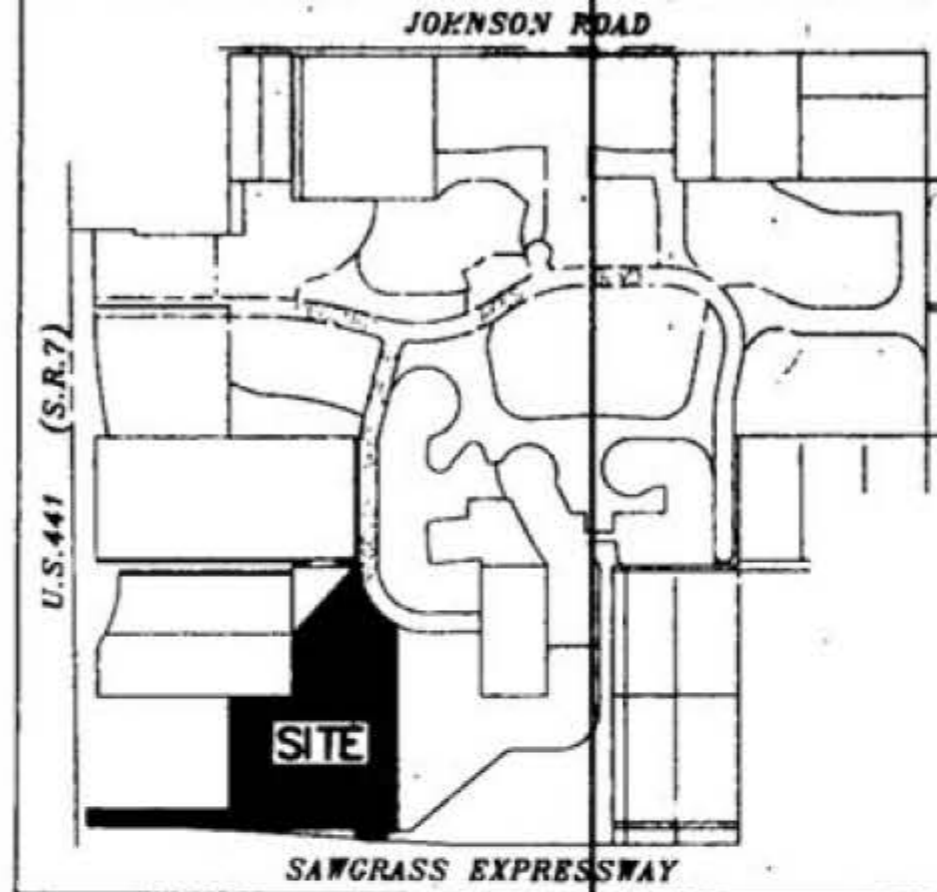
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL "A", a distance of 405.43 feet; thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E, a distance of 690.00 feet; thence N 89° 36' 17" E, a distance of 660.00 feet; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING (the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL "A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.98 feet; thence S 89° 36' 21" W, a distance of 748.86 feet; thence S 00° 23' 39" E, a distance of 15.00 feet; thence N 87° 35' 44" W, a distance of 659.85 feet; thence N 01° 03' 55" W, a distance of 70.00 feet; thence N 89° 44' 58" E, a distance of 747.08 feet; thence N 00° 24' 54" W, a distance of 588.97 feet; thence N 89° 36' 17" E, a distance of 330.26 feet; thence N 00° 23' 43" W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL "A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000569
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 18571, Page 751; Official Records Book 16587, Page 339; Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 312.



TYPICAL LEGEND NOTES

A/C - AIR CONDITIONER  
L - ARC LENGTH  
ASPH. - ASPHALT  
ALUM. - ALUMINUM  
LOW - LOWEST  
M.H. - MANHOLE  
MEAS. - MEASURED  
MON. - MONUMENT  
N/T - N.B. & T.A.





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
 CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N06000000025
<b>FEI/EIN Number</b>	20-5806651
<b>Date Filed</b>	12/29/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	05/11/2009
<b>Event Effective Date</b>	NONE

### Principal Address

ATTN: MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Mailing Address

ATTN: MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Registered Agent Name & Address

VALANCY & REED, P.A.  
 310 SE 13TH STREET  
 FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

### Officer/Director Detail

#### **Name & Address**

Title PD

TZINDER, MAYA  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Title VP

Cohen, Baruch  
5500 NW 61 Street  
Coconut Creek, FL 33073

Title Secretary, Treasurer

Pearlman, Andrew  
5500 NW 61 Street  
COCONUT CREEK, FL 33073

#### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	04/12/2023
2024	04/23/2024
2025	03/03/2025

#### Document Images

<a href="#">03/03/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/20/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/10/2010 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/16/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">05/11/2009 -- CORAPREIWP</a>	<a href="#">View image in PDF format</a>
<a href="#">02/24/2009 -- Admin. Diss. for Reg. Agent</a>	<a href="#">View image in PDF format</a>

Summons/Case #C24 09 0207  
Club Caribe Condominium Association, Inc  
5540 NW 61 Street  
Violation: 6-16  
25 Year Safety Program

---

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0207**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

Property Address: 5540 NW 61<sup>ST</sup> Street

**Respondent**

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on February 25, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF APRIL 23, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 4<sup>th</sup> DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**



7016 2140 0000 8545 8223

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

**U.S. Postal Service™  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$ 2.40

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$ 2.11

Total Postage and Sent To \$ 4.51

Street and Apt. No. 310 SE 13TH STREET  
City, State, ZIP+4 FORT LAUDERDALE, FL 33316

PS Form 3800, April 2013 PSN 7530-02-000-9053

**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.

VALANCY &  
310 SE 13  
FORT LAUDER

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

1. Article Addressed to:

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  [Signature]  Agent
- B. Received by (Printed Name) SPRIL MONLEY  Addressee
- C. Date of Delivery 5-13-26
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No



9590 9402 8966 4064 7139 52

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8223

**3. Service Type**

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



THE CAPITAL OF THE WORLD

COCONUT CREEK  
Client Design & Dev. Dept.  
Compliance Division  
1W Copans Road  
Coconut Creek, FL 33063



THE CAPITAL OF THE WORLD

COCONUT CREEK  
Client Design & Dev. Dept.  
Compliance Division  
1W Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



7026 2140 0000 8545 8230

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

MAYA TZIN  
5500 NW 61ST  
COCONUT CREEK

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:



9590 9402 8966 4064 7139 69

2. Article Number (Transfer from service label)

7026 2140 0000 8545 8230

PS Form 3811, July 2020 PSN 7530-02-000-9053

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage \$ Total Postage \$

Sent To Street and Apt. City, State, ZIP+

PS Form 3800, April 2015 PSN 7530-02-000-9057

224040204,  
05,06,07,08  
Postmark Here  
09, 10, 11  
12, 13, 14  
15, 16, 17  
18, 19, 20  
EXT 10

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Agent
- B. Received by (Printed Name)  Addressee
- C. Date of Delivery \_\_\_\_\_
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below.

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0207**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

Property Address: 5540 NW 61<sup>st</sup> Street

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on January 28, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

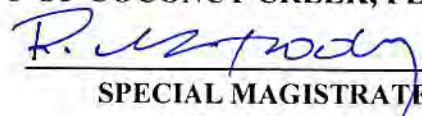
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF FEBRUARY 26, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF FEBRUARY 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE FEBRUARY 25, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 30<sup>th</sup> DAY OF JANUARY, 2026

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



7025 2140 0000 8545 7837

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

C241090204,  
205, 206, 207,  
208 Postmark Here 204  
210, 211, 212  
12 EXT 2024

Postage  
\$ Total Postage

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

Sent To  
Street and Apt.  
City, State, ZIP

PS Form 3800

2ER2 5458 0000 04T2 9T02



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33093



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33093

CERTIFIED MAIL



7021 1970 0001 8487 7121

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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CERTIFIED MAIL® RECEIPT  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and	\$	
Sent To		
Street and Apt. No.		
City, State, ZIP+4		

024090204,  
205, 206, 207,  
208, Postmark 209  
210, 211, 212  
DL EXT 2/10/26

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

T212 2848 T000 0261 T202

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0207**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

---

**FINAL ORDER**

*VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM,  
BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING  
CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16*

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT**

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5540 NW 61<sup>st</sup> Street and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to comply with the provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was uncontested.

**CONCLUSIONS OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 6-16 AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 18, 2025 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JANUARY 28, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JANUARY 28, 2026 SPECIAL MAGISTRATE HEARING

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 24th DAY OF NOVEMBER, 2025

**CITY OF COCONUT CREEK, FLORIDA**

Reshma Heraman  
SPECIAL MAGISTRATE CLERK

P. S. Pool  
SPECIAL MAGISTRATE

11/26/2025  
Date Received



OF COCONUT CREEK  
Housing Development Dept.  
Compliance Division  
At: Copans Road  
Coconut Creek, FL 33063



OF COCONUT CREEK  
Housing Development Dept.  
Compliance Division  
At: Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 0954 9565 42

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

CLUB CARIBE CON  
ASSOCIATION  
ATTN: MAYA T  
5500 NW 61ST  
COCONUT CREEK

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$

C2409020H, 05  
06, 07, 09, 10  
Postmark Here 11, 12  
FO  
DC-12/1/25

Sent To  
Street and Apt. N  
City, State, ZIP+4  
CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

PS Form 3800

24 5956 4560 0225 0120 6856

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Articles Addressed to:  
CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073



2. Article Number (Transfer from service label)  
9589 0710 5270 0954 9565 42

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *Maya Tzinder*  Agent

B. Received by (Printed Name) *Maya Tzinder*  Addressee

C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9035

Domestic Return Receipt



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
300 W. Copans Road  
Coconut Creek, FL 33063



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
300 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**



9589 0710 5270 0954 9565 59

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

CLUB CARIBE CONDO  
ASSOCIATION, I  
VALANCY & REED  
310 SE 13TH ST  
FORT LAUDERDALE,

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Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

65 5956 4560 0225 0710 6856

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and F	\$	

C 24090204,05  
06,07,08,09,0  
Postmark Here 12  
FO 12/1/05

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

PS Form 3800, Jan 2010

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

2. Article Number (Transfer from service label)  
9589 0710 5270 0954 9565 59



**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  [Signature]
- B. Received by (Printed Name)  Agent  Addressee
- C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

- 3. Service Type
  - Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery (Additional Fee \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**

State of Florida NO. C24090207  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date September 17 2024

At 10:34 AM / PM

Owner Name Club Caribe Condominium Association, Inc.  
Last First MI

Owner Address 5500 NW 101 Street  
Coconut Creek, FL 33073  
City State Zip

Legal/Folio 484207AA0000

Violation Location 5540 NW 101 Street

Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

25 Year Safety Program: Minimum Housing Code for Broward County, Florida Permit 24003352

In violation of Chapter(s) 6 Section(s) 16  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 19 DAY OF November, 2024 AT 2:30 PM IN THE City of Coconut Creek Government Center

Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS ~~\_\_\_\_\_~~. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

Daniella Ordonez 11/5/25 356  
Officer Signature Date ID#

Daniella Ordonez  
Printed Name

[Signature] 11-5-25  
Signature Acknowledging Receipt of this Notice Date

[Signature]  
Printed Name

If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24090207	5540 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 09/17/2024

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: November 5, 2025 - Receipt/Article #:9589071052701776034050/9589071052701776034067  
Return Receipt Requested

Hand Delivery – Date: November 5, 2025 - Time: 11:30 a.m.- Name: James Nyquist

Commercial Property – Title/ relationship to business: Property Manager

Additional Service – F.S. 162.12(2):

Posting at Property – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ (See Photo of Posting)


Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

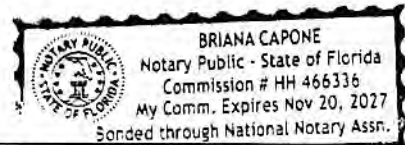
  
Signature of Code Compliance Officer

  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 6 day of November, 2025 by ORDONEZ, DANIELLA who is personally known to me.

  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4300 W. Copans Road  
Coconut Creek, FL 33063



9589 0710 5270 1776 0340 67

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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29 04ED 94LT 0225 0T20 6956

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage or	\$

C24090204  
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Postmark Here  
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Sent To \_\_\_\_\_  
Street and Apt. # \_\_\_\_\_  
City, State, ZIP+4 \_\_\_\_\_

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

9589 0710 5270 1776 0340 50



CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

GENERAL MAIL

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05 04E0 922T 0225 0T20 6856

Certified Mail Fee	\$	24090204
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	Summons 205
<input type="checkbox"/> Return Receipt (electronic)	\$	206
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	Here 207
<input type="checkbox"/> Adult Signature Required	\$	208
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	209
Postage	\$	DL 210
Total Postage a	\$	211
Sent To	CLUB CARIBE CONDOMINIUM	
Street and Apt.	ASSOCIATION, INC.	
City, State, ZIP+	MAYA TZINDER	
	5500 NW 61ST STREET	
	COCONUT CREEK, FL 33073	

PS Form 3800

**Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.**

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)



NW 57TH

ACCESS RD N SR7 N SR7

NW 61ST ST

ACCESS

SS RAMP

N SR7 N SR7

N SR7 N SR7

ACCESS RD

ACCESS RD

SAWGRASS RAMP

SAWGRASS RAMP

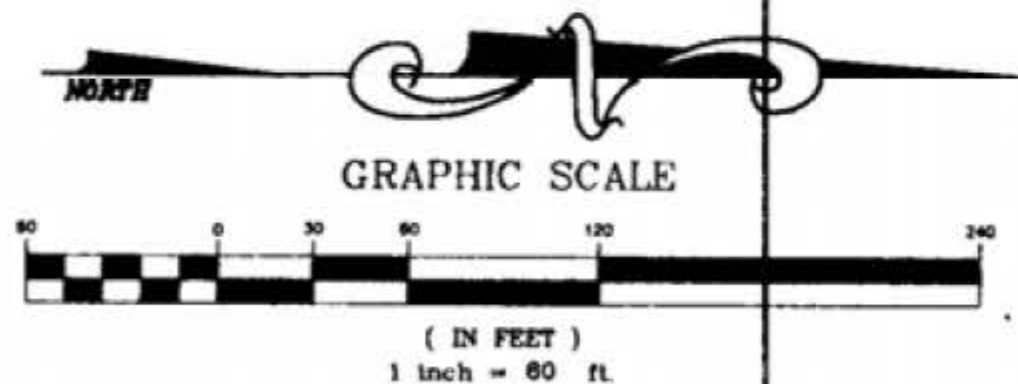
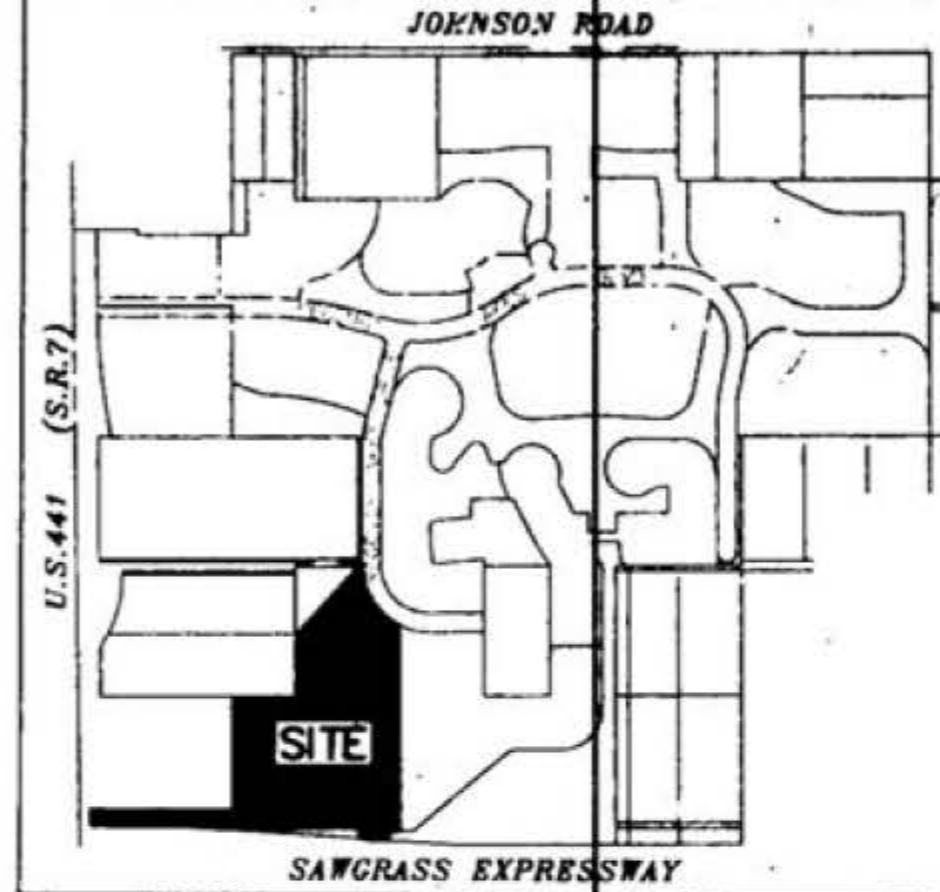
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL "A", a distance of 405.43 feet; thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E, a distance of 690.00 feet; thence N 89° 36' 17" E, a distance of 660.00 feet; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING (the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL "A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.98 feet; thence S 89° 36' 21" W, a distance of 748.86 feet; thence S 00° 23' 39" E, a distance of 15.00 feet; thence N 87° 35' 44" W, a distance of 659.85 feet; thence N 01° 03' 55" W, a distance of 70.00 feet; thence N 89° 44' 58" E, a distance of 747.08 feet; thence N 00° 24' 54" W, a distance of 588.97 feet; thence N 89° 36' 17" E, a distance of 330.26 feet; thence N 00° 23' 43" W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL "A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000569
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 18571, Page 751; Official Records Book 16587, Page 339; Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 312.



TYPICAL LEGEND NOTES

A/C - AIR CONDITIONER	LOW - LOWEST
L - ARC LENGTH	M.H. - MANHOLE
ASPH. - ASPHALT	MEAS. - MEASURED
ALUM. - ALUMINUM	MON. - MONUMENT
	N/T - N.B. & T.A.





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
 CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N06000000025
<b>FEI/EIN Number</b>	20-5806651
<b>Date Filed</b>	12/29/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	05/11/2009
<b>Event Effective Date</b>	NONE

### Principal Address

ATTN: MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Mailing Address

ATTN: MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Registered Agent Name & Address

VALANCY & REED, P.A.  
 310 SE 13TH STREET  
 FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

### Officer/Director Detail

#### **Name & Address**

Title PD

TZINDER, MAYA  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Title VP

Cohen, Baruch  
5500 NW 61 Street  
Coconut Creek, FL 33073

Title Secretary, Treasurer

Pearlman, Andrew  
5500 NW 61 Street  
COCONUT CREEK, FL 33073

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	04/12/2023
2024	04/23/2024
2025	03/03/2025

#### **Document Images**

<a href="#">03/03/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">01/15/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/24/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/10/2010 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/16/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">05/11/2009 -- CORAPREIWP</a>	<a href="#">View image in PDF format</a>
<a href="#">02/24/2009 -- Admin. Diss. for Reg. Agent</a>	<a href="#">View image in PDF format</a>

Summons/Case #C24 09 0208  
Club Caribe Condominium Association, Inc  
5550 NW 61 Street  
Violation: 6-16  
25 Year Safety Program

---

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0208**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

Property Address: 5550 NW 61<sup>st</sup> Street

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on February 25, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

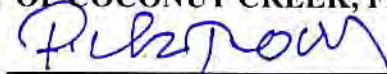
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF APRIL 23, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 4<sup>th</sup> DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_

**Date Received**



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

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7016 2140 0000 8545 8223

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

VALANCY &  
310 SE 13  
FORT LAUDER

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

9590 9402 8966 4064 7139 52



2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8223

PS Form 3814, July 2020 PSN 7530-02-000-9053

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 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
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 Adult Signature Restricted Delivery \$

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 Postmark Here 210  
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Total Postage and

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

Sent To  
Street and Apt. N  
City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

E228 5458 0000 04T2 9102

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
 B. Received by (Printed Name)  Addressee  
 C. Date of Delivery 5-18-26  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



OFFICE OF COCONUT CREEK  
 Client Design & Dev. Dept.  
 Compliance Division  
 500 W. Copans Road  
 Coconut Creek, FL 33063



OFFICE OF COCONUT CREEK  
 Client Design & Dev. Dept.  
 Compliance Division  
 500 W. Copans Road  
 Coconut Creek, FL 33063

**CERTIFIED MAIL**



7016 2140 0000 8545 8230

MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

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 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

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Postage \$  
 Total Postage a \$  
 Sent To  
 Street and Apt. #  
 City, State, ZIP+

MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

PS Form 3800, April 2013 (S) SN 7530-02-000-9053

0E2R 545R 0000 04T2 9T02

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MAYA TZINDER  
 5500 NW 61ST  
 COCONUT CREEK

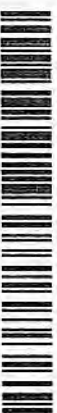
MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 *Maya Tzinder*  Addressee  
 B. Received by (Printed Name) \_\_\_\_\_  
 C. Date of Delivery \_\_\_\_\_  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

**3. Service Type**

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



9590 9402 8966 4064 7139 69

2. Article Number (Transfer from service label)  
 7016 2140 0000 8545 8230

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0208**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

Property Address: 5550 NW 61<sup>st</sup> Street

**Respondent**

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on January 28, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF FEBRUARY 26, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF FEBRUARY 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE FEBRUARY 25, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 30<sup>th</sup> DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received

Date Received



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



7016 2140 0000 8545 7837

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage	\$	
Sent To		
Street and Apt.		
City, State, ZIP		

C24090204,  
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210, 211, 212  
12 EST 2014

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

2E92 545R 0000 04T2 9T02



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



7021 1970 0001 8487 7121

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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OFFICIAL USE

Certified Mail Fee	\$	21090204
Extra Services & Fees (check box, add fee as appropriate)	\$	205, 206, 207,
<input type="checkbox"/> Return Receipt (hardcopy)	\$	208, Postmark Here 209
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	210, 211, 212
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	DL EXT 2626

Postage \$  
Total Postage and  
\$ Sent To  
Street and Apt. No.  
City, State, ZIP+4

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

1212 2849 1000 0661 1202

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0208**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

---

**FINAL ORDER**

*VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM,  
BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING  
CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16*

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT**

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5550 NW 61<sup>st</sup> Street and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to comply with the provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was uncontested.

**CONCLUSIONS OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 6-16 AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 18, 2025 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JANUARY 28, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JANUARY 28, 2026 SPECIAL MAGISTRATE HEARING

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 24th DAY OF NOVEMBER, 2025

**CITY OF COCONUT CREEK, FLORIDA**

Reshma Heraman  
SPECIAL MAGISTRATE CLERK

R. Pool  
SPECIAL MAGISTRATE

11/26/2025  
Date Received



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
Compliance Division  
100 W. Copans Road  
Coconut Creek, FL 33063



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
Compliance Division  
100 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 0954 9565 42

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

CLUB CARIBE CON  
ASSOCIATION  
ATTN: MAYA T  
5500 NW 61ST  
COCONUT CREEK

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Extra Services & Fees (check box, add fee as appropriate)	\$	06, 07, 09, 09, 10
<input type="checkbox"/> Return Receipt (hardcopy)	\$	Postmark Here 11, 12
<input type="checkbox"/> Return Receipt (electronic)	\$	FO
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	DL-12/1/25
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and	\$	
Sent To	CLUB CARIBE CONDOMINIUM	
Street and Apt. N	ASSOCIATION, INC.	
City, State, ZIP+4	ATTN: MAYA TZINDER	
PS Form 3800, 11/15	5500 NW 61ST STREET	
	COCONUT CREEK, FL 33073	

24 9589 0710 5270 0954 9565 42

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073



9590 9402 8967 4064 0700 61

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
 B. Received by (Printed Name)  Addressee  
 C. Date of Delivery  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)  
9589 0710 5270 0954 9565 42

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
300 W. Copans Road  
Coconut Creek, FL 33063



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
300 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**



9589 0710 5270 0954 9565 59

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

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06,07,08,09,10  
Postmark Here 11 12  
DL 12/1/25

Postage \$  
Total Postage and F \$  
Sent To  
Street and Apt. No.,  
City, State, ZIP+4®

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

PS Form 3800, Jan 2013

65 5956 4560 0225 0160 6856

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

2. Article Number (Transfer from service label)  
9589 0710 5270 0954 9565 59



**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Signature  Agent  
B. Received by (Printed Name) \_\_\_\_\_  
C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**

State of Florida NO. C24090208  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date September 17 20 24

At 10:35 AM/PM

Owner Name Club Caribe Condominium Association, Inc.  
Last First MI

Owner Address 5500 NW 601 Street  
Coconut Creek, FL 33073  
City State Zip

Legal/Folio 484207 AA 0000

Violation Location 5550 NW 101 Street

Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

25 Year Safety Program: Minimum Housing Code For Broward County Florida Permit 24003253

In violation of Chapter(s) 6 Section(s) 16  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 19 DAY OF November, 20 25, AT 2:30 PM IN THE City of Coconut Creek Government Center

Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$          . A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

Daniella Ordonez 11/5/25 356  
Officer Signature Date ID#

Daniella Ordonez  
Printed Name

James N. V. I. S. T. 11-5-25  
Signature Acknowledging Receipt of this Notice Date

James N. V. I. S. T.  
Printed Name

If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24090208	5550 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 09/17/2024

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: November 5, 2025 - Receipt/Article #: 9589071052701776034050/9589071052701776034067  
Return Receipt Requested

Hand Delivery – Date: November 5, 2025 - Time: 11:30 a.m. - Name: James Nyquist

Commercial Property – Title/ relationship to business: Property Manager

Additional Service – F.S. 162.12(2):

Posting at Property – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

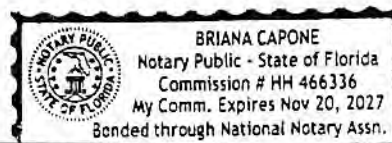
  
Signature of Code Compliance Officer

  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 10 day of November, 2025 by ORDONEZ, DANIELLA who is personally known to me.

  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

9589 0710 5270 1776 0340 50



CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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05 04E0 92LT 0225 0TLD 6R56

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage a	\$	
Sent To		
Street and Apt.		
City, State, ZIP+		

C24090204  
Summons 205  
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CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

VERIFIED MAIL

9589 0710 5270 1776 0340 67



VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
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VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

Sent To  
Street and Apt. #  
City, State, ZIP+

PS Form 3800

**Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.**

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)



NW 57TH

ACCESS RD N SR7 N SR7

NW 61ST ST

ACCESS

N SR7 N SR7

SS RAMP

N SR7 N SR7

ACCESS RD

ACCESS RD

SAWGRASS RAMP

SAWGRASS RAMP

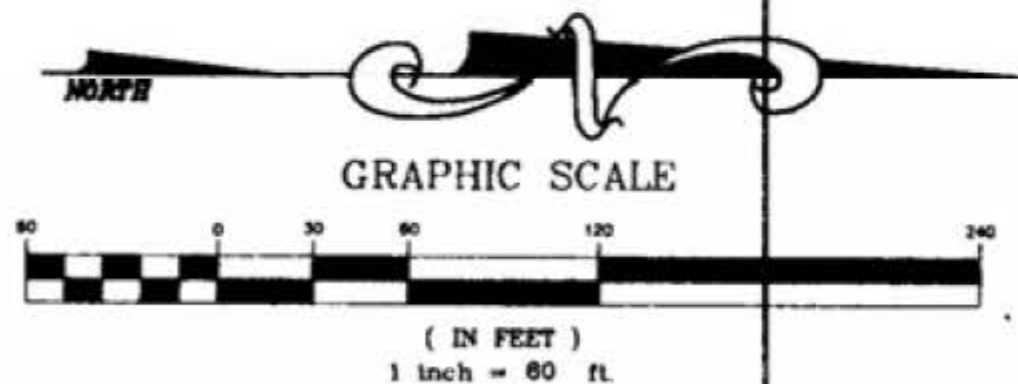
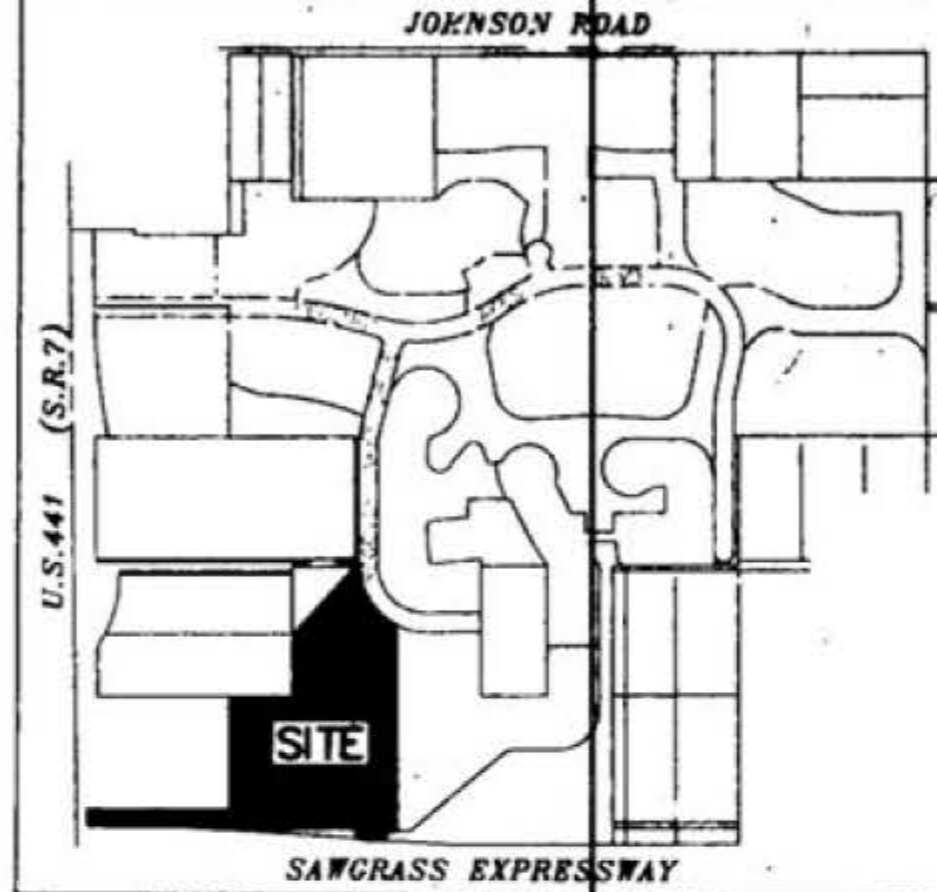
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL "A", a distance of 405.43 feet; thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E, a distance of 690.00 feet; thence N 89° 36' 17" E, a distance of 660.00 feet; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING (the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL "A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.98 feet; thence S 89° 36' 21" W, a distance of 748.86 feet; thence S 00° 23' 39" E, a distance of 15.00 feet; thence N 87° 35' 44" W, a distance of 659.85 feet; thence N 01° 03' 55" W, a distance of 70.00 feet; thence N 89° 44' 58" E, a distance of 747.08 feet; thence N 00° 24' 54" W, a distance of 588.97 feet; thence N 89° 36' 17" E, a distance of 330.26 feet; thence N 00° 23' 43" W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL "A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

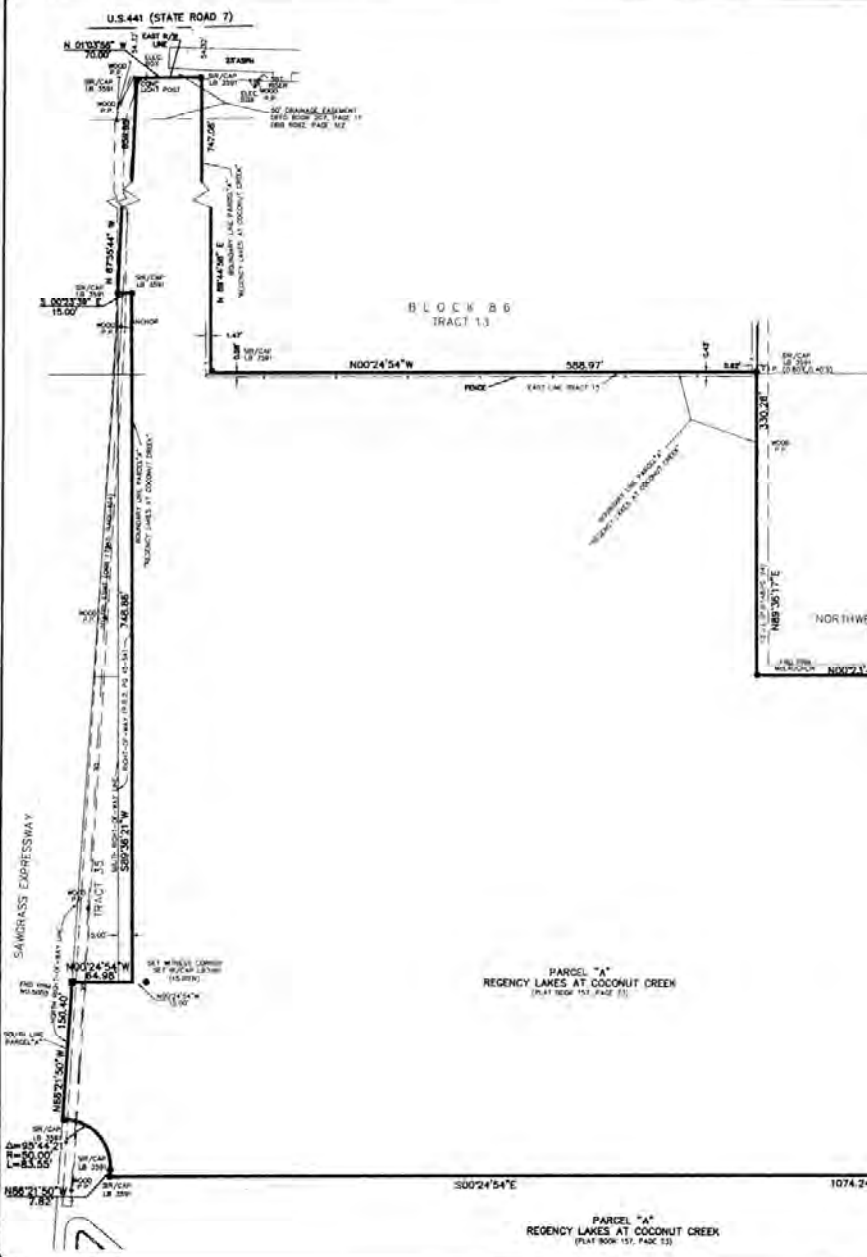
NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000569
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 18571, Page 751; Official Records Book 16587, Page 339; Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 312.



TYPICAL LEGEND NOTES

A/C - AIR CONDITIONER  
L - ARC LENGTH  
ASPH. - ASPHALT  
ALUM. - ALUMINUM  
LOW - LOWEST  
M.H. - MANHOLE  
MEAS. - MEASURED  
MON. - MONUMENT  
N/T - N.B. & T.A.



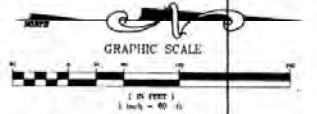
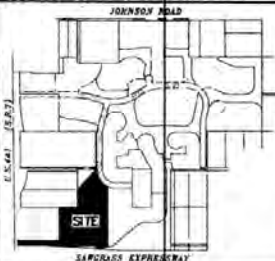
**DESCRIPTION (JOB NO)**

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, Ordinance, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westward Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", then going a course on the East line of that right-of-way to State Road No. 7 (S.W. 443), thence S 10° 47' 00" E, being the West line of said PARCEL "A", a distance of 523.83 feet; thence N 00° 30' 11" E, a distance of 706.30 feet, thence S 00° 23' 45" E, a distance of 882.00 feet; thence N 00° 26' 17" E, a distance of 685.00 feet to the Point of Beginning; then going along the boundary of said PARCEL "A", thence N 00° 26' 17" E, a distance of 270.00 feet to a point known to the 1st survey (said point being in the corner of a lot of 20,000 feet, a bearing angle of 89° 35' 21" S, being a distance of 553.73 feet to a point of intersection; thence S 02° 57' 04" E, a distance of 1074.24 feet, thence S 89° 21' 00" W, a distance of 3.82 feet to a point of course; thence bearing a value of 50.00 feet, in a bearing angle of 86° 41' 21", an arc distance of 82.00 feet to a point of intersection with the South line of said PARCEL "A", thence S 00° 21' 07" W, being said South line, a distance of 150.00 feet; thence N 00° 24' 54" W, a distance of 44.88 feet, thence S 00° 36' 21" W, a distance of 748.88 feet, thence S 00° 23' 31" E, a distance of 15.00 feet, thence N88°24'54" W, a distance of 528.93 feet, thence N 01°22'33" W, a distance of 10.00 feet, thence N88°24'54" W, a distance of 147.08 feet, thence N02°24'54" W, a distance of 375.88 feet, thence N88°24'54" W, a distance of 375.88 feet, thence N 47° 10' 30" E, a distance of 487.87 feet to the Point of Beginning.

**NOTES**

1. Measurements of this station are not used unless noted on the enclosed surveyor's map.
2. Lines shown herein were obtained by Chicago Theodolite Stationary instrument no. 12 223 13 2832040.
3. Storage above datum was reduced to the vertical axis of "REGENCY PARK OF COMMERCE" based on the West line of said road having a slope of 47' 00" E.
4. The "L&L 22387104" station was occupied by the Surveyor.
5. Independent levelings were not verified.
6. To the extent that any utility lines or pipes are shown on the plan, or which may be found, they are shown for information only and do not constitute a warranty of their existence or depth.
7. There are numerous storage piles, tanks, and structural elements on the site. The extent of such items are used for storage until it is determined whether to have them surveyed or not. The extent of possession along any of the right-of-way that shall be the survey lines, otherwise noted, the storage piles, tanks, structural elements, utility lines, and other items are not shown and their location, construction, materials, etc., are not shown on this plan.
8. Located on water and sewer systems are located in Official Records Book 4022, Page 84, and Official Records Book 4188, Page 84.
9. Subject to the provisions of Partitions, as recorded in Official Records Book 4022, Page 84, Official Records Book 4188, Page 84, Official Records Book 4287, Page 133, Official Records Book 4375, Page 376, and Official Records Book 4777, Page 171.
10. Subject to the provisions of Partitions, as recorded in Official Records Book 4022, Page 84, Official Records Book 4188, Page 84, Official Records Book 4287, Page 133, Official Records Book 4375, Page 376, and Official Records Book 4777, Page 171.
11. Subject to the provisions of Partitions, as recorded in Official Records Book 4022, Page 84, Official Records Book 4188, Page 84, Official Records Book 4287, Page 133, Official Records Book 4375, Page 376, and Official Records Book 4777, Page 171.
12. Subject to the provisions of Partitions, as recorded in Official Records Book 4022, Page 84, Official Records Book 4188, Page 84, Official Records Book 4287, Page 133, Official Records Book 4375, Page 376, and Official Records Book 4777, Page 171.
13. Subject to the provisions of Partitions, as recorded in Official Records Book 4022, Page 84, Official Records Book 4188, Page 84, Official Records Book 4287, Page 133, Official Records Book 4375, Page 376, and Official Records Book 4777, Page 171.
14. Plat 13 is recorded in Plat Book 157, Page 23.



STATION	BEARING	DISTANCE	REMARKS
1	N 00° 24' 54" W	1500.00	WEST LINE OF STATE ROAD NO. 7
2	S 10° 47' 00" E	523.83	WEST LINE OF PARCEL "A"
3	N 00° 30' 11" E	706.30	BOUNDARY
4	S 00° 23' 45" E	882.00	BOUNDARY
5	N 00° 26' 17" E	685.00	BOUNDARY
6	N 00° 26' 17" E	270.00	BOUNDARY
7	S 02° 57' 04" E	1074.24	BOUNDARY
8	S 89° 21' 00" W	3.82	BOUNDARY
9	S 00° 21' 07" W	150.00	BOUNDARY
10	N 00° 24' 54" W	44.88	BOUNDARY
11	S 00° 36' 21" W	748.88	BOUNDARY
12	S 00° 23' 31" E	15.00	BOUNDARY
13	N88°24'54" W	528.93	BOUNDARY
14	N 01°22'33" W	10.00	BOUNDARY
15	N88°24'54" W	147.08	BOUNDARY
16	N02°24'54" W	375.88	BOUNDARY
17	N88°24'54" W	375.88	BOUNDARY
18	N 47° 10' 30" E	487.87	BOUNDARY

2518

DATE	DRAWN BY	CHECKED BY	SCALE
6-21-04	J.M.H.	J.M.H.	1" = 50'

A PORTION OF PARCEL "A"  
REGENCY LAKES AT COCONUT CREEK  
BOUNDARY SURVEY

CATE BREED & WARRNER, INC.  
Surveyors  
7301A West Yamahatchee Park Road - Suite 1004  
Boca Raton, Florida 33433 (407) 382-1891

I hereby certify that the attached Boundary Survey of the herein described property is true and correct by the best of my knowledge and belief as surveyed under my direction on June 21, 2004. I further certify that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 51G17-6 adopted by the Florida Board of Land Surveyors pursuant to Florida Statutes 475.007.

David H. Lindsey, S.L.S.  
 Reg. and Surveyor #2025  
 State of Florida



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N06000000025
<b>FEI/EIN Number</b>	20-5806651
<b>Date Filed</b>	12/29/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	05/11/2009
<b>Event Effective Date</b>	NONE

### Principal Address

ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Mailing Address

ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Registered Agent Name & Address

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

### Officer/Director Detail

#### **Name & Address**

Title PD

TZINDER, MAYA  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Title VP

Cohen, Baruch  
5500 NW 61 Street  
Coconut Creek, FL 33073

Title Secretary, Treasurer

Pearlman, Andrew  
5500 NW 61 Street  
COCONUT CREEK, FL 33073

#### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	04/12/2023
2024	04/23/2024
2025	03/03/2025

#### Document Images

<a href="#">03/03/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/24/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/10/2010 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/16/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">05/11/2009 -- CORAPREIWP</a>	<a href="#">View image in PDF format</a>
<a href="#">02/24/2009 -- Admin. Diss. for Reg. Agent</a>	<a href="#">View image in PDF format</a>

Summons/Case #C24 09 0209  
Club Caribe Condominium Association, Inc  
5560 NW 61 Street  
Violation: 6-16  
25 Year Safety Program

---

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0209**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

Property Address: 5560 NW 61<sup>st</sup> Street

**Respondent**

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on February 25, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF APRIL 23, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 4<sup>th</sup> DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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FORT LAUDERDALE, FL 33316

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City, State, ZIP+4

6229 5459 0000 0412 9102

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Signature  Agent

B. Received by (Printed Name)  Address

C. Date of Delivery  Yes  No

D. Is delivery address different from item 1?  Yes  No

If YES, enter delivery address below:



9590 9402 8966 4064 7139 52

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8223

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

CERTIFIED MAIL



7016 2140 0000 8545 8230

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073



COCONUT CREEK  
Client Design & Dev. Dept.  
Compliance Division  
11700 Copans Road  
Coconut Creek, FL 33063



COCONUT CREEK  
Client Design & Dev. Dept.  
Compliance Division  
11700 Copans Road  
Coconut Creek, FL 33063

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 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

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EXT 10

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Total Postage \$  
Sent To  
Street and Apt. #  
City, State, ZIP+

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

PS Form 3800, April 2015 (SNR) 500-200-8000

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.

MAYA TZIN  
5500 NW 61ST  
COCONUT CREEK

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Agent  Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:



9590 9402 8966 4064 7139 69

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8230

- 3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)  
 Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9055

Domestic Return Receipt

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0209**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

Property Address: 5560 NW 61<sup>st</sup> Street

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on January 28, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF FEBRUARY 26, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF FEBRUARY 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE FEBRUARY 25, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 30<sup>th</sup> DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4500 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



7016 2140 0000 8545 7837

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
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Total Postage:	
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Street and Apt.	
City, State, Zip	

C241090204,  
205, 206, 207,  
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209 Here 209  
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12 EXT 2624

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

2ERL 5458 0000 04T2 9T02



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 NW Copans Road  
Coconut Creek, FL 33093



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 NW Copans Road  
Coconut Creek, FL 33093

CERTIFIED MAIL



7021 1970 0001 8487 7121

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

C 24090204  
205, 206, 207  
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Postage \$  
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CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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City, State, ZIP+4

1212 2849 1000 0261 7202

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0209**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

---

**FINAL ORDER**

*VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM,  
BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING  
CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16*

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT**

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5560 NW 61<sup>st</sup> Street and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to comply with the provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was uncontested.

**CONCLUSIONS OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 6-16 AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 18, 2025 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT’S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JANUARY 28, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JANUARY 28, 2026 SPECIAL MAGISTRATE HEARING

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 24th DAY OF NOVEMBER, 2025

**CITY OF COCONUT CREEK, FLORIDA**

Reshma Heraman  
SPECIAL MAGISTRATE CLERK

F. Westwood  
SPECIAL MAGISTRATE

11/26/2025  
Date Received



OFFICE OF COCONUT CREEK  
Sustainable Development Dept  
In Compliance Division  
100 W. Copans Road  
Coconut Creek, FL 33063



OFFICE OF COCONUT CREEK  
Sustainable Development Dept  
In Compliance Division  
100 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**



9589 0710 5270 0954 9565 42

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

CLUB CARIBE CON  
ASSOCIATION  
ATTN: MAYA T  
5500 NW 61ST  
COCONUT CREEK

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
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Extra Services & Fees (check box, add fee as appropriate)  
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 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

C24090204, 05  
06, 07, 08, 09, 10  
Postmark Here 11, 12  
FO  
12-12/1/25

Postage \$  
Total Postage and Sent To \$  
Street and Apt. N  
City, State, ZIP+4

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

PS Form 3800, 24 5956 4560 0225 0120 6956

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

2. Article Number (Transfer from service label)  
9589 0710 5270 0954 9565 42

**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)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.,  
Code Compliance Division  
300 W. Copans Road  
Coconut Creek, FL 33063



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.,  
Code Compliance Division  
300 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**



9589 0710 5270 0954 9565 59

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

CLUB CARIBE CONDO  
ASSOCIATION, INC.  
VALANCY & REED  
310 SE 13TH ST  
FORT LAUDERDALE, FL 33316

**U.S. Postal Service™**  
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**OFFICIAL USE**

Certified Mail Fee \$ C. 24090204,05  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ 06,07,08,09,10  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_  
 Postage \$ FO 12/11/25  
 Total Postage and F \$ \_\_\_\_\_  
 Sent To **CLUB CARIBE CONDOMINIUM**  
**ASSOCIATION, INC.**  
**VALANCY & REED, P.A.**  
**310 SE 13TH STREET**  
**FORT LAUDERDALE, FL 33316**  
 Street and Apt. No., City, State, ZIP+4®  
 PS Form 3800, Jan 2012

PS Form 3811, July 2020 PSN 7530-02-000-9053

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 CLUB CARIBE CONDOMINIUM  
 ASSOCIATION, INC.  
 VALANCY & REED, P.A.  
 310 SE 13TH STREET  
 FORT LAUDERDALE, FL 33316

2. Article Number (Transfer from service label)  
 9589 0710 5270 0954 9565 59

**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
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**

State of Florida NO. C24090209  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date September 17 20 24  
At 10:36 AM / PM

Owner Name Club Caribe Condominium Association, Inc.  
Last First MI

Owner Address 5500 NW 61 Street  
Coconut Creek, FL 33073  
City State Zip

Legal/Folio 484207 AA 0000

Violation Location 5560 NW 61 Street  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

25 Year Safety Program: Minimum Housing Code for Broward County, Florida Permit 24003397

In violation of Chapter(s) 6 Section(s) 16  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 19 DAY OF November, 2025, AT 2:30 PM IN THE City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$        . A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
Daniella Ordonez 11/5/25 356  
Officer Signature Date ID#

Daniella Ordonez  
Printed Name

James Mavist 11-5-25  
Signature Acknowledging Receipt of this Notice Date

James Mavist  
Printed Name

If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24090209	5560 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 09/17/2024

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: November 5, 2025 - Receipt/Article #:9589071052701776034050/9589071052701776034067  
Return Receipt Requested

Hand Delivery – Date: November 5, 2025 - Time: 11:30 a.m.- Name: James Nyquist

Commercial Property – Title/ relationship to business: Property Manager

Additional Service – F.S. 162.12(2):

Posting at Property – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

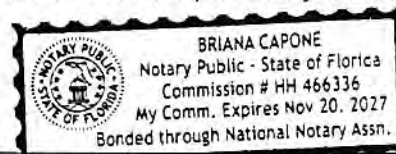
  
Signature of Code Compliance Officer

  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 6 day of November, 2025 by ORDONEZ, DANIELLA who is personally known to me.

  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

9589 0710 5270 1776 0340 50



CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

05 0460 9421 0225 0120 6856

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**OFFICIAL USE**

Certified Mail Fee	\$	24090204
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	Summons 205
<input type="checkbox"/> Return Receipt (electronic)	\$	206
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	Here 207
<input type="checkbox"/> Adult Signature Required	\$	208
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	211
Postage	\$	DL 209
Total Postage a	\$	212
Sent To	CLUB CARIBE CONDOMINIUM	
Street and Apt.	ASSOCIATION, INC.	
City, State, ZIP+	MAYA TZINDER	
	5500 NW 61ST STREET	
	COCONUT CREEK, FL 33073	

PS Form 3800



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4300 W. Coparis Road  
Coconut Creek, FL 33063



9589 0710 5270 1776 0340 67

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

29 04ED 94LT 0225 0120 6856

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$

024090204  
 205  
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 Postmark Here 207  
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Sent To \_\_\_\_\_  
 Street and Apt. # \_\_\_\_\_  
 City, State, ZIP+4 \_\_\_\_\_

VALANCY & REED, P.A.  
 310 SE 13TH STREET  
 FORT LAUDERDALE, FL 33316

**Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.**

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)



ACCESS RD N SR7 N SR7

NW 61ST ST

NW 57TH

ACCESS

N SR7 N SR7

SS RAMP

N SR7 N SR7

ACCESS RD

ACCESS RD

SAWGRASS RAMP

SAWGRASS RAMP

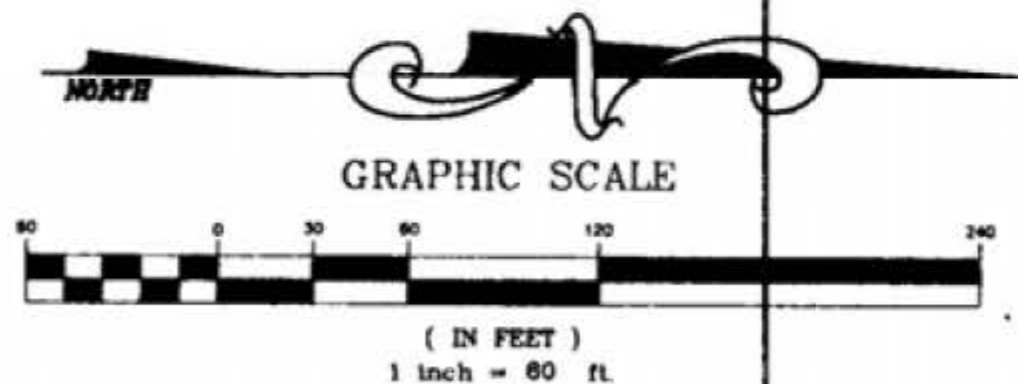
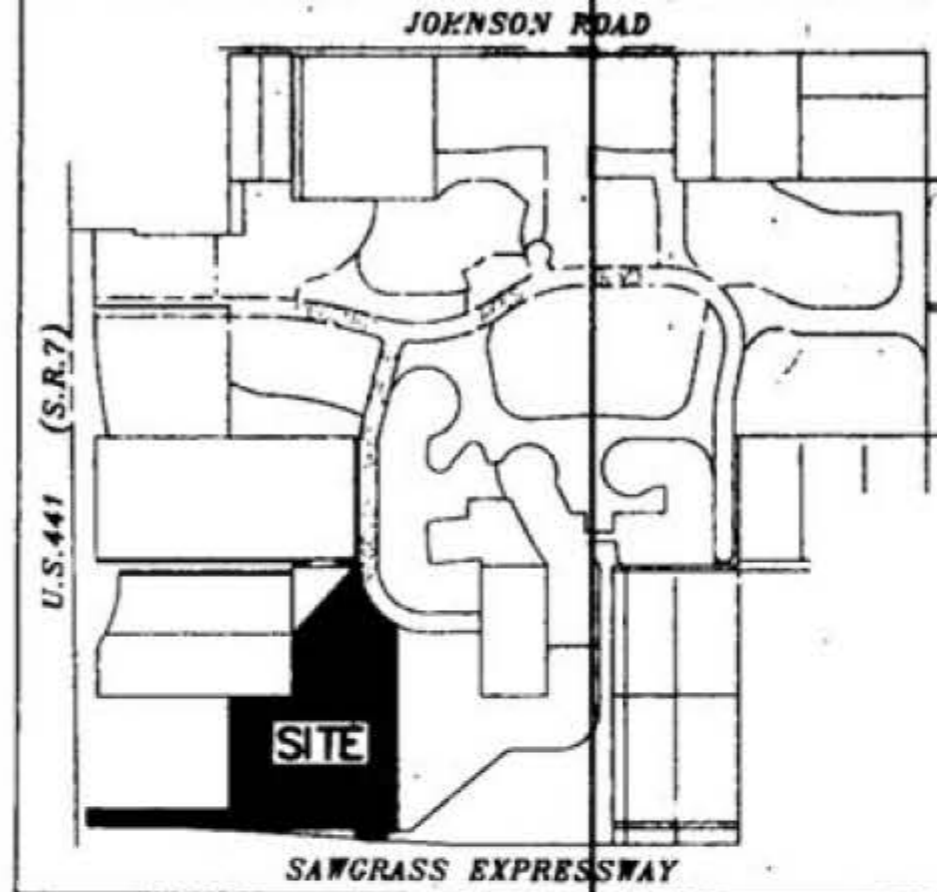
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL "A", a distance of 405.43 feet; thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E, a distance of 690.00 feet; thence N 89° 36' 17" E, a distance of 660.00 feet; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING (the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL "A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.98 feet; thence S 89° 36' 21" W, a distance of 748.86 feet; thence S 00° 23' 39" E, a distance of 15.00 feet; thence N 87° 35' 44" W, a distance of 659.85 feet; thence N 01° 03' 55" W, a distance of 70.00 feet; thence N 89° 44' 58" E, a distance of 747.08 feet; thence N 00° 24' 54" W, a distance of 588.97 feet; thence N 89° 36' 17" E, a distance of 330.26 feet; thence N 00° 23' 43" W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL "A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

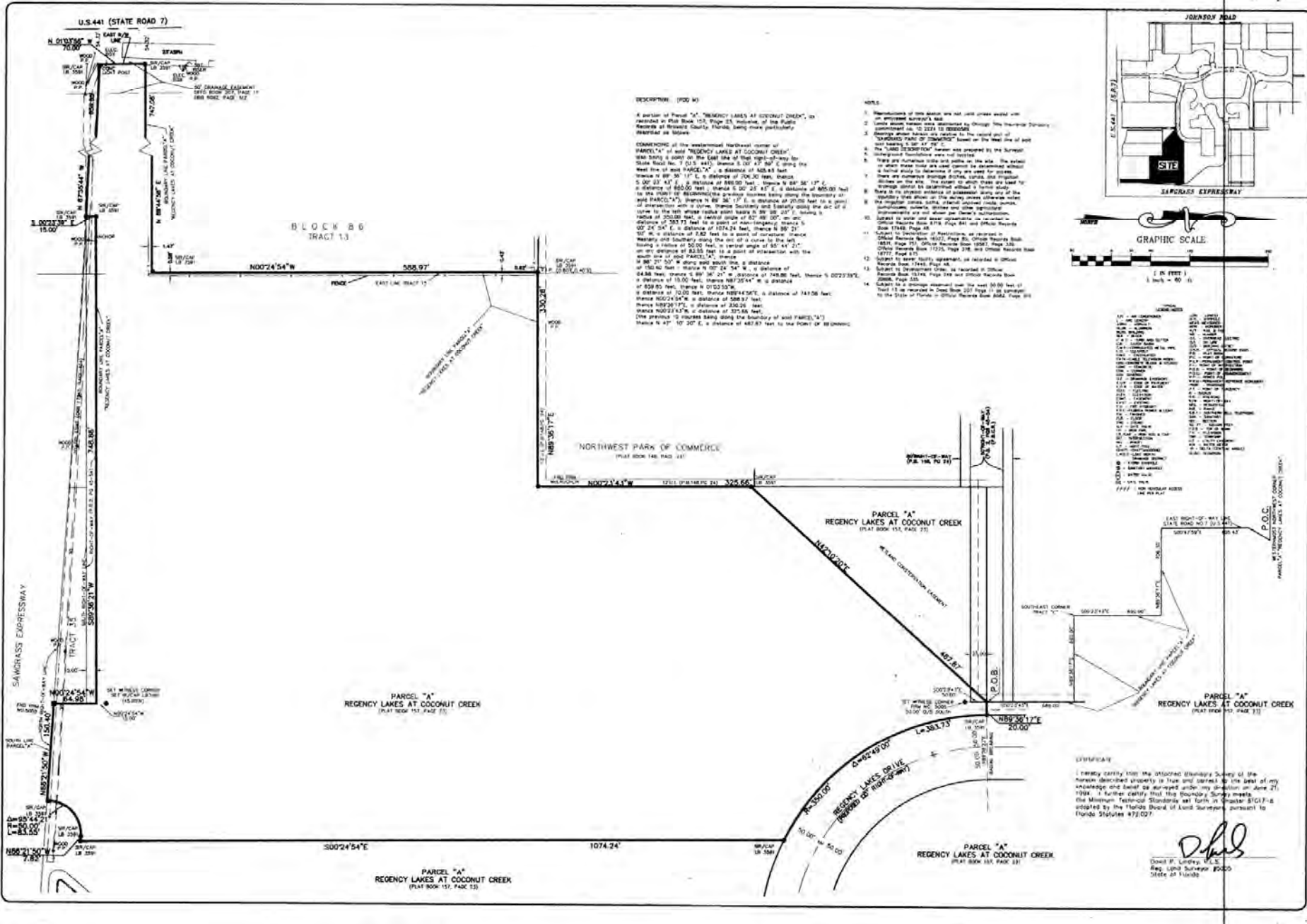
NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000569
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 18571, Page 751; Official Records Book 16587, Page 339; Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 312.



TYPICAL LEGEND NOTES

A/C - AIR CONDITIONER	LOW - LOWEST
L - ARC LENGTH	M.H. - MANHOLE
ASPH. - ASPHALT	MEAS. - MEASURED
ALUM. - ALUMINUM	MON. - MONUMENT
	N/T - N.B. & T.A.



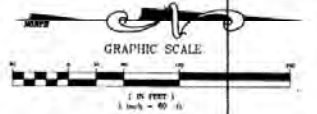
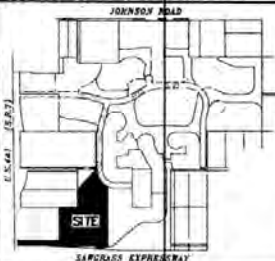
**DESCRIPTION (JOB NO)**

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, Ordinance, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westerly Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", then being a point on the East line of that right-of-way for State Road No. 7 (S.W. 441), thence S 10° 47' 30" E, along the East line of said PARCEL "A", a distance of 523.83 feet; thence N 89° 36' 11" E, a distance of 706.30 feet; thence S 00° 23' 43" E, a distance of 882.00 feet; thence N 88° 26' 17" E, a distance of 885.00 feet to the center of RECREATION DRIVE running along the boundary of said PARCEL "A"; thence N 88° 26' 17" E, a distance of 270.00 feet to a point; thence to the 180 degree (back-sight) point back to 89° 36' 11" E, along a distance of 523.73 feet to a point of intersection with S 10° 47' 30" E, a distance of 1074.24 feet; thence S 89° 21' 30" E, a distance of 3.82 feet to a point of intersection with the center of REGENCY LAKES AT COCONUT CREEK; thence N 89° 21' 30" E, along said creek, a distance of 130.42 feet; thence N 89° 21' 30" E, a distance of 44.88 feet; thence S 89° 16' 21" E, a distance of 748.88 feet; thence S 02° 23' 33" E, a distance of 13.00 feet; thence N88°24'54"E, a distance of 147.08 feet; thence N82°24'54"E, a distance of 588.97 feet; thence N82°24'54"E, a distance of 352.26 feet; thence N02°24'54"E, a distance of 375.88 feet; (the previous 10 courses being along the boundary of said PARCEL "A"); thence N 47° 10' 30" E, a distance of 487.87 feet to the Point of Beginning.

**NOTES**

1. Measurements of this station are not used unless noted on an attached surveyor's map.
2. Lines shown herein were obtained by Chicago Theodolite Stationary instrument no. 10 223 10 8820248.
3. Bearings shown herein are related to the natural point of "MAGNETIC NORTH OF FLORIDA" based on the West line of said PARCEL "A" (S.W. 441).
4. The LINDSAY 25230100" station was employed by the Surveyor.
5. Independent levelings were not verified.
6. To the extent that any lines and points on this plan, the survey or other data thereon are used for purposes not intended by the Surveyor, the Surveyor shall not be responsible therefor.
7. There are numerous storage ditches, canals and irrigation ditches on this site. The extent of such ditches and their storage capacity is determined without a hydrologic study.
8. There is no direct evidence of possession being in the possession of that state on the survey lines otherwise noted on this plan, and no such evidence is shown.
9. The utility lines shown on this plan are not shown on the Surveyor's map.
10. Subject to water and sewer regulations as contained in Ordinance No. 2078, Page 84, and Ordinance No. 2078, Page 84.
11. Subject to the provisions of Partitions, as recorded in Official Records Book 4022, Page 8, Orange Springs Book 1875, Page 75; Official Records Book 1597, Page 133; Official Records Book 1725, Page 378; and Official Records Book 1777, Page 87.
12. Subject to any validly existing agreement, as recorded in Official Records Book 1743, Page 48.
13. Subject to any validly existing agreement, as recorded in Official Records Book 1519, Page 129 and Official Records Book 1519, Page 130.
14. Parcel "A" is a portion of Parcel "A" of the west 100.00 feet of Parcel "A" as recorded in Plat Book 157, Page 23, Ordinance, of the Public Records of Broward County, Florida - Official Records Book 157, Page 23.



BEARING	DISTANCE	BEARING	DISTANCE
N 00° 24' 54" W	1074.24	N 89° 21' 30" E	3.82
N 89° 21' 30" E	130.42	N 89° 21' 30" E	44.88
S 89° 16' 21" E	748.88	S 02° 23' 33" E	13.00
N 88° 26' 17" E	885.00	N 82° 24' 54" E	147.08
S 10° 47' 30" E	1074.24	N 82° 24' 54" E	352.26
N 89° 36' 11" E	706.30	N 02° 24' 54" E	375.88
S 00° 23' 43" E	882.00	N 47° 10' 30" E	487.87
N 88° 26' 17" E	270.00		
N 89° 21' 30" E	523.73		
S 10° 47' 30" E	523.83		

2518

DATE: 6-21-04  
JOB NO.:  
D.P.M.:  
APPROVED BY:  
SCALE: 1" = 50'

**A PORTION OF PARCEL "A"  
REGENCY LAKES AT COCONUT CREEK  
BOUNDARY SURVEY**

**CATE BREID & WARRNER, INC.**  
Professional Land Surveyors  
7301A West Palm Beach Blvd., Suite 1004  
Boca Raton, Florida 33433 (407) 362-1891



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
 CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N06000000025
<b>FEI/EIN Number</b>	20-5806651
<b>Date Filed</b>	12/29/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	05/11/2009
<b>Event Effective Date</b>	NONE

### Principal Address

ATTN: MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Mailing Address

ATTN: MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Registered Agent Name & Address

VALANCY & REED, P.A.  
 310 SE 13TH STREET  
 FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

### Officer/Director Detail

#### **Name & Address**

Title PD

TZINDER, MAYA  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Title VP

Cohen, Baruch  
5500 NW 61 Street  
Coconut Creek, FL 33073

Title Secretary, Treasurer

Pearlman, Andrew  
5500 NW 61 Street  
COCONUT CREEK, FL 33073

#### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	04/12/2023
2024	04/23/2024
2025	03/03/2025

#### Document Images

<a href="#">03/03/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/24/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/10/2010 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/16/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">05/11/2009 -- CORAPREIWP</a>	<a href="#">View image in PDF format</a>
<a href="#">02/24/2009 -- Admin. Diss. for Reg. Agent</a>	<a href="#">View image in PDF format</a>

Summons/Case #C24 09 0210  
Club Caribe Condominium Association, Inc  
5570 NW 61 Street  
Violation: 6-16  
25 Year Safety Program

---

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0210**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

Property Address: 5570 NW 61<sup>ST</sup> Street

**Respondent**

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on February 25, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF APRIL 23, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

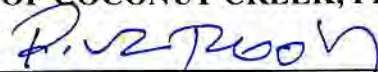
THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 4<sup>th</sup> DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE



Date Received



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**



7016 2140 0000 8545 8223

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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Domestic Mail Only

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**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

624090204  
05, 06, 07, 08,  
Postmark Here 210  
09,  
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Postage  
\$  
Total Postage an

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

Sent To  
Street and Apt. N  
City, State, ZIP+4

6229 5459 0000 0412 9102

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Signature  Agent

B. Received by (Printed Name)  Address

C. Date of Delivery  Yes  No

D. Is delivery address different from item 1?  Yes  No

If YES, enter delivery address below:



9590 9402 8966 4064 7139 52

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8223

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



COCONUT CREEK  
 Client Design & Dev. Dept.  
 Compliance Division  
 117 W. Copans Road  
 Coconut Creek, FL 33063



COCONUT CREEK  
 Client Design & Dev. Dept.  
 Compliance Division  
 117 W. Copans Road  
 Coconut Creek, FL 33063

**CERTIFIED MAIL**



7016 2140 0000 8545 8230

MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

**U.S. Postal Service™  
 CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

0E29 5459 0000 04T2 9T02

Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage \$  
 Sent To \_\_\_\_\_  
 Street and Apt. # \_\_\_\_\_  
 City, State, ZIP+4 \_\_\_\_\_

224040204,  
 05,0607,08  
 Postmark  
 Here 210  
 09, 06 211  
 02 31924 212  
 EXT 10

MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

PS Form 3800, April 2015 (SNR) 500-200-8000

**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.

MAYA TZIN  
 5500 NW 61ST  
 COCONUT CREEK

MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

1. Article Addressed to:

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee  
 B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below: \_\_\_\_\_

**3. Service Type**

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



9590 9402 8966 4064 7139 69

2. Article Number (Transfer from service label)  
 7016 2140 0000 8545 8230

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0210**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

Property Address: 5570 NW 61<sup>st</sup> Street

**Respondent**

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on January 28, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF FEBRUARY 26, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF FEBRUARY 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE FEBRUARY 25, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 30<sup>th</sup> DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received

**Date Received**



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



7016 2140 0000 8545 7837

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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**OFFICIAL USE**

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

C24090204,  
205, 206, 207,  
Postmark Here 209  
210, 211, 212  
2-23-2014

Postage \$  
Total Postage \$

Sent To  
Street and Apt.  
City, State, ZIP

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

2892 5458 0000 0412 9102



CITY OF COCONUT CREEK  
Sustainable Development Dept  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33003



CITY OF COCONUT CREEK  
Sustainable Development Dept  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33003

CERTIFIED MAIL



7021 1970 0001 8487 7121

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

124090204  
2015, 206, 207  
208, Postmark 209  
210, 211, 212  
DL EXT 2/6/26

Postage  
\$  
Total Postage and  
\$  
Sent To

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Street and Apt. No.  
City, State, ZIP+4

7021 1970 0001 8487 7121

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0210**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

---

**FINAL ORDER**

*VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM,  
BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING  
CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16*

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT**

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5570 NW 61<sup>st</sup> Street and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to comply with the provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was uncontested.

**CONCLUSIONS OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 6-16 AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 18, 2025 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JANUARY 28, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JANUARY 28, 2026 SPECIAL MAGISTRATE HEARING

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 24th DAY OF NOVEMBER, 2025

**CITY OF COCONUT CREEK, FLORIDA**

  
SPECIAL MAGISTRATE CLERK

  
SPECIAL MAGISTRATE

11/26/2025  
Date Received



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
Compliance Division  
100 W. Copans Road  
Coconut Creek, FL 33063



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
Compliance Division  
100 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 0954 9565 42

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

CLUB CARIBE CON  
ASSOCIATION,  
ATTN: MAYA T  
5500 NW 61ST  
COCONUT CREEK

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$

C24090204, 05  
06, 07, 08, 09, 10  
Postmark Here 11, 12  
F.O  
DL-12/1/25

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Sent To  
Street and Apt. N  
City, State, ZIP+4  
PS Form 3800

24 5956 4560 0225 0120 6956

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

2. Article Number (Transfer from service label)  
9589 0710 5270 0954 9565 42



COMPLETE THIS SECTION ON DELIVERY

A. Signature  
*Maya Tzinder*  
B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
300 W. Copans Road  
Coconut Creek, FL 33063



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
300 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**



9589 0710 5270 0954 9565 59

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

CLUB CARIBE CONDO  
ASSOCIATION, INC.  
VALANCY & REED  
310 SE 13TH ST  
FORT LAUDERDALE, FL 33316

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**OFFICIAL USE**

Certified Mail Fee \$ C 24090204,05

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	<u>06,07,08,09,10</u>
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage \$ 12 12/1/25

Total Postage and Fees \$ 12 12/1/25

Sent To CLUB CARIBE CONDOMINIUM ASSOCIATION, INC. VALANCY & REED, P.A. 310 SE 13TH STREET FORT LAUDERDALE, FL 33316

Street and Apt. No., City, State, Zip+4®

PS Form 3800, Jan 2019

65 5956 4560 0225 0120 6956

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

2. Article Number (Transfer from service label)  
9589 0710 5270 0954 9565 59



**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature [Signature]  Agent  Addressee
- B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below: \_\_\_\_\_

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**

State of Florida NO. C24090210  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date September 17 20 24

At 10:38 AM / PM

Owner Name Club Caribe Condominium Association, Inc  
Last First MI  
Association, Inc

Owner Address 5500 NW 61 Street  
Coconut Creek FL 33073  
City State Zip

Legal/Folio 484207 AA 0000

Violation Location 5570 NW 61 Street  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

25 Year Safety Program: Minimum Housing Code for Broward County Florida Permit 24003398

In violation of Chapter(s) 6 Section(s) 16  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 19 DAY OF November, 20 25, AT 2:30 PM IN THE

City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS ~~\_\_\_\_\_~~. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

Daniella Ordonez 11/5/25 356  
Officer Signature Date ID#

Daniella Ordonez  
Printed Name

[Signature] 11-5-25  
Signature Acknowledging Receipt of this Notice Date

James Moust  
Printed Name

If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24090210	5570 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 09/17/2024

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: November 5, 2025 - Receipt/Article #: 9589071052701776034050/9589071052701776034067  
Return Receipt Requested

Hand Delivery – Date: November 5, 2025 - Time: 11:30 a.m. - Name: James Nyquist

Commercial Property – Title/ relationship to business: Property Manager

Additional Service – F.S. 162.12(2):

Posting at Property – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

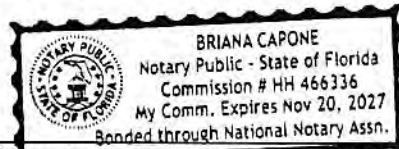
*Daniella Ordonez*  
Signature of Code Compliance Officer

Daniella Ordonez  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 6 day of November, 2025 by ORDONEZ, DANIELLA who is personally known to me.

*Bepell*  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Coparis Road  
Coconut Creek, FL 33063

9589 0710 5270 1776 0340 50



CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

05 04ED 94LT 0225 0T20 6R56

<b>U.S. Postal Service</b> <b>CERTIFIED MAIL® RECEIPT</b> <i>Domestic Mail Only</i>	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Certified Mail Fee \$ <u>24.00</u>	<u>204</u>
Extra Services & Fees (check box, add fee as appropriate)	Here
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	Summons 205
<input type="checkbox"/> Return Receipt (electronic) \$ _____	206
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	207
<input type="checkbox"/> Adult Signature Required \$ _____	208
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	209
Postage \$ _____	DL 210
Total Postage a \$ _____	211
Sent To _____	212
Street and Apt. _____	
City, State, ZIP+4 _____	
PS Form 3800	

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



9589 0710 5270 1776 0340 67

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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29 04ED 942T 0425 0T20 6956

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

021090204  
 Summary 205  
 Postmark Here 206  
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 211  
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Postage \$  
 Total Postage ar \$  
 Sent To  
 Street and Apt. #  
 City, State, ZIP+

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

**Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.**

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)



NW 57TH

ACCESS RD N SR7 N SR7

ACCESS

NW 61ST ST

N SR7 N SR7

SS RAMP

N SR7 N SR7

ACCESS RD

ACCESS RD

SAWGRASS RAMP

SAWGRASS RAMP

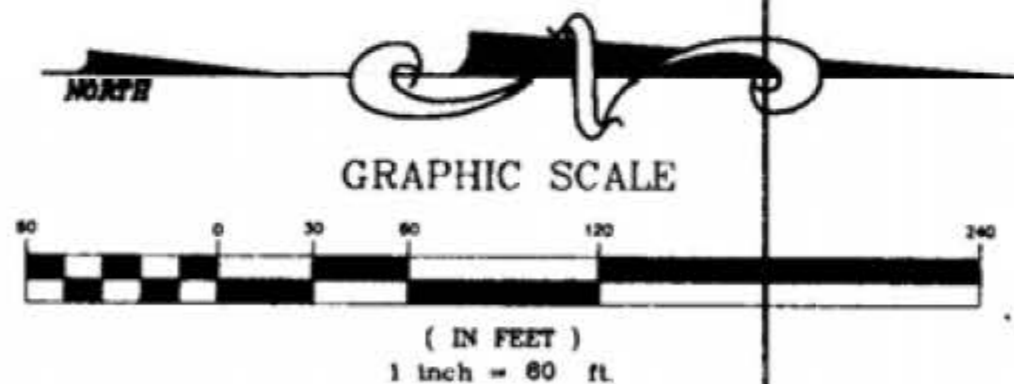
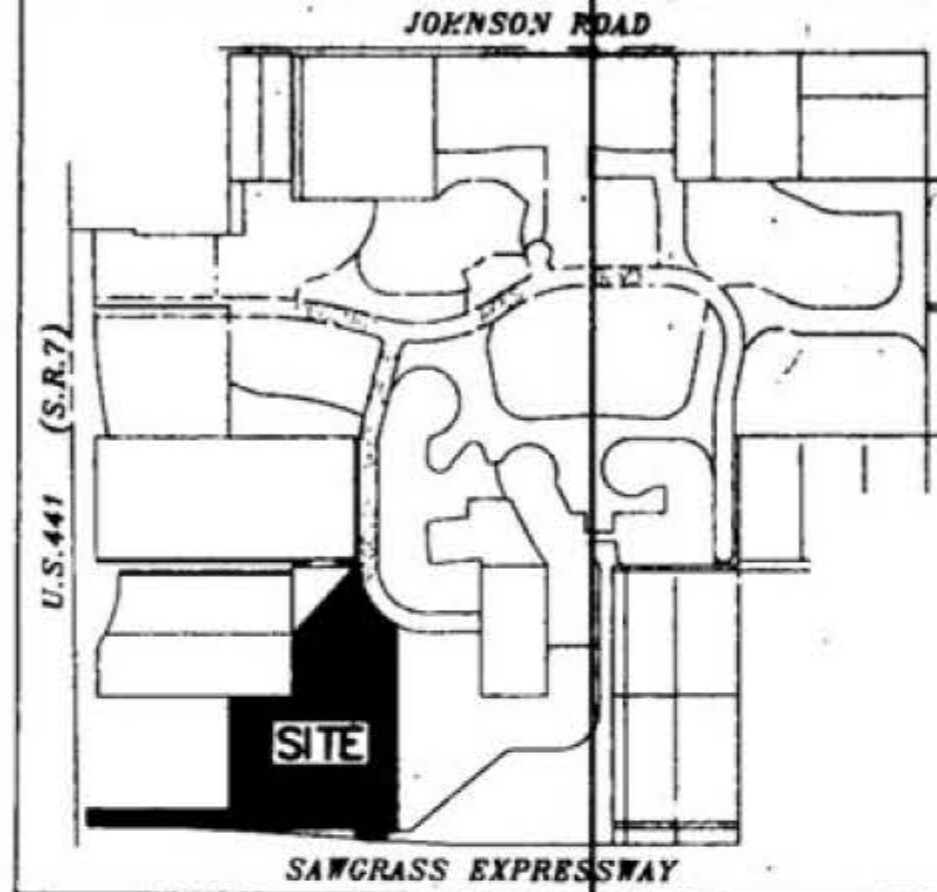
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL "A", a distance of 405.43 feet; thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E, a distance of 690.00 feet; thence N 89° 36' 17" E, a distance of 660.00 feet; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING (the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL "A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.98 feet; thence S 89° 36' 21" W, a distance of 748.86 feet; thence S 00° 23' 39" E, a distance of 15.00 feet; thence N 87° 35' 44" W, a distance of 659.85 feet; thence N 01° 03' 55" W, a distance of 70.00 feet; thence N 89° 44' 58" E, a distance of 747.08 feet; thence N 00° 24' 54" W, a distance of 588.97 feet; thence N 89° 36' 17" E, a distance of 330.26 feet; thence N 00° 23' 43" W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL "A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000569
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 18571, Page 751; Official Records Book 16587, Page 339; Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 312.



TYPICAL  
LEGEND NOTES

A/C - AIR CONDITIONER  
L - ARC LENGTH  
ASPH. - ASPHALT  
ALUM. - ALUMINUM

LOW - LOWEST  
M.H. - MANHOLE  
MEAS. - MEASURED  
MON. - MONUMENT  
N/T - N.B. & T.A.





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
 CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N06000000025
<b>FEI/EIN Number</b>	20-5806651
<b>Date Filed</b>	12/29/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	05/11/2009
<b>Event Effective Date</b>	NONE

### Principal Address

ATTN: MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Mailing Address

ATTN: MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Registered Agent Name & Address

VALANCY & REED, P.A.  
 310 SE 13TH STREET  
 FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

### Officer/Director Detail

#### **Name & Address**

Title PD

TZINDER, MAYA  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Title VP

Cohen, Baruch  
5500 NW 61 Street  
Coconut Creek, FL 33073

Title Secretary, Treasurer

Pearlman, Andrew  
5500 NW 61 Street  
COCONUT CREEK, FL 33073

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	04/12/2023
2024	04/23/2024
2025	03/03/2025

#### **Document Images**

<a href="#">03/03/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/23/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/12/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/31/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/29/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/15/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/11/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/15/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/10/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/18/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/06/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/08/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/20/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/24/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/10/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/20/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/10/2010 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">04/28/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/16/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	View image in PDF format
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	View image in PDF format
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	View image in PDF format
<a href="#">05/11/2009 -- CORAPREIWP</a>	View image in PDF format
<a href="#">02/24/2009 -- Admin. Diss. for Reg. Agent</a>	View image in PDF format

Summons/Case #C24 09 0211  
Club Caribe Condominium Association, Inc  
5580 NW 61 Street  
Violation: 6-16  
25 Year Safety Program

---

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0211**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

Property Address: 5580 NW 61<sup>ST</sup> Street

**Respondent**

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on February 25, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF APRIL 23, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 4<sup>th</sup> DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE



SPECIAL MAGISTRATE CLERK

3/4/2026

Date Received



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

Sent To  
Street and Apt. N  
City, State, ZIP+4

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VALANCY &  
310 SE 13  
FORT LAUDER  
  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Signature  Agent

B. Received by (Printed Name)  Address

C. Date of Delivery  Yes  No

D. Is delivery address different from item 1?  Yes  No

If YES, enter delivery address below:



9590 9402 8966 4064 7139 52

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8223

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

CERTIFIED MAIL



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MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage a	
\$	
Sent To	
Street and Apt. #	
City, State, ZIP+	

C24040204,  
05,0607,08  
Postmark  
Here 210  
09, 06 211  
02 31924 212  
EXT 10

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

PS Form 3800, April 2015 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.

MAYA TZIN  
5500 NW 61ST  
COCONUT CREEK

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Signature  Agent
- B. Received by (Printed Name)  Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:



9590 9402 8966 4064 7139 69

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8230

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

PS Form 3811, July 2020 PSN 7530-02-000-9055

Domestic Return Receipt

Coconut Creek  
THE CAPITAL OF THE WORLD®  
COCONUT CREEK  
Client Design & Dev. Dept.  
Compliance Division  
11W/ Copans Road  
Coconut Creek, FL 33063

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0211**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

Property Address: 5580 NW 61<sup>ST</sup> Street

**Respondent**

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on January 28, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF FEBRUARY 26, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF FEBRUARY 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE FEBRUARY 25, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 30<sup>th</sup> DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



7026 2140 0000 8545 7837

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

C241090204,  
205, 206, 207,  
Postmark Here 209  
210, 211, 212  
D EXT 2124

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

2ERL 5458 0000 04T2 9T02



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33009



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33009

CERTIFIED MAIL



7021 1970 0001 8487 7121

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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OFFICIAL USE

Certified Mail Fee	\$	C 24090204
Extra Services & Fees (check box, add fee as appropriate)	\$	205, 206, 207
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	208, Postmark Here 209
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	210, 211, 212

Postage \$  
Total Postage and Fees \$

Sent To  
Street and Apt. No.  
City, State, ZIP+4

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

1212 2848 1000 0661 1202

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0211**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

---

**FINAL ORDER**

*VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM,  
BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING  
CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16*

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT**

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5580 NW 61<sup>st</sup> Street and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to comply with the provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was uncontested.

**CONCLUSIONS OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 6-16 AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 18, 2025 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JANUARY 28, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JANUARY 28, 2026 SPECIAL MAGISTRATE HEARING

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 24<sup>th</sup> DAY OF NOVEMBER, 2025

**CITY OF COCONUT CREEK, FLORIDA**

Reshma Heraman  
SPECIAL MAGISTRATE CLERK

P. Nepony  
SPECIAL MAGISTRATE

11/26/2025  
Date Received



OF COCONUT CREEK  
Planning, Development Dept.  
Compliance Division  
177 Copans Road  
Coconut Creek, FL 32063



OF COCONUT CREEK  
Planning, Development Dept.  
Compliance Division  
177 Copans Road  
Coconut Creek, FL 32063

CERTIFIED MAIL



9589 0710 5270 0954 9565 42

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

CLUB CARIBE CON  
ASSOCIATION,  
ATTN: MAYA T  
5500 NW 61ST  
COCONUT CREEK

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$
Sent To	
Street and Apt. N	
City, State, ZIP+4	

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Postmark Here 11, 12  
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24 5956 4560 0225 0120 6856

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

PS Form 3800

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:  
CLUB CARIBE CONDOMINIUM

ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073



9590 9402 8967 4064 0700 61

2. Article Number (Transfer from service label)

9589 0710 5270 0954 9565 42

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
*Maya Tzinder*

B. Received by (Printed Name)  
*Maya Tzinder*

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9063

Domestic Return Receipt



TY OF COCONUT CREEK  
ustainable Development Dept.  
ide Compliance Division  
100 W. Copans Road  
conut Creek, FL 33063



TY OF COCONUT CREEK  
ustainable Development Dept.  
ide Compliance Division  
100 W. Copans Road  
conut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 0954 9565 59

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

CLUB CARIBE CONDO  
ASSOCIATION, I  
VALANCY & REED  
310 SE 13TH ST  
FORT LAUDERDALE,

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 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

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06,07,08,09,10  
Postmark Here 11 12  
D 12/1/05

Postage \$  
Total Postage and F \$  
Sent To  
Street and Apt. No.,  
City, State, ZIP+4®

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

PS Form 3800, Jan 2007

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316



9590 9402 8967 4064 0700 78

2. Article Number (Transfer from service label)

9589 0710 5270 0954 9565 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature  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  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery  
 Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**

State of Florida NO. C24090211  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date September 17 20 24

At 10:39 AM/ PM

Owner Name Club Caribe Condominium Association, Inc.  
Last First MI  
Association, Inc.  
Last First MI

Owner Address 5500 NW 61 Street  
Coconut Creek FL 33073  
City State Zip

Legal/Folio 484207 AA 0000

Violation Location 5580 NW 61 Street  
Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

25 Year Safety Program: Minimum Housing Code for Broward County, Florida Permit 24003399

In violation of Chapter(s) 6 Section(s) 16  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 19 DAY OF November, 2025, AT 2:30 PM IN THE City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS ~~500~~ A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

Daniella Ordonez 11/5/25 356  
Officer Signature Date ID#

Daniella Ordonez  
Printed Name

James M. Smith 11-5-25  
Signature Acknowledging Receipt of this Notice Date

James M. Smith  
Printed Name

If you have any questions, call 954-956-1476 or 954-1576 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24090211	5580 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 09/17/2024

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: November 5, 2025 - Receipt/Article #:9589071052701776034050/9589071052701776034067  
Return Receipt Requested

Hand Delivery – Date: November 5, 2025 - Time: 11:30 a.m.- Name: James Nyquist  
 Commercial Property – Title/ relationship to business: Property Manager

Additional Service – F.S. 162.12(2):

Posting at Property – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

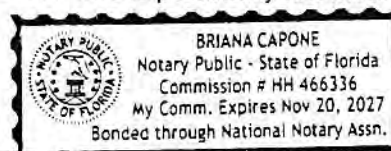
Daniella Ordonez  
Signature of Code Compliance Officer

Daniella Ordonez  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 6 day of November, 2025 by ORDONEZ, DANIELLA who is personally known to me.

Briana Capone  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

9589 0710 5270 1776 0340 50



CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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05 04E0 92LT 0225 07L0 6856

Certified Mail Fee	\$	24090204
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	Summons 205
<input type="checkbox"/> Return Receipt (electronic)	\$	206
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	Here 207
<input type="checkbox"/> Adult Signature Required	\$	208
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	209
Postage	\$	DL 210
Total Postage a	\$	211
Sent To	CLUB CARIBE CONDOMINIUM	
Street and Apt.	ASSOCIATION, INC.	
City, State, ZIP+	MAYA TZINDER	
	5500 NW 61ST STREET	
	COCONUT CREEK, FL 33073	



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



9589 0710 5270 1776 0340 67

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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29 04ED 94LT 0225 0T20 6856

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

C21090204  
Summers 205  
Postmark Here 209  
DL 208  
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11/5/20 210  
212

Postage	\$
Total Postage or	\$
Sent To	
Street and Apt. #	
City, State, ZIP+	

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

PS Form 3800

**Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.**

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)



NW 57TH

ACCESS RD N SR7 N SR7

NW 61ST ST

ACCESS

N SR7 N SR7

ACCESS RAMP

N SR7 N SR7

ACCESS RD

ACCESS RD

SAWGRASS RAMP

SAWGRASS RAMP

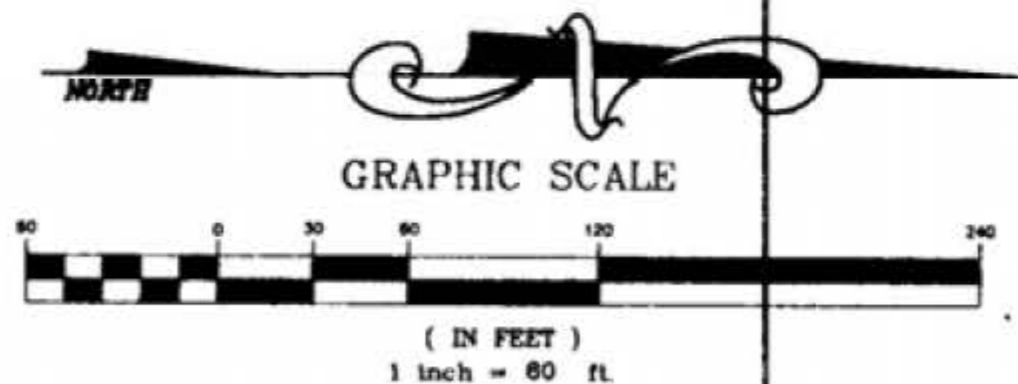
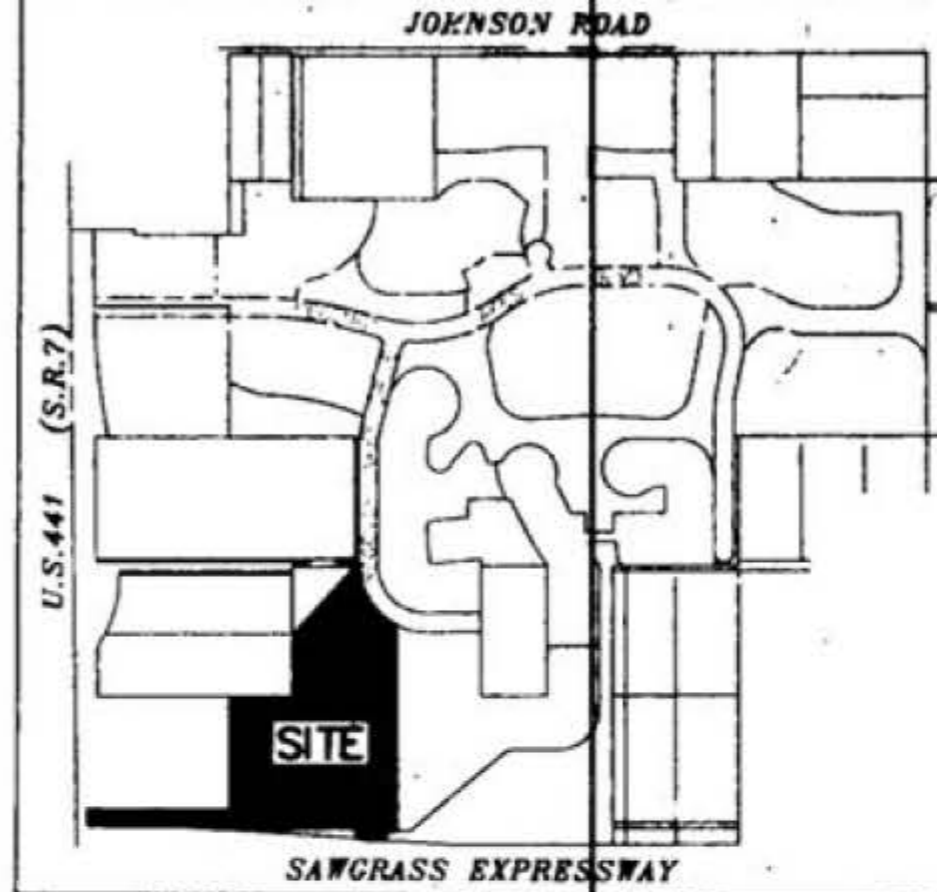
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL "A", a distance of 405.43 feet; thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E, a distance of 690.00 feet; thence N 89° 36' 17" E, a distance of 660.00 feet; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING (the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL "A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.98 feet; thence S 89° 36' 21" W, a distance of 748.86 feet; thence S 00° 23' 39" E, a distance of 15.00 feet; thence N 87° 35' 44" W, a distance of 659.85 feet; thence N 01° 03' 55" W, a distance of 70.00 feet; thence N 89° 44' 58" E, a distance of 747.08 feet; thence N 00° 24' 54" W, a distance of 588.97 feet; thence N 89° 36' 17" E, a distance of 330.26 feet; thence N 00° 23' 43" W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL "A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000569
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 18571, Page 751; Official Records Book 16587, Page 339; Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 312.



TYPICAL LEGEND NOTES

A/C - AIR CONDITIONER	LOW - LOWEST
L - ARC LENGTH	M.H. - MANHOLE
ASPH. - ASPHALT	MEAS. - MEASURED
ALUM. - ALUMINUM	MON. - MONUMENT
	N/T - N.B. & T.A.





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
 CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N06000000025
<b>FEI/EIN Number</b>	20-5806651
<b>Date Filed</b>	12/29/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	05/11/2009
<b>Event Effective Date</b>	NONE

### Principal Address

ATTN: MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Mailing Address

ATTN: MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Registered Agent Name & Address

VALANCY & REED, P.A.  
 310 SE 13TH STREET  
 FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

### Officer/Director Detail

#### **Name & Address**

Title PD

TZINDER, MAYA  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Title VP

Cohen, Baruch  
5500 NW 61 Street  
Coconut Creek, FL 33073

Title Secretary, Treasurer

Pearlman, Andrew  
5500 NW 61 Street  
COCONUT CREEK, FL 33073

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	04/12/2023
2024	04/23/2024
2025	03/03/2025

**Document Images**

<a href="#">03/03/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/24/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/10/2010 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/16/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">05/11/2009 -- CORAPREIWP</a>	<a href="#">View image in PDF format</a>
<a href="#">02/24/2009 -- Admin. Diss. for Reg. Agent</a>	<a href="#">View image in PDF format</a>

Summons/Case #024 09 0212  
Club Caribe Condominium Association, Inc  
5590 NW 61 Street  
Violation: 6-16  
25 Year Safety Program

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0212**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

Property Address: 5590 NW 61<sup>st</sup> Street

**Respondent**

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

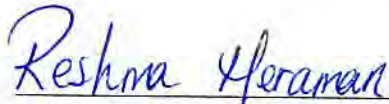
An administrative hearing was held in this matter before the undersigned Special Magistrate on February 25, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF APRIL 23, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

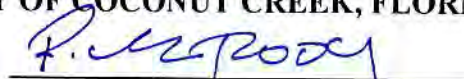
THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 4<sup>th</sup> DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

  
\_\_\_\_\_

SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_

SPECIAL MAGISTRATE

  
\_\_\_\_\_

Date Received



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**



7016 2140 0000 8545 8223

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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Domestic Mail Only

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**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

624090204  
05, 06, 07, 08,  
Postmark Here 210  
09,  
211 DL  
34126 212  
EXTA

Postage  
\$  
Total Postage an

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

Sent To  
Street and Apt. N  
City, State, ZIP+4

E229 5459 0000 04T2 9T02



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VALANCY &  
310 SE 13  
FORT LAUDER  
  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Signature  Agent

B. Received by (Printed Name)  Addressee

C. Date of Delivery 5-13-26

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:



9590 9402 8966 4064 7139 52

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8223

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

CERTIFIED MAIL



7016 2140 0000 8545 8230

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

0E29 5459 0000 04T2 9T02

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 \$

224040204,  
05,0607,08  
Postmark  
Here 210  
09, 06 211  
02 31924 212  
EXT 10

Postage \$  
Total Postage \$  
Sent To  
Street and Apt. #  
City, State, ZIP+

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

PS Form 3800, April 2015 (SNR) 5002-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MAYA TZIN  
5500 NW 61ST  
COCONUT CREEK

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Signature  Agent
- B. Received by (Printed Name)  Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



9590 9402 8966 4064 7139 69

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8230

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



COCONUT CREEK  
Client Design & Dev. Dept.  
Compliance Division  
11W Copans Road  
Coconut Creek, FL 33063



COCONUT CREEK  
Client Design & Dev. Dept.  
Compliance Division  
11W Copans Road  
Coconut Creek, FL 33063

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0212**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

Property Address: 5590 NW 61<sup>st</sup> Street

**Respondent**

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

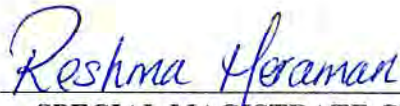
An administrative hearing was held in this matter before the undersigned Special Magistrate on January 28, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF FEBRUARY 26, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF FEBRUARY 25, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE FEBRUARY 25, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 30<sup>th</sup> DAY OF JANUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33003



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33003

CERTIFIED MAIL



7021 1970 0001 8487 7121

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

CLUB CARIBE CONDOMINIUM ASSN, INC  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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OFFICIAL USE

Certified Mail Fee	\$	2409.204
Extra Services & Fees (check box, add fee as appropriate)		205, 206, 207
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	203, Postmark Here 209
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	210, 211, 212
Postage	\$	DL EXT 2626
Total Postage and	\$	

Sent To CLUB CARIBE CONDOMINIUM ASSN, INC  
Street and Apt. No. ATTN: MAYA TZINDER  
City, State, ZIP+4 5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

7021 1970 0001 8487 7121



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



7016 2140 0000 8545 7837

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

C241090204,  
205, 206, 207,  
208 Postmark Here 209  
210, 211, 212  
12 EXT 2614

CLUB CARIBE CONDOMINIUM ASSN, INC  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

2E9L 545R 0000 04T2 9T0L

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0212**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

---

**FINAL ORDER**

*VIOLATION: FAILURE TO COMPLY WITH 25 YEAR SAFETY PROGRAM,  
BUILDING SAFETY INSPECTION PROGRAM, MINIMUM HOUSING  
CODE FOR BROWARD COUNTY / CITY CODE SEC. 6-16*

An administrative hearing was held before the undersigned Special Magistrate on November 19, 2025. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT**

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5590 NW 61<sup>st</sup> Street and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to comply with the provisions of the 25 Year Safety Program, Building Safety Inspection Program, Minimum Housing Code of Broward County, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was uncontested.

## CONCLUSIONS OF LAW:

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

## ORDER


THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 6-16 AND THE RESPONDENT IS GIVEN UNTIL DECEMBER 18, 2025 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JANUARY 28, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JANUARY 28, 2026 SPECIAL MAGISTRATE HEARING

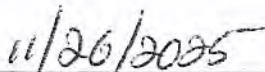
THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 24th DAY OF NOVEMBER, 2025

CITY OF COCONUT CREEK, FLORIDA

  
SPECIAL MAGISTRATE CLERK

  
SPECIAL MAGISTRATE

  
Date Received



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
The Compliance Division  
100 W. Copans Road  
Coconut Creek, FL 33003



OFFICE OF COCONUT CREEK  
Sustainable Development Dept.  
The Compliance Division  
100 W. Copans Road  
Coconut Creek, FL 33003

**CERTIFIED MAIL**



9589 0710 5270 0954 9565 42

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

CLUB CARIBE CON  
ASSOCIATION  
ATTN: MAYA T  
5500 NW 61ST  
COCONUT CREEK

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$	C24090204, 05
Extra Services & Fees (check box, add fee as appropriate)	06, 07, 09, 10
<input type="checkbox"/> Return Receipt (hardcopy) \$	Postmark Here 11, 12
<input type="checkbox"/> Return Receipt (electronic) \$	FO
<input type="checkbox"/> Certified Mail Restricted Delivery \$	DL-12/1/25
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Sent To	CLUB CARIBE CONDOMINIUM ASSOCIATION, INC. ATTN: MAYA TZINDER 5500 NW 61ST STREET COCONUT CREEK, FL 33073
Street and Apt. N	
City, State, ZIP+4	
PS Form 3800, 24 5956 4560 0225 0100 6956	

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

2. Article Number (Transfer from service label)  
9589 0710 5270 0954 9565 42

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
*Maya Tzinder*  
B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1? If YES, enter delivery address below:  Yes  No

3. Service Type
- Adult Signature Restricted Delivery
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery



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



9589 0710 5270 0954 9565 59

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

CLUB CARIBE CONDO  
ASSOCIATION, INC.  
VALANCY & REED  
310 SE 13TH ST  
FORT LAUDERDALE,

U.S. Postal Service  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

65 5956 4560 0225 0120 6956

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

C 24090204,05  
06,07,08,09,10  
Postmark Here 11 12  
DC 12/1/25

Postage \$

Total Postage and F \$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

PS Form 3800, Jan 2009

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

2. Article Number (Transfer from service label)  
9589 0710 5270 0954 9565 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent

B. Received by (Printed Name)  Addressee

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Priority Mail Express®

Registered Mail™

Signature Confirmation™

Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9063

Domestic Return Receipt

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**

State of Florida  
City of Coconut Creek  
Sustainable Development - Code Compliance

NO. C24090212

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date September 17 2024

At 10:41 (A) AM/ PM

Owner Name Club Caribe Condominium

Last First MI

Association inc

Last First MI

Owner Address 5500 NW 61 Street

Coconut Creek FL 33073

City State Zip

Legal/Folio 484207 AA 0000

Violation Location 5500 NW 61 Street

Located in the City of Coconut Creek, Broward County, FL committed the following violation, contrary to law:

25 year Safety Program  
Minimum Housing Code for  
Broward County, Florida #24003401

In violation of Chapter(s) 6 Section(s) 16

Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 19 DAY OF November, 2024 AT 2:30 PM IN THE

City of Coconut Creek Government Center

Commission Chambers

4800 West Copans Road

Coconut Creek, Florida 33063

**EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$~~500~~ A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.**

YOU OR A REPRESENTATIVE MUST APPEAR.

Daniella Ordonez 11/5/25 356  
Officer Signature Date ID#

Daniella Ordonez  
Printed Name

James Niquist 11-5-25  
Signature Acknowledging Receipt of this Notice Date

James Niquist  
Printed Name

If you have any questions, call 954-956-1476 or 954-1576 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C24090212	5590 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 09/17/2024

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: November 5, 2025 - Receipt/Article #: 9589071052701776034050/9589071052701776034067  
Return Receipt Requested

Hand Delivery – Date: November 5, 2025 - Time: 11:30 a.m. - Name: James Nyquist

Commercial Property – Title/ relationship to business: Property Manager

Additional Service – F.S. 162.12(2):

Posting at Property – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

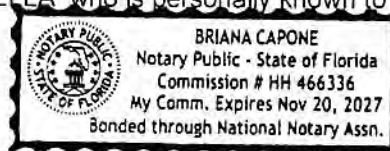
  
Signature of Code Compliance Officer

Daniella Ordonez  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 6 day of November, 2025 by ORDONEZ, DANIELLA who is personally known to me.

  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Sustainable Development Dept  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

9589 0710 5270 1776 0340 50



CLUB CARIBE CONDOMINIUM  
ASSOCIATION, INC.  
MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

05 04ED 92LT 0225 0T20 6956

Certified Mail Fee	\$	24.90 204
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	Summons 205
<input type="checkbox"/> Return Receipt (electronic)	\$	206
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	Here 207
<input type="checkbox"/> Adult Signature Required	\$	208
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	DL 209
Postage	\$	210
Total Postage a	\$	211
Sent To	CLUB CARIBE CONDOMINIUM	
Street and Apt.	ASSOCIATION, INC.	
City, State, ZIP+	MAYA TZINDER	
	5500 NW 61ST STREET	
	COCONUT CREEK, FL 33073	
PS Form 3800		



CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4300 W. Copans Road  
Coconut Creek, FL 33063



9589 0710 5270 1776 0340 67

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

CERTIFIED MAIL

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

29 04E0 942T 0225 0T20 6956

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$

024090209  
Summary 205  
Postmark Here 206  
209  
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Sent To \_\_\_\_\_  
Street and Apt. # \_\_\_\_\_  
City, State, ZIP+4 \_\_\_\_\_

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

**Sec. 6-16. - Adoption of Minimum Housing Code for Broward County.**

The "Minimum Housing Code for Broward County, Florida" as adopted by Broward County, Florida Ordinance Nos. 76-55, 79-36, and 82-58, codified as Article IV of Chapter 5, Broward County Code of Ordinances entitled "Housing Code," Sections 5-52 through 5-73, as it may be amended from time to time, is hereby adopted by the city by reference, and incorporated by reference into this Code as though set out in full.

(Ord. No. 101-88, § 1, 2-11-88)



NW 57TH

ACCESS RD N SR7 N SR7

NW 61ST ST

ACCESS

N SR7 N SR7

SS RAMP

N SR7 N SR7

ACCESS RD

ACCESS RD

SAWGRASS RAMP

SAWGRASS RAMP

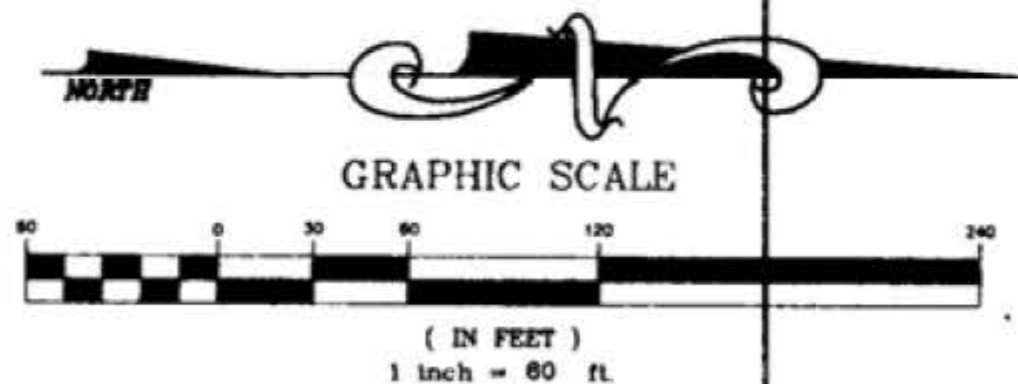
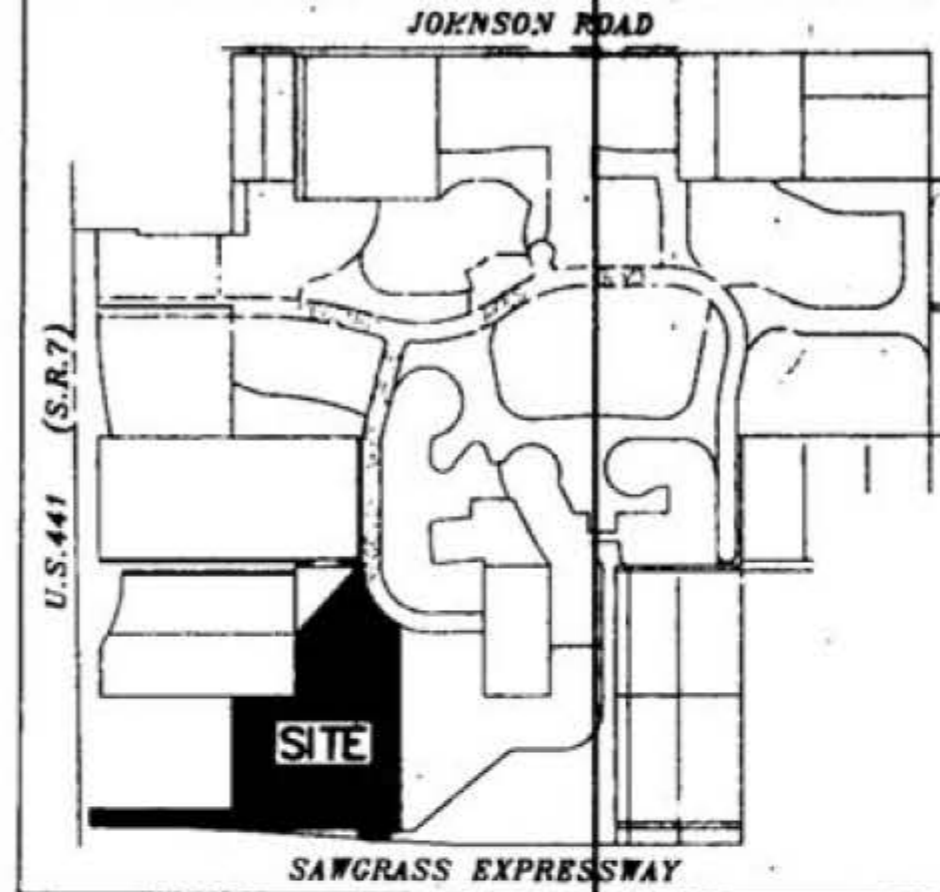
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL "A", a distance of 405.43 feet; thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E, a distance of 690.00 feet; thence N 89° 36' 17" E, a distance of 660.00 feet; thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING (the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve; thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL "A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.98 feet; thence S 89° 36' 21" W, a distance of 748.86 feet; thence S 00° 23' 39" E, a distance of 15.00 feet; thence N 87° 35' 44" W, a distance of 659.85 feet; thence N 01° 03' 55" W, a distance of 70.00 feet; thence N 89° 44' 58" E, a distance of 747.08 feet; thence N 00° 24' 54" W, a distance of 588.97 feet; thence N 89° 36' 17" E, a distance of 330.26 feet; thence N 00° 23' 43" W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL "A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

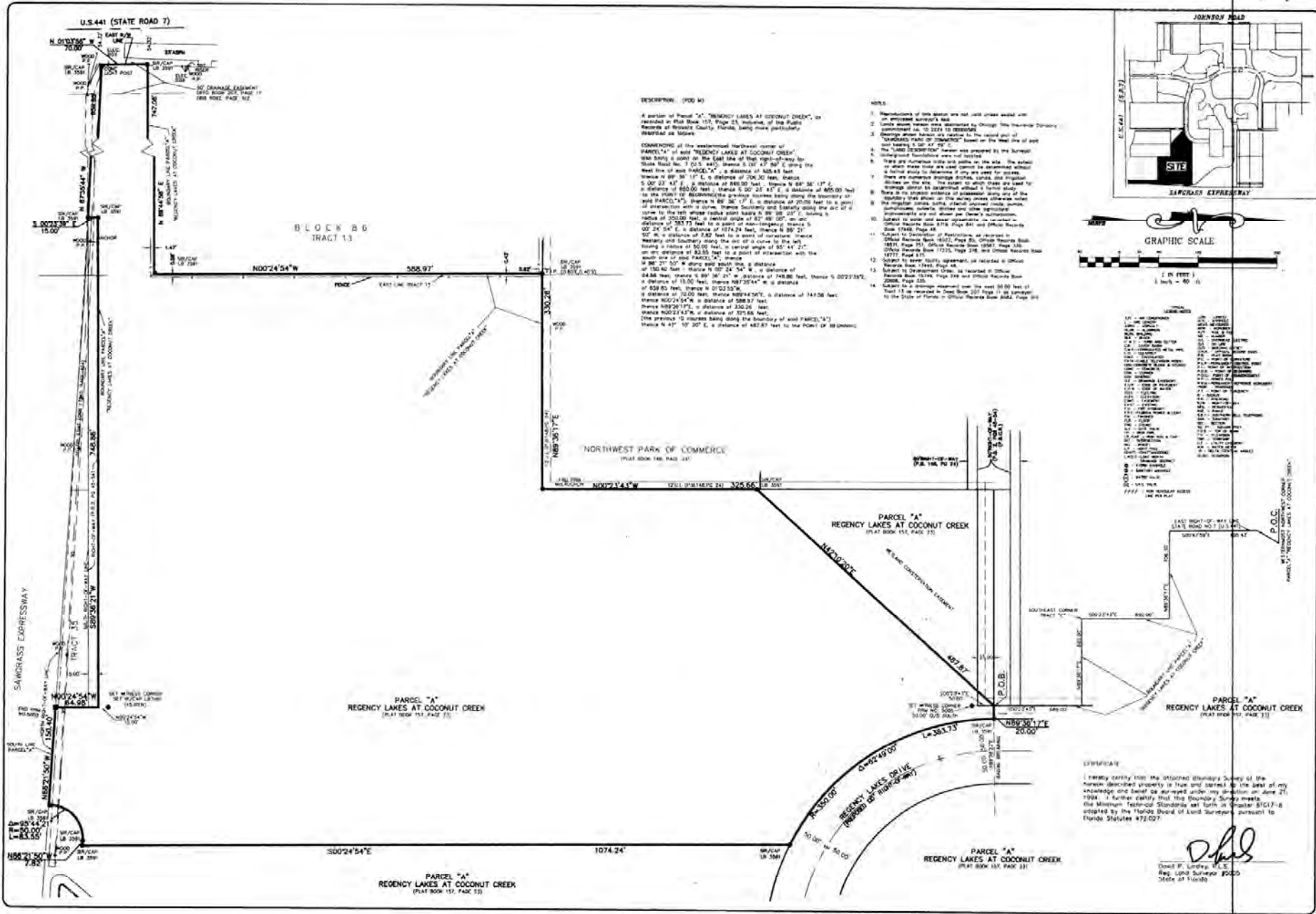
NOTES:

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000569
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 59" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unpaved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85; Official Records Book 18571, Page 751; Official Records Book 16587, Page 339; Official Records Book 17225, Page 378, and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20006, Page 335.
14. Subject to a drainage easement over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 312.



TYPICAL LEGEND NOTES

A/C - AIR CONDITIONER	LOW - LOWEST
L - ARC LENGTH	M.H. - MANHOLE
ASPH. - ASPHALT	MEAS. - MEASURED
ALUM. - ALUMINUM	MON. - MONUMENT
	N/T - N.B. & T.A.



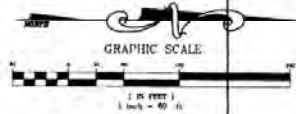
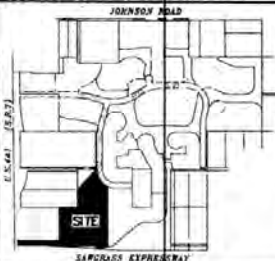
**DESCRIPTION (JOB NO)**

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, Ordinance, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westerly Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", then going a corner on the East line of that right-of-way for State Road No. 7 (S.W. 441), thence S 10° 47' 30" E, along the East line of said PARCEL "A", a distance of 523.83 feet; thence N 89° 35' 11" E, a distance of 706.30 feet; thence S 00° 22' 43" E, a distance of 882.00 feet; thence N 88° 26' 17" E, a distance of 885.00 feet to the center of RECREATION DRIVE running along the boundary of said PARCEL "A"; thence N 88° 26' 17" E, a distance of 270.00 feet to a point; thence to the 1st upper (1st) point back to 89° 35' 11" E, bearing a distance of 523.73 feet to a point of intersection with S 02° 57' 04" E, a distance of 1074.24 feet; thence S 89° 21' 00" W, bearing and distance along the cut of a curve to the West bearing a value of 50.00 feet, in a curve angle of 82° 47' 21", an arc distance of 82.00 feet to a point of intersection with the South line of said PARCEL "A"; thence S 89° 21' 00" W, along said curve, a distance of 152.40 feet; thence N 02° 57' 04" E, a distance of 44.88 feet; thence S 89° 35' 11" E, a distance of 748.80 feet; thence S 02° 23' 33" E, a distance of 13.00 feet; thence N 88° 26' 17" E, a distance of 528.85 feet; thence N 02° 53' 33" E, a distance of 352.26 feet; thence N 02° 24' 54" W, a distance of 375.88 feet; (the previous 12 courses being along the boundary of said PARCEL "A"); thence N 47° 10' 30" E, a distance of 487.87 feet to the Point of Beginning.

**NOTES**

1. Measurements of this station are not used unless noted on an attached surveyor's map.
2. Lines shown herein were obtained by Chicago Theodolite Stationary instrument no. 12 223 15 (RECORDED).
3. Bearings shown herein are related to the natural line of "MAGNETIC NORTH OF FLORIDA" based on the West line of said Plat Book 157, Page 23.
4. The L&L 22387104" Survey was completed by the Surveyor and theodolite instrument used is listed.
5. Independent boundaries were not located.
6. To the extent that any lines and points on this site, the subject of this survey, are used for any purpose, the surveyor assumes no liability for any error or omission if they are used for any purpose other than that for which they were intended.
7. There are numerous storage piles, tanks, and structural members on this site. The extent of such items are used for storage should be determined without a heavy study.
8. There is no direct evidence of possession being in the possession of that office on the survey lines otherwise noted the magnetic north, electrical ground rods, monuments, monuments, etc. are not shown on this survey.
9. Located to water and sewer systems as located in Official Records Book 1078, Page 881 and Official Records Book 1088, Page 88.
10. Subject to Declaration of Partition, as recorded in Official Records Book 1022, Page 81, Official Records Book 1037, Page 151, Official Records Book 1087, Page 133, Official Records Book 1075, Page 378, and Official Records Book 1077, Page 171.
11. Subject to Surveyor's Report, as recorded in Official Records Book 1047, Page 18.
12. Subject to Surveyor's Report, as recorded in Official Records Book 1047, Page 18.
13. Subject to Surveyor's Report, as recorded in Official Records Book 1047, Page 18.
14. Parcel 13 is recorded in Plat Book 157, Page 11 of this plat. Parcel 13 is recorded in Plat Book 157, Page 11 of this plat. Parcel 13 is recorded in Plat Book 157, Page 11 of this plat.



NO.	DESCRIPTION	BEARING	DISTANCE
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2518

DATE: 6-21-04  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]  
 SCALE: 1" = 50'

6-21-04  
 DATE: 6-21-04  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]  
 SCALE: 1" = 50'

A PORTION OF PARCEL "A"  
 REGENCY LAKES AT COCONUT CREEK  
 BOUNDARY SURVEY

CATERFIELD & WARRNER, INC.  
 Surveyors  
 7301A West Palm Beach Blvd., Suite 1004  
 West Palm Beach, Florida 33413 (407) 382-1891

I hereby certify that the attached Boundary Survey of the herein described property is true and correct by the best of my knowledge and belief as expressed under my direction on June 21, 2004. I further certify that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 81G17-6 adopted by the Florida Board of Land Surveyors pursuant to Florida Statutes 475.007.

[Signature]  
 David H. Linsky, P.L.S.  
 Reg. and Surveyor #2025  
 State of Florida



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N06000000025
<b>FEI/EIN Number</b>	20-5806651
<b>Date Filed</b>	12/29/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	05/11/2009
<b>Event Effective Date</b>	NONE

### Principal Address

ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Mailing Address

ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Registered Agent Name & Address

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

### Officer/Director Detail

#### **Name & Address**

Title PD

TZINDER, MAYA  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Title VP

Cohen, Baruch  
5500 NW 61 Street  
Coconut Creek, FL 33073

Title Secretary, Treasurer

Pearlman, Andrew  
5500 NW 61 Street  
COCONUT CREEK, FL 33073

#### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	04/12/2023
2024	04/23/2024
2025	03/03/2025

#### Document Images

<a href="#">03/03/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">01/15/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">03/20/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/24/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/10/2010 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/16/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2009 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">05/11/2009 -- CORAPREIWP</a>	<a href="#">View image in PDF format</a>
<a href="#">02/24/2009 -- Admin. Diss. for Reg. Agent</a>	<a href="#">View image in PDF format</a>

Summons/Case #C25 08 0103  
Club Caribe Condo Association Inc  
5600 NW 61 St  
Violation: 13-38-a  
Failure to complete permit process

---

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C25-08-0103**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

---

**FINAL ORDER**

*VIOLATION: FAILURE TO COMPLETE BUILDING PERMIT PROCESS FOR BROWARD COUNTY BUILDING SAFETY INSPECTION PROGRAM / CITY CODE SEC. 13-38 (A)*

An administrative hearing was held before the undersigned Special Magistrate on February 25, 2026. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT**

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5600 NW 61<sup>st</sup> Street 19408 total area and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to complete building permit process for Broward County Building Safety Inspection Program, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was uncontested.

**CONCLUSIONS OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL APRIL 23, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 22, 2026, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 27th DAY OF FEBRUARY, 2026

**CITY OF COCONUT CREEK, FLORIDA**

Reshma Peraman  
SPECIAL MAGISTRATE CLERK

R. Verpooy  
SPECIAL MAGISTRATE

3/4/2026

Date Received



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



7016 2140 0000 8545 8155

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$ 06,07,08

Total Postage \$ FO

Sent To VALANCY & REED, P.A.

Street and A 310 SE 13TH STREET

City, State, Z FORT LAUDERDALE, FL 33316

PS Form 38

Postmark Here FO 3/19/26

D.L

5519 5459 0000 0472 9T02

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature [Signature]  Agent
- B. Received by (Printed Name) STEPHAN WALLEY  Addressee
- C. Date of Delivery 3-15-26
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

**3. Service Type**

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Insured Mail                                  | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |



9590 9402 8966 4064 7138 77

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8155

Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



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Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL®



7016 2140 0000 8545 8148

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee \$	C25080103
Extra Services & Fees (check box, add fee as appropriate)	05, 06, 01, 08
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	FO
Total Postage \$	DL 3 1986
Sent To	MAYA TZINDER
Street and Apt.	5500 NW 61ST STREET
City, State, ZIP	COCONUT CREEK, FL 33073
PS Form 3800	

94TR 5459 0000 04T2 9T02



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CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 330

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

COMPLETE THIS SECTION ON DELIVERY

A. Signature  X

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below: \_\_\_\_\_



9590 9402 8966 4064 7138 84

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8148

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**IMPORTANT INSTRUCTIONS**

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

**SUMMONS TO APPEAR**

State of Florida NO. C25080103  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Thursday Date August 21 2025

At 12:13 AM/PM

Owner Name Club Caribe Condominium Association, Inc  
Last First MI  
Association, Inc  
Last First MI

Owner Address 5500 NW 61 Street  
Coconut Creek FL 33073  
City State Zip

Legal/Folio 484207 AA 0000

Violation Location 5600 NW 61 St  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Failure to complete permit process  
Broward County Safety Inspection  
Program. Total Sq Ft 19408

In violation of Chapter(s) 13 Section(s) 38-a  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 25 DAY OF February, 2026 AT 2:30 PM IN THE City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$          . A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
Daniella Ordonez 2/10/26 356  
Officer Signature Date ID#

Daniella Ordonez  
Printed Name

James Niquist 2/10/26  
Signature Acknowledging Receipt of this Notice Date

James Niquist  
Printed Name

If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25080103	5600 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

I, ORDONEZ, DANIELLA , hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 08/21/2025

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 02/11/2026 - Receipt/Article #:9589071052701529343705/958907105271529343675  
Return Receipt Requested

- Hand Delivery – Date: 02/10/2026 - Time: 12:30 P.M.- Name: James Nyquist
- Commercial Property – Title/ relationship to business: Property Manager

Additional Service – F.S. 162.12(2):

- Posting at Property – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ (See Photo of Posting)
- Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

*Daniella Ordonez*  
Signature of Code Compliance Officer

Daniella Ordonez  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 12 day of February, 2026 by ORDONEZ, DANIELLA who is personally known to me.

*Reshma Heraman*  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
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Total Postage a	
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Sent To	
Street and Apt.	
City, State, Zip	

C25080103  
105, 106, 107, 108  
Postmark Here  
Summons  
DL 2/11/26

TZINDER, MAYA  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1529 3437 05

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50 24HE 625T 0225 0T20 695B

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
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Street and Ap	
City, State, Zi	

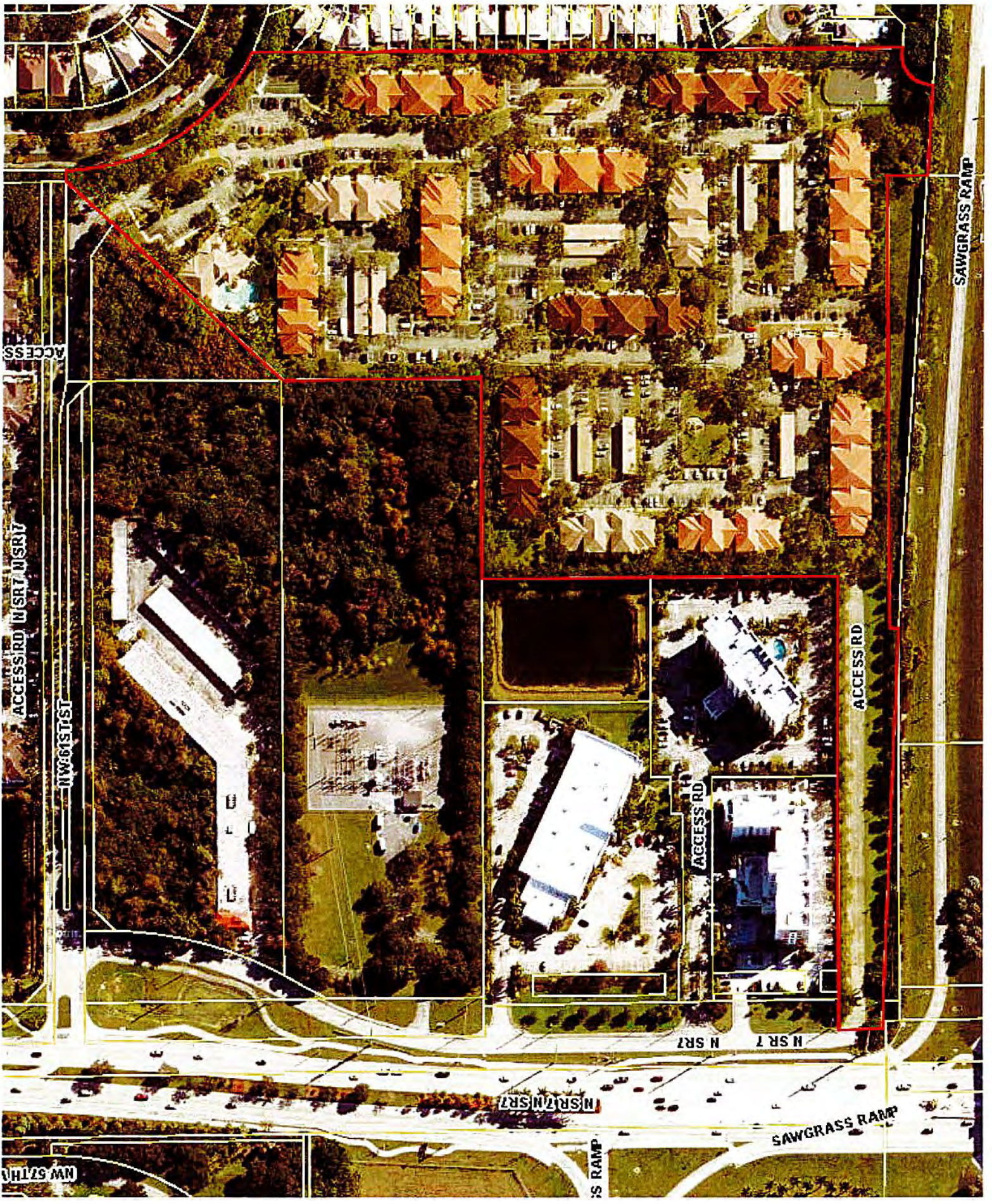
C25080103,  
105, 106, 107, 108  
Postmark  
Here  
summons  
D.L. 2/1/26

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

**Sec. 13-38. - Building permits.**

- (a) **Required.** A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) **Filing application.** Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) **Processing of application.**
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
  - (2) Permit applications are reviewed by the community development department.
  - (3) Applications are returned to the applicant for correction or approved as submitted.
  - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) **General requirements.**
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
  - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
    - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
    - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
  - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
  - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

(Ord. No. 115-86, § 108.09, 7-10-86; Ord. No. 159-87, § 108.09, 6-11-87; Ord. No. 2001-042, § 3, 2-28-02)



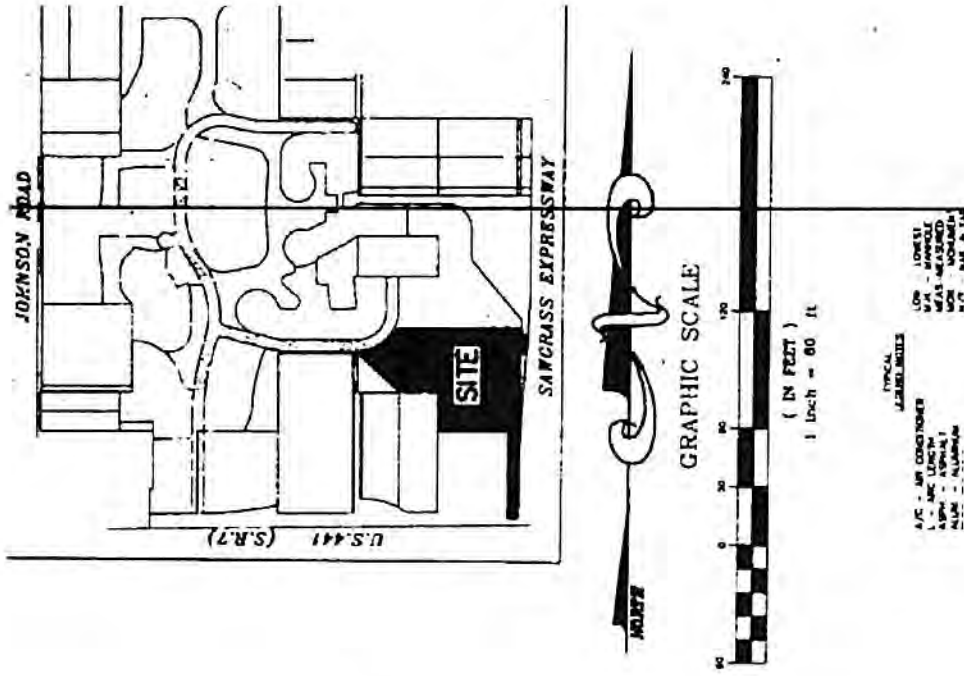
DESCRIPTION: (POD W)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 58" E along the West line of said PARCEL "A", a distance of 405.43 feet thence N 89° 36' 17" E, a distance of 706.30 feet, thence S 00° 23' 43" E, a distance of 690.00 feet, thence N 89° 36' 17" E, a distance of 680.00 feet, thence S 00° 23' 43" E, a distance of 685.00 feet to the POINT OF BEGINNING (the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point on the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", on arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet, thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature, thence Westerly and Southerly along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 93° 44' 21" on arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL "A", thence N 86° 21' 50" W along said South line, a distance of 150.40 feet, thence N 00° 24' 54" W, a distance of 64.98 feet; thence S 89° 36' 21" W, a distance of 748.66 feet; thence S 00° 23' 39" E, a distance of 15.00 feet; thence N 67° 35' 44" W, a distance of 839.85 feet, thence N 01° 03' 55" W, a distance of 70.00 feet, thence N 89° 44' 50" E, a distance of 747.08 feet, thence N 00° 24' 54" W, a distance of 588.97 feet, thence N 89° 36' 17" E, a distance of 330.26 feet, thence N 00° 23' 43" W, a distance of 325.66 feet, (the previous 10 courses being along the boundary of said PARCEL "A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless made with unexpired surveyor's seal.
2. Land shown is not to be construed by Chicago Title Insurance Company commitment no. 10 2231 10 00000508.
3. Bearings shown hereon are referred to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 58" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trails and paths on the site. The extent to which these trails are used cannot be determined without a formal study to determine if any are needed for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal ungraded roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85, Official Records Book 18371, Page 73; Official Records Book 16587, Page 339, Official Records Book 17225, Page 378 and Official Records Book 18777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 249 and Official Records Book 18068, Page 335.
14. Subject to a drainage easement over the east 50.00 feet of Tract 11 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 8082, Page 312.







[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
 CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N06000000025
<b>FEI/EIN Number</b>	20-5806651
<b>Date Filed</b>	12/29/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	05/11/2009
<b>Event Effective Date</b>	NONE

### Principal Address

ATTN: MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Mailing Address

ATTN: MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Registered Agent Name & Address

VALANCY & REED, P.A.  
 310 SE 13TH STREET  
 FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

### Officer/Director Detail

#### **Name & Address**

Title PD

Summons/Case #C25 08 0105  
Club Caribe Condo Association Inc  
5610 NW 61 St  
Violation: 13-38-a  
Failure to complete permit process

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C25-08-0105**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

---

**FINAL ORDER**

*VIOLATION: FAILURE TO COMPLETE BUILDING PERMIT PROCESS FOR BROWARD COUNTY BUILDING SAFETY INSPECTION PROGRAM / CITY CODE SEC. 13-38 (A)*

An administrative hearing was held before the undersigned Special Magistrate on February 25, 2026. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT**

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5610 NW 61<sup>st</sup> Street 30696 total area and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to complete building permit process for Broward County Building Safety Inspection Program, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was uncontested.

**CONCLUSIONS OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL APRIL 23, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 22, 2026, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 27th DAY OF FEBRUARY, 2026

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

3/4/2026  
Date Received



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Cocoonut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Cocoonut Creek, FL 33063

CERTIFIED MAIL



7016 2140 0000 8545 8155

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage \$

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Street and A 310 SE 13TH STREET  
City, State, Z FORT LAUDERDALE, FL 33316

Postmark Here 06, 07, 08 FO  
D.L 3/9/06

PS Form 38

5519 5459 0000 0472 9T02

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
  - Print your name and address on the reverse so that we can return the card to you.
  - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature [Signature]  Agent
- B. Received by (Printed Name) STEPHAN ROY  Addressee
- C. Date of Delivery 3-15-06
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No



9590 9402 8966 4064 7138 77

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8155

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



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CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL®



7016 2140 0000 8545 8148

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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OFFICIAL USE	
Certified Mail Fee \$	C25080103
Extra Services & Fees (check box, add fee as appropriate)	05, 06, 01, 08
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	FO
Total Postage \$	DL 3 1906
Sent To	MAYA TZINDER
Street and Apt.	5500 NW 61ST STREET
City, State, ZIP	COCONUT CREEK, FL 33073
PS Form 3800	

94TR 5459 0000 04T2 9T02



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CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 330

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent

B. Received by (Printed Name)  Addressee

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

9590 9402 8966 4064 7138 84



2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8148

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**IMPORTANT INSTRUCTIONS**

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

**SUMMONS TO APPEAR**

State of Florida NO. C25080105  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Thursday Date August 21 2025  
At 12:20 AM/PM (P)

Owner Name Club Caribe Condominium  
Last First MI  
Association, Inc  
Last First MI

Owner Address 5500 NW 61 St  
Coconut Creek FL 33073  
City State Zip

Legal/Folio 484207 AA 0000

Violation Location 5610 NW 61 St  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Failure to complete permit process  
Broward County Safety Inspection  
Program Total Sqft: 30696

In violation of Chapter(s) 13 Section(s) 38-a  
Code of Ordinances of the City of Coconut Creek, Broward  
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE  
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,  
FLORIDA ON Wednesday, THE 25 DAY  
OF February, 2026, AT 2:30 PM IN THE  
City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT  
TO EXERCISE EITHER OPTION AS STATED ON THE  
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS  
\$~~500~~ A FINE AMOUNT OF UP TO \$500 MAY BE  
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH  
DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
Daniella Ordóñez 2/10/26 356  
Officer Signature Date ID#

Daniella Ordóñez  
Printed Name

James M. [Signature] 2/10/26  
Signature Acknowledging Receipt of this Notice Date

James M. [Signature]  
Printed Name

If you have any questions, call 954-956-1476 or 956-1576  
between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25080105	5610 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 08/21/2025

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 02/11/2026 - Receipt/Article #: 9589071052701529343705/958907105271529343675  
Return Receipt Requested

Hand Delivery – Date: 02/10/2026 - Time: 12:30 P.M. - Name: James Nyquist

Commercial Property – Title/ relationship to business: Property Manager

Additional Service – F.S. 162.12(2):

Posting at Property – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

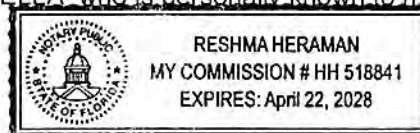
*Daniella Ordonez*  
Signature of Code Compliance Officer

Daniella Ordonez  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 12 day of February, 2026 by ORDONEZ, DANIELLA, who is personally known to me.

*Reshma Heraman*  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



**CITY OF COCONUT CREEK**  
 Resilient Design & Dev. Dept.  
 Code Compliance Division  
 4800 W. Copans Road  
 Coconut Creek, FL 33063

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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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 Postmark  
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 Summo:5  
 DL 01/26

Postage

\$

Total Postage \$

\$

Sent To

Street and Apt.

City, State, ZIP+

TZINDER, MAYA  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

PS Form 3800

52 9E4E 6E5T 0L25 0TLD 6956



CITY OF COCONUT CREEK  
Excellent Design & Dev. Dept.  
Code Compliance Division  
800 W. Copans Road  
Coconut Creek, FL 33063

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/>	Return Receipt (hardcopy) \$
<input type="checkbox"/>	Return Receipt (electronic) \$
<input type="checkbox"/>	Certified Mail Restricted Delivery \$
<input type="checkbox"/>	Adult Signature Required \$
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Postage	
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Total Postage	
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C26080103,  
105, 106, 107, 108  
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Summons  
D.L. 2/16/06

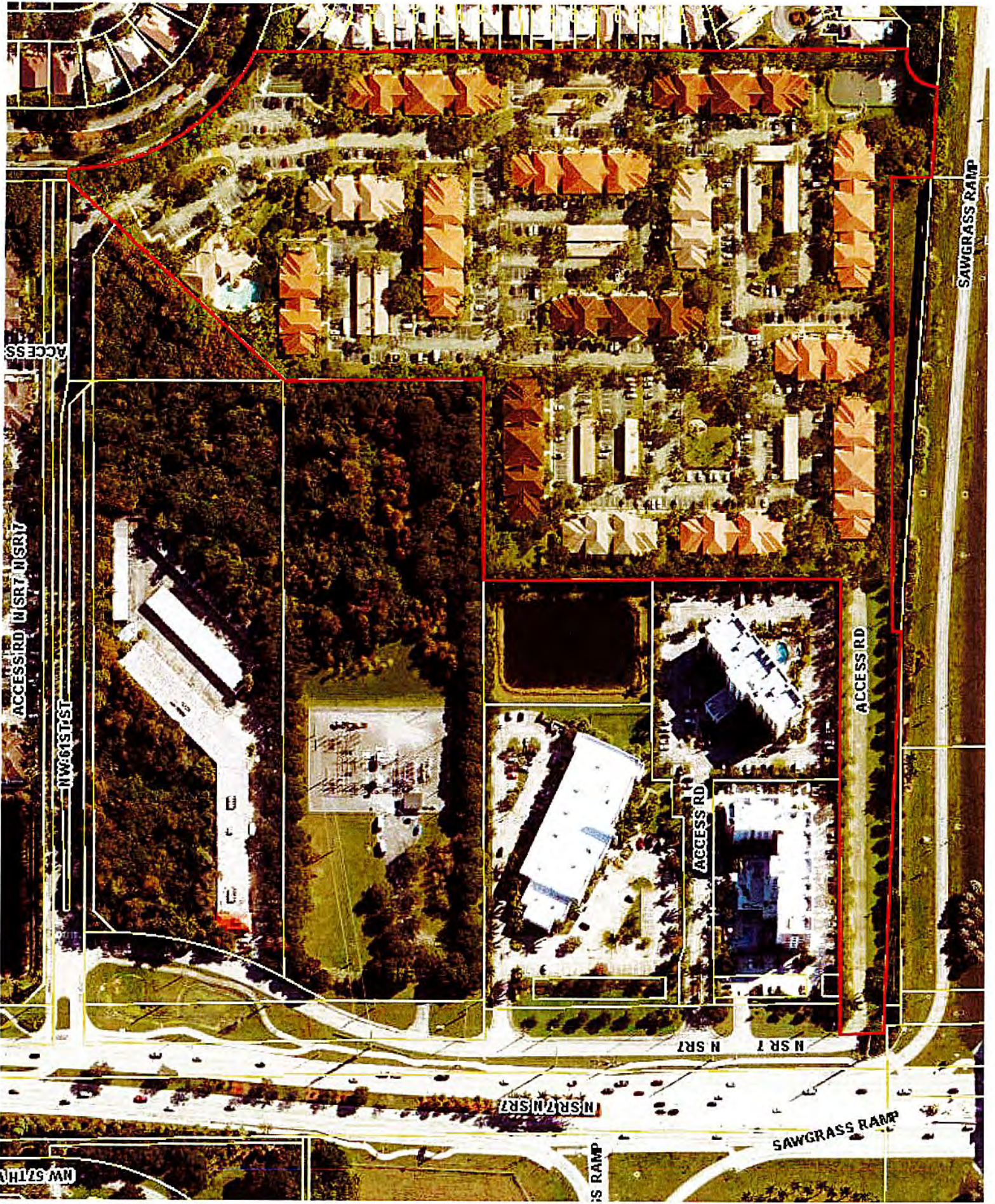
Sent To	
VALANCY & REED, P.A.	
310 SE 13TH STREET	
FORT LAUDERDALE, FL 33316	
Street and Ap	
City, State, Zi	

50 2E4E 625T 0225 0T20 6956

**Sec. 13-38. - Building permits.**

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
  - (2) Permit applications are reviewed by the community development department.
  - (3) Applications are returned to the applicant for correction or approved as submitted.
  - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
  - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
    - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
    - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
  - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
  - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

(Ord. No. 115-86, § 108.09, 7-10-86; Ord. No. 159-87, § 108.09, 6-11-87; Ord. No. 2001-042, § 3, 2-28-02)



ACCESS

ACCESS RD NSR7 NSR7

NW 61ST ST

NW 57TH

NSR7 NSR7

NS RAMP

SAWGRASS RAMP

NSR1 NSR7

SAWGRASS RAMP

ACCESS RD

ACCESS RD

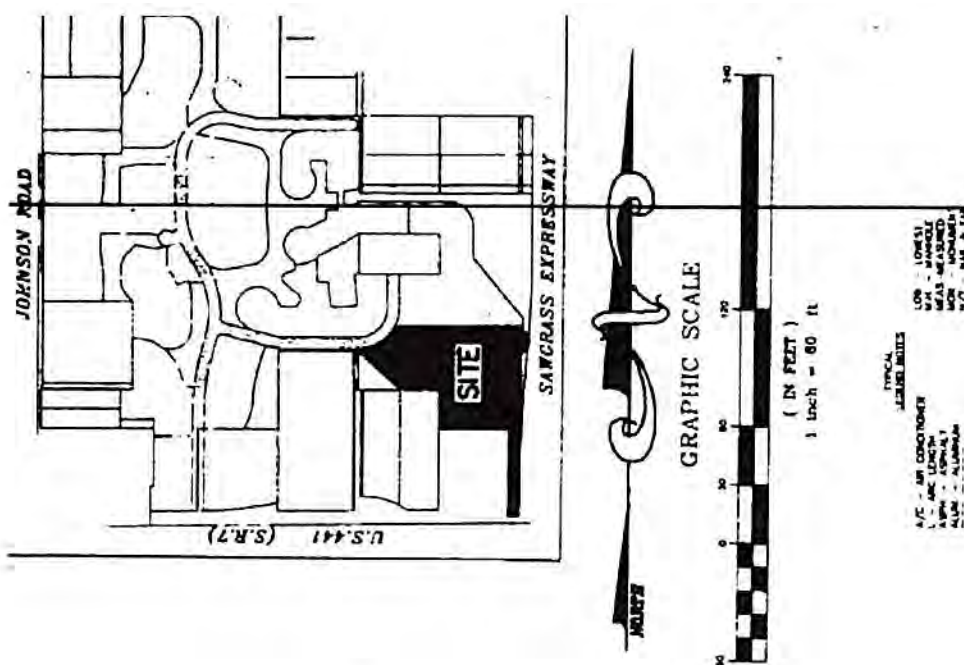
**DESCRIPTION: (POD M)**

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 137, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL "A", of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 58" E along the West line of said PARCEL "A", a distance of 403.43 feet thence N 89° 36' 17" E, a distance of 706.30 feet, thence S 00° 23' 43" E, a distance of 690.00 feet; thence N 89° 35' 17" E, a distance of 655.00 feet to the POINT OF BEGINNING; the previous courses being along the boundary of said PARCEL "A"; thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve, thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 67° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet, thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 93° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL "A"; thence N 86° 21' 50" W along road South line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.98 feet; thence S 89° 36' 21" W, distance of 748.86 feet; thence S 00° 23' 19" E, a distance of 15.00 feet; thence N 87° 35' 44" W, a distance of 529.85 feet; thence N 01° 03' 55" W, a distance of 70.00 feet; thence N 89° 44' 38" E, a distance of 747.08 feet; thence N 00° 24' 54" W, a distance of 588.97 feet; thence N 89° 36' 17" E, a distance of 330.26 feet; thence N 00° 23' 43" W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL "A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

**NOTES:**

1. Reproductions of this sketch are not valid unless made with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000389.
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 58" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous traps and paths on the site. The adjacent to which these traps are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, alleged unimproved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 8719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16572, Page 85, Official Records Book 18371, Page 731; Official Records Book 16307, Page 339; Official Records Book 17275, Page 378, and Official Records Book 20777, Page 875.
12. Subject to sewer facility agreement, as recorded in Official Records Book 7449, Page 48.
13. Subject to water and sewer agreements, as recorded in Official Records Book 15749, Page 749 and Official Records Book 20098, Page 335.
14. Tract 13 as recorded in Deed Book 207, Page 11, as conveyed to the State of Florida in Official Records Book 16822, Page 317.







[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
 CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N06000000025
<b>FEI/EIN Number</b>	20-5806651
<b>Date Filed</b>	12/29/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	05/11/2009
<b>Event Effective Date</b>	NONE

### Principal Address

ATTN: MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Mailing Address

ATTN: MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Registered Agent Name & Address

VALANCY & REED, P.A.  
 310 SE 13TH STREET  
 FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

### Officer/Director Detail

#### **Name & Address**

Title PD

Summons/Case #C25 08 0106  
Club Caribe Condo Association Inc  
5620 NW 61 St  
Violation: 13-38-a  
Failure to complete permit process

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C25-08-0106**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

---

**FINAL ORDER**

*VIOLATION: FAILURE TO COMPLETE BUILDING PERMIT PROCESS FOR BROWARD COUNTY BUILDING SAFETY INSPECTION PROGRAM / CITY CODE SEC. 13-38 (A)*

An administrative hearing was held before the undersigned Special Magistrate on February 25, 2026. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT**

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5620 NW 61<sup>st</sup> Street 20544 total area and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to complete building permit process for Broward County Building Safety Inspection Program, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was uncontested.

**CONCLUSIONS OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL APRIL 23, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 22, 2026, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 27th DAY OF FEBRUARY, 2026

**CITY OF COCONUT CREEK, FLORIDA**

  
SPECIAL MAGISTRATE CLERK

  
SPECIAL MAGISTRATE

3/4/2026

Date Received



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Cocoonut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Cocoonut Creek, FL 33063

**CERTIFIED MAIL**



7016 2140 0000 8545 8155

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL USE</b>	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	025060103,05 06, 07, 08 Postmark Here <b>FO</b> D.L 3/9/26
Postage \$ Total Postage \$	
Sent To Street and A City, State, Z	
VALANCY & REED, P.A. 310 SE 13TH STREET FORT LAUDERDALE, FL 33316	
PS Form 38	

5519 5459 0000 0472 9T02

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature *[Signature]*  Agent  Addressee
- B. Received by (Printed Name) *STEPHAN ROY* C. Date of Delivery *3-15-26*
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:



9590 9402 8966 4064 7138 77

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8155

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



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CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

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7016 2140 0000 8545 8148

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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Certified Mail Fee \$	C25080103
Extra Services & Fees (check box, add fee as appropriate)	05, 06, 01, 08
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	FO
Total Postage \$	DL 3 1906
Sent To	MAYA TZINDER
Street and Apt.	5500 NW 61ST STREET
City, State, ZIP	COCONUT CREEK, FL 33073
PS Form 3800	

94TR 5459 0000 04T2 9T02



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CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 330

SENDER: COMPLETE THIS SECTION	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	
1. Article Addressed to:	
MAYA TZINDER 5500 NW 61ST STREET COCONUT CREEK, FL 33073	
2. Article Number (Transfer from service label)	
7016 2140 0000 8545 8148	
COMPLETE THIS SECTION ON DELIVERY	
A. Signature	<input type="checkbox"/> Agent
<input checked="" type="checkbox"/> Signature	<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053	
Domestic Return Receipt	

**IMPORTANT INSTRUCTIONS**

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

**SUMMONS TO APPEAR**

State of Florida NO. C25080106

City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Thursday Date August 21 2025

At 12:50 AM PM

Owner Name Club Caribe Condominium Association, Inc.  
Last First MI

Owner Address 5500 NW 61 Street  
Coconut Creek FL 33073  
City State Zip

Legal/Folio 484207A 0000

Violation Location 5620 NW 61 Street  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Failure to complete permit process  
Broward County Safety Inspection  
Program. Total Sq Ft: 20544

In violation of Chapter(s) 13 Section(s) 38-a  
Code of Ordinances of the City of Coconut Creek, Broward  
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE  
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,  
FLORIDA ON Wednesday, THE 25 DAY  
OF February, 2026, AT 2:30 PM IN THE  
City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT  
TO EXERCISE EITHER OPTION AS STATED ON THE  
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS  
\$            A FINE AMOUNT OF UP TO \$500 MAY BE  
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH  
DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
Daniella Ordonez 2/10/26 356  
Officer Signature Date ID#

Daniella Ordonez  
Printed Name

James N. Dits 2/10/26  
Signature Acknowledging Receipt of this Notice Date

James N. Dits  
Printed Name

If you have any questions, call 954-956-1476 or 954-1576  
between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25080106	5620 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

I, ORDONEZ, DANIELLA , hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 08/21/2025

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 02/11/2026 - Receipt/Article #:9589071052701529343705/958907105271529343675  
Return Receipt Requested

Hand Delivery – Date: 02/10/2026 - Time: 12:30 P.M.- Name: James Nyquist

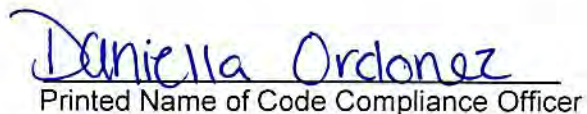
Commercial Property – Title/ relationship to business: Property Manager

Additional Service – F.S. 162.12(2):

Posting at Property – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ (See Photo of Posting)

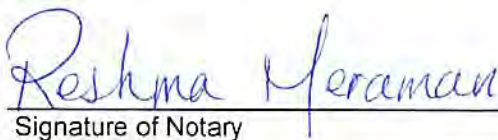
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

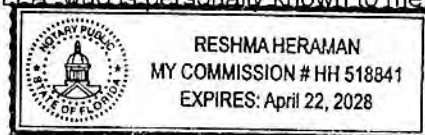
  
Signature of Code Compliance Officer

  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 12 day of February, 2026 by ORDONEZ, DANIELLA, who is personally known to me.

  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

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TZINDER, MAYA  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage a	\$
Sent To	
Street and Apt.	
City, State, ZIP+	

C25080103  
105, 106, 107, 108  
Postmark Here  
Summers  
DL 2/11/20

TZINDER, MAYA  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

52 9EHE 625T 0225 0T20 6956



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



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VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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**OFFICIAL USE**

Certified Mail Fee	\$	C85080103, 105, 106, 107, 108 Postmark Here Summers D.L. 2/1/06
Extra Services & Fees (check box, add fee as appropriate)	\$	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage	\$	
Sent To	VALANCY & REED, P.A.	
Street and Ap	310 SE 13TH STREET	
City, State, Zi	FORT LAUDERDALE, FL 33316	

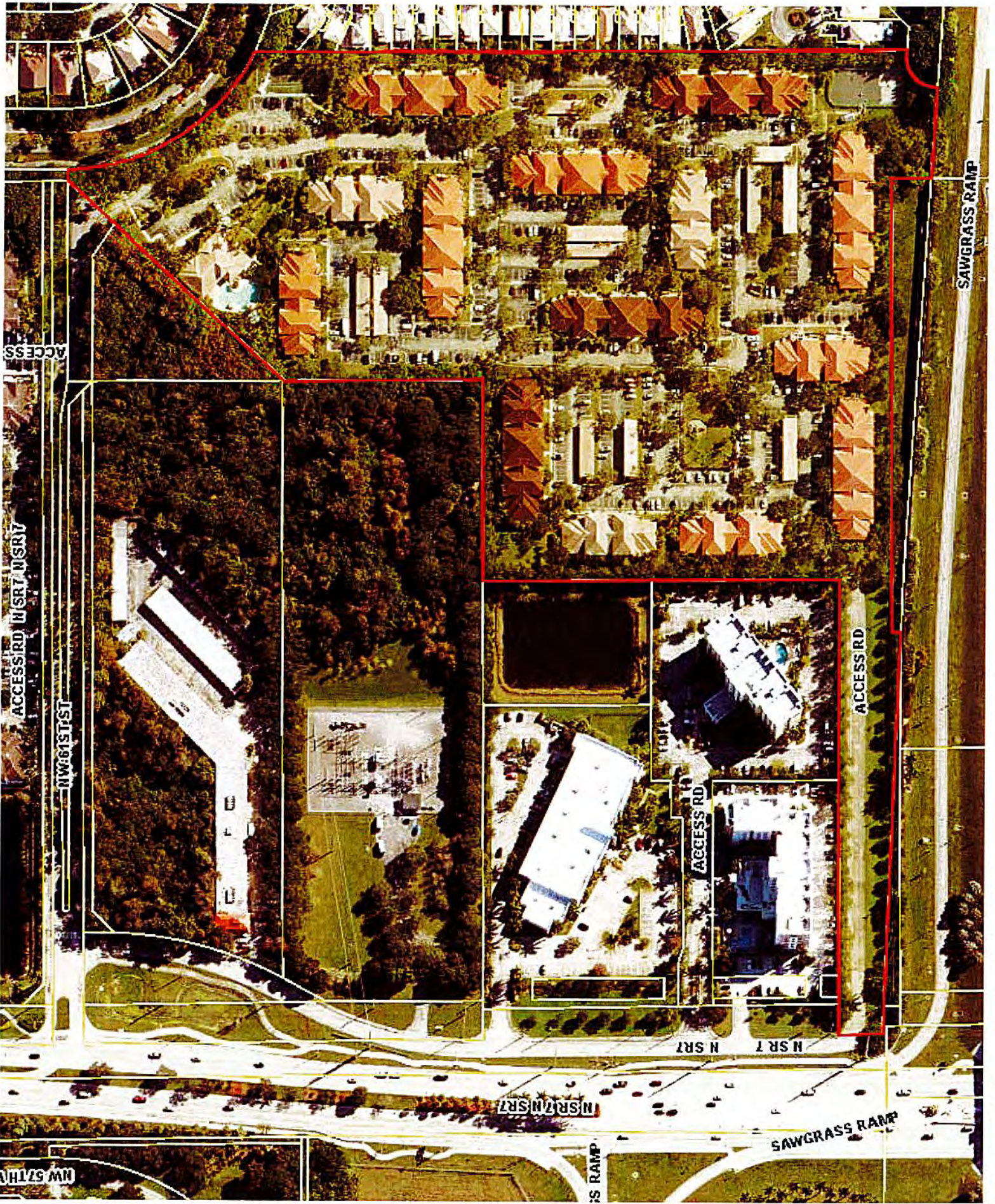
PS Form 3800, January 2023 PSN 753802-000-9077 See reverse for instructions

50 2E4E 625T 0225 0T20 6856

**Sec. 13-38. - Building permits.**

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
  - (2) Permit applications are reviewed by the community development department.
  - (3) Applications are returned to the applicant for correction or approved as submitted.
  - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
  - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
    - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
    - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
  - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
  - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

(Ord. No. 115-86, § 108.09, 7-10-86; Ord. No. 159-87, § 108.09, 6-11-87; Ord. No. 2001-042, § 3, 2-28-02)



ACCESS

ACCESS RD NSR T NSR V

NW 61ST ST

NW 57TH AVE

NSR N SR7

NSR RAMP

NSR T

NSR T

SAWGRASS RAMP

SAWGRASS RAMP

ACCESS RD

ACCESS RD

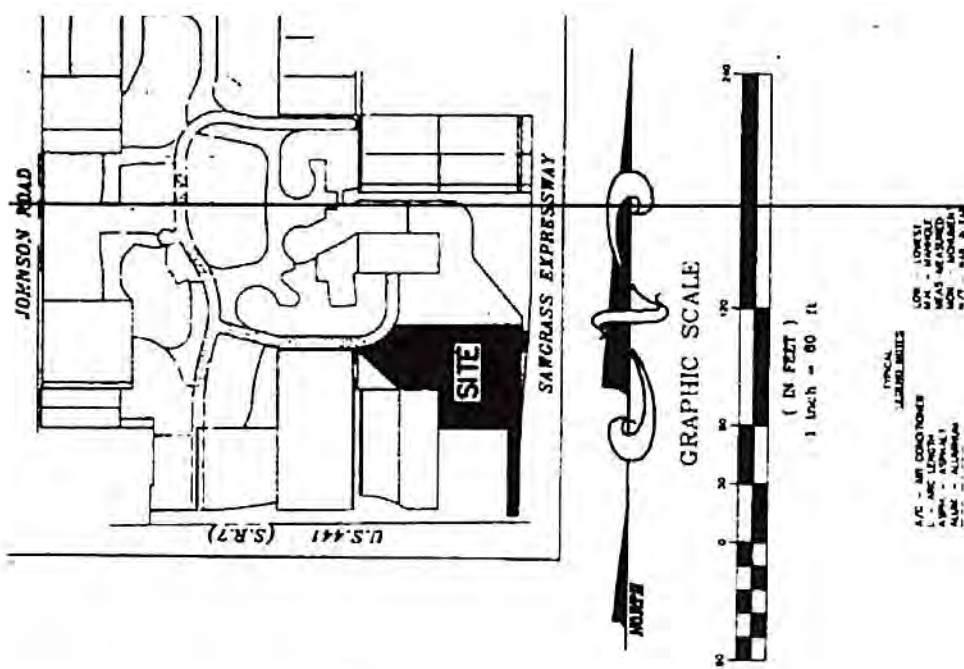
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northeast corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 58" E along the West line of said PARCEL "A", a distance of 405.43 feet thence N 89° 36' 17" E, a distance of 706.30 feet, thence S 00° 23' 43" E, a distance of 690.00 feet, thence N 89° 36' 17" E, a distance of 655.00 feet to the POINT OF BEGINNING (the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve, thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet, thence N 88° 21' 50" W, a distance of 7.82 feet to a point of curvature, thence Westerly and Southerly along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL "A"; thence N 88° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.98 feet; thence S 89° 36' 21" W, a distance of 748.66 feet; thence S 00° 23' 39" E, a distance of 15.00 feet; thence N 87° 35' 44" W, a distance of 859.85 feet, thence N 01° 03' 55" W, a distance of 70.00 feet, thence N 89° 44' 50" E, a distance of 747.00 feet; thence N 00° 24' 54" W, a distance of 588.97 feet; thence N 89° 36' 17" E, a distance of 330.26 feet; thence N 00° 23' 43" W, a distance of 325.66 feet; (the previous 10 courses being along the boundary of said PARCEL "A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

NOTES:

1. Reproductions of this sketch are not valid unless marked with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2224 10 00000369.
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE" based on the West line of said plat bearing S 00° 47' 58" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous traps and paths on the site. The extent to which these traps are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, intergl unimproved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 8719, Page 641 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85, Official Records Book 18371, Page 73; Official Records Book 16587, Page 339 Official Records Book 17225, Page 378, and Official Records Book 20258, Page 335.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to other agreements, as recorded in Official Records Book 15749, Page 249 and Official Records Book 20258, Page 335.
14. Subject to a drainage assessment over the west 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 16882, Page 317.







[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N06000000025
<b>FEI/EIN Number</b>	20-5806651
<b>Date Filed</b>	12/29/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	05/11/2009
<b>Event Effective Date</b>	NONE

### Principal Address

ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Mailing Address

ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Registered Agent Name & Address

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

### Officer/Director Detail

#### **Name & Address**

Title PD

Summons/Case #C25 08 0107  
Club Caribe Condo Association Inc  
5630 NW 61 St  
Violation: 13-38-a  
Failure to complete permit process

**CITY OF COCONUT CREEK**  
**4800 WEST COPANS ROAD, COCONUT CREEK, FL**  
**SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C25-08-0107**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

---

**FINAL ORDER**

*VIOLATION: FAILURE TO COMPLETE BUILDING PERMIT PROCESS FOR BROWARD COUNTY BUILDING SAFETY INSPECTION PROGRAM / CITY CODE SEC. 13-38 (A)*

An administrative hearing was held before the undersigned Special Magistrate on February 25, 2026. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT**

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5630 NW 61<sup>st</sup> Street 19408 total area and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to complete building permit process for Broward County Building Safety Inspection Program, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was uncontested.

**CONCLUSIONS OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL APRIL 23, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 22, 2026, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 27th DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

  
SPECIAL MAGISTRATE CLERK

  
SPECIAL MAGISTRATE

3/4/2026

Date Received



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Cocoonut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Cocoonut Creek, FL 33063

CERTIFIED MAIL



7016 2140 0000 8545 8155

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage \$

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310 SE 13TH STREET  
Street and A  
FORT LAUDERDALE, FL 33316  
City, State, Z

Postmark Here 06, 07, 08 FO  
D.L 3/9/06

PS Form 38

5519 5459 0000 0472 9T02

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
  - Print your name and address on the reverse so that we can return the card to you.
  - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature [Signature]  Agent
- B. Received by (Printed Name) STEPHAN ROY  Addressee
- C. Date of Delivery 3-15-06
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No



9590 9402 8966 4064 7138 77

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8155

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



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Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

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7016 2140 0000 8545 8148

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	FO
Total Postage \$	DL 3 1906
Sent To	MAYA TZINDER
Street and Apt.	5500 NW 61ST STREET
City, State, ZIP	COCONUT CREEK, FL 33073
PS Form 3800	

94TR 5459 0000 04T2 9T02



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Code Compliance Division  
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Coconut Creek, FL 33063

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 330

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

COMPLETE THIS SECTION ON DELIVERY

A. Signature  X

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below: \_\_\_\_\_



9590 9402 8966 4064 7138 84

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8148

3. Service Type

- Adult Signature
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- Certified Mail®
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- Collect on Delivery
- Collect on Delivery Restricted Delivery
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- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

**SUMMONS TO APPEAR**

State of Florida NO. C25080107  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Thursday Date August 21 2025

At 1:00 AM  PM

Owner Name Club Caribe Condominium Association, Inc.  
Last First MI  
Association, Inc.

Owner Address 5500 NW 61 Street  
Last First MI  
Coconut Creek FL 33073  
City State Zip

Legal/Folio 484207 AA 0000

Violation Location 5630 NW 61 Street  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Failure to complete permit process  
Broward County Safety Inspection  
Program. Total Sgt #: 19408

In violation of Chapter(s) 13 Section(s) 38-9  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 25 DAY OF February, 2026 AT 2:30 PM IN THE

City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$~~500~~. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

Daniella Ordaz 2/10/26 356  
Officer Signature Date ID#

Daniella Ordaz  
Printed Name

[Signature] 2/10/26  
Signature Acknowledging Receipt of this Notice Date

[Signature]  
Printed Name

If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25080107	5630 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 08/21/2025

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 02/11/2026 - Receipt/Article #:9589071052701529343705/958907105271529343675  
Return Receipt Requested

Hand Delivery – Date: 02/10/2026 - Time: 12:30 P.M.- Name: James Nyquist

Commercial Property – Title/ relationship to business: Property Manager

Additional Service – F.S. 162.12(2):

Posting at Property – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ (See Photo of Posting)

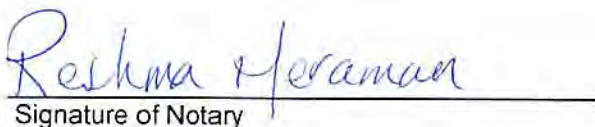
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

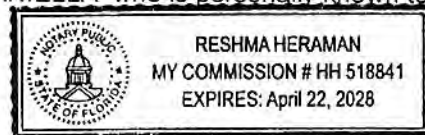
  
Signature of Code Compliance Officer

Daniella Ordonez  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 12 day of February, 2026 by ORDONEZ, DANIELLA who is personally known to me.

  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



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Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
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Total Postage a	
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C25080103  
105, 106, 107, 108  
Postmark Here  
Summons  
DL 2/11/26

Sent To \_\_\_\_\_  
Street and Apt. \_\_\_\_\_  
City, State, ZIP+ \_\_\_\_\_

TZINDER, MAYA  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

5L 9E4E 625T 0225 0T20 6956



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Excellent Design & Dev. Dept.  
Code Compliance Division  
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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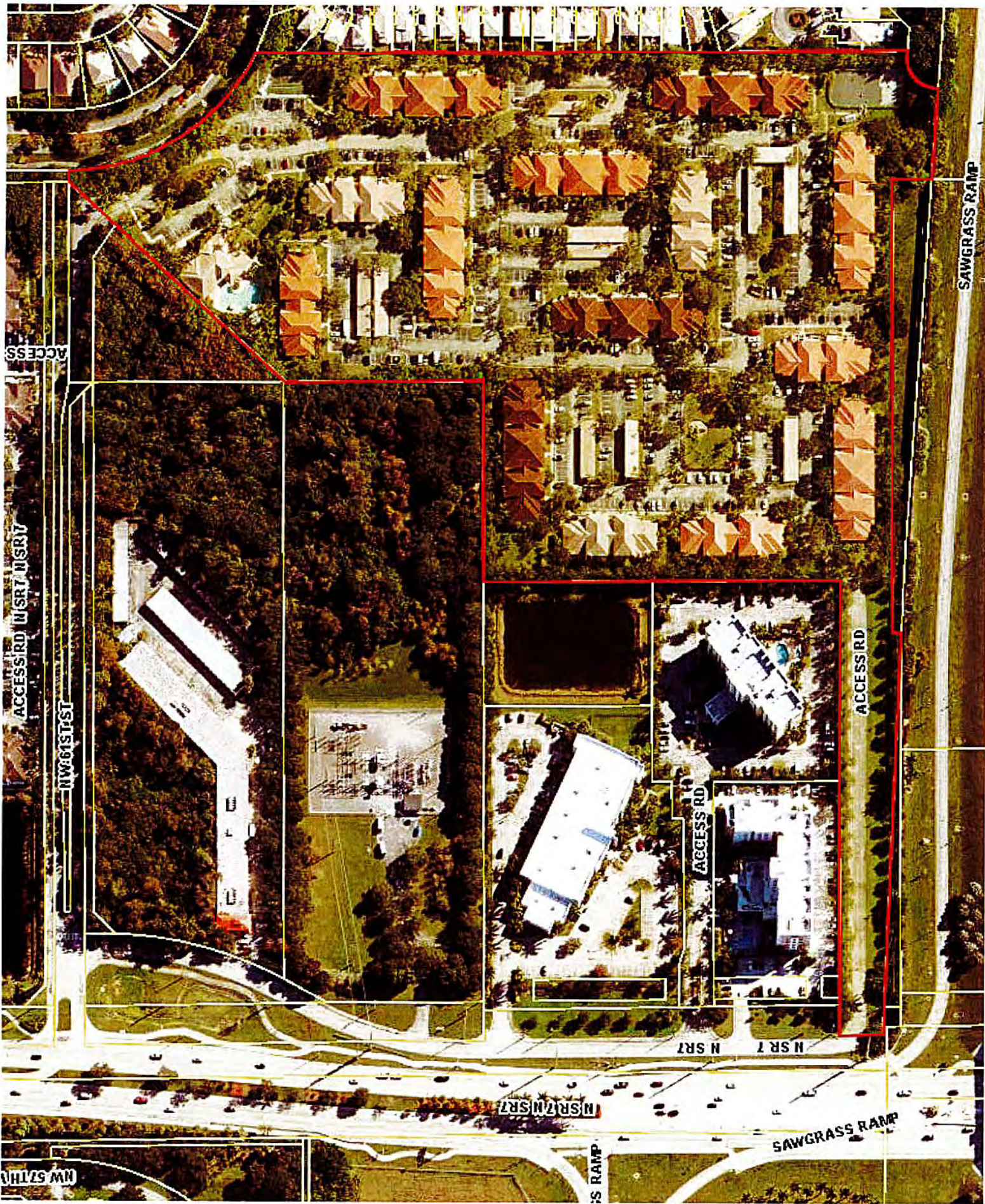
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D.L. 2/1/06

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
  - (2) Permit applications are reviewed by the community development department.
  - (3) Applications are returned to the applicant for correction or approved as submitted.
  - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
  - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
    - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
    - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
  - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
  - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

(Ord. No. 115-86, § 108.09, 7-10-86; Ord. No. 159-87, § 108.09, 6-11-87; Ord. No. 2001-042, § 3, 2-28-02)



SAWGRASS RAMP

ACCESS

ACCESS RD N SR 1 N SR 7

1ST ST

ACCESS RD

ACCESS RD

N SR 7

N SR 1

N SR 7 N SR 1

SAWGRASS RAMP

SAWGRASS RAMP

1ST ST

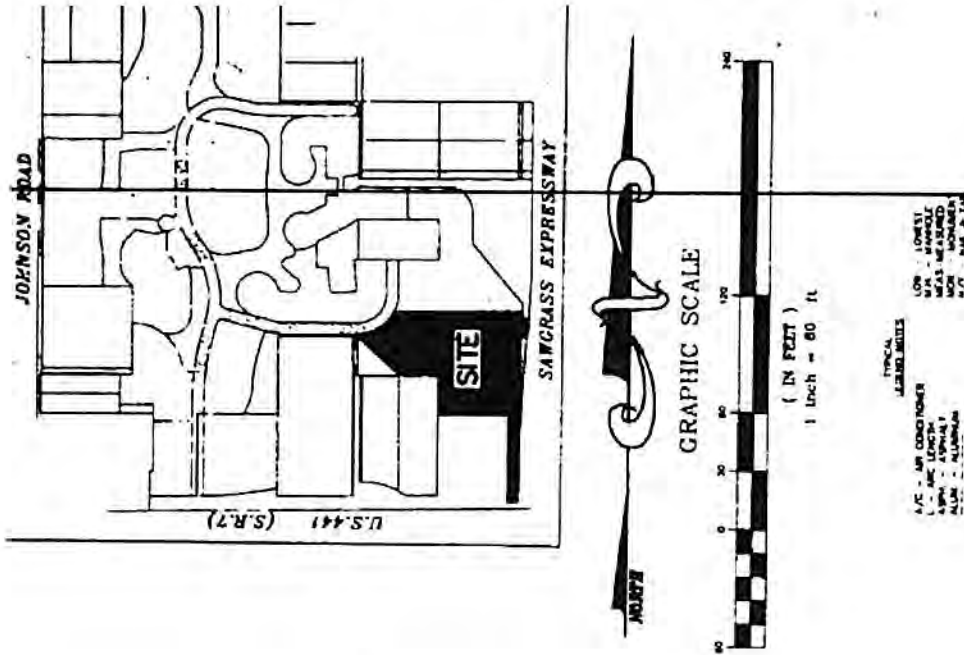
DESCRIPTION: (POD W)

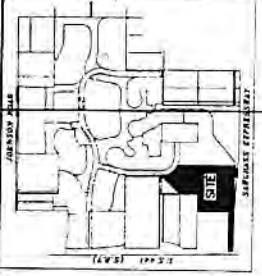
A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441), thence S 00° 47' 58" E along the west line of said PARCEL "A", a distance of 405.43 feet, thence N 89° 36' 17" E, a distance of 706.30 feet, thence S 00° 23' 43" E, a distance of 690.00 feet, thence N 89° 36' 17" E, a distance of 685.00 feet to the POINT OF BEGINNING; thence S 00° 23' 43" E, a distance of 685.00 feet of said PARCEL "A"; thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve, thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 350.00 feet, a central angle of 62° 49' 00", an arc distance of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet, thence N 86° 21' 50" W, a distance of 7.82 feet to a point of curvature, thence Westerly and Southerly along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 95° 44' 21", an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL "A"; thence N 86° 21' 50" W along said south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 84.98 feet; thence S 89° 36' 21" W, a distance of 748.66 feet; thence S 00° 23' 39" E, a distance of 15.00 feet; thence N 87° 35' 44" W, a distance of 658.85 feet, thence N 01° 03' 55" W, a distance of 70.00 feet, thence N 89° 44' 30" E, a distance of 747.08 feet, thence N 00° 24' 54" W, a distance of 588.97 feet, thence N 89° 36' 17" E, a distance of 330.26 feet, thence N 00° 23' 43" W, a distance of 323.66 feet, (the previous 10 courses being along the boundary of said PARCEL "A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING.

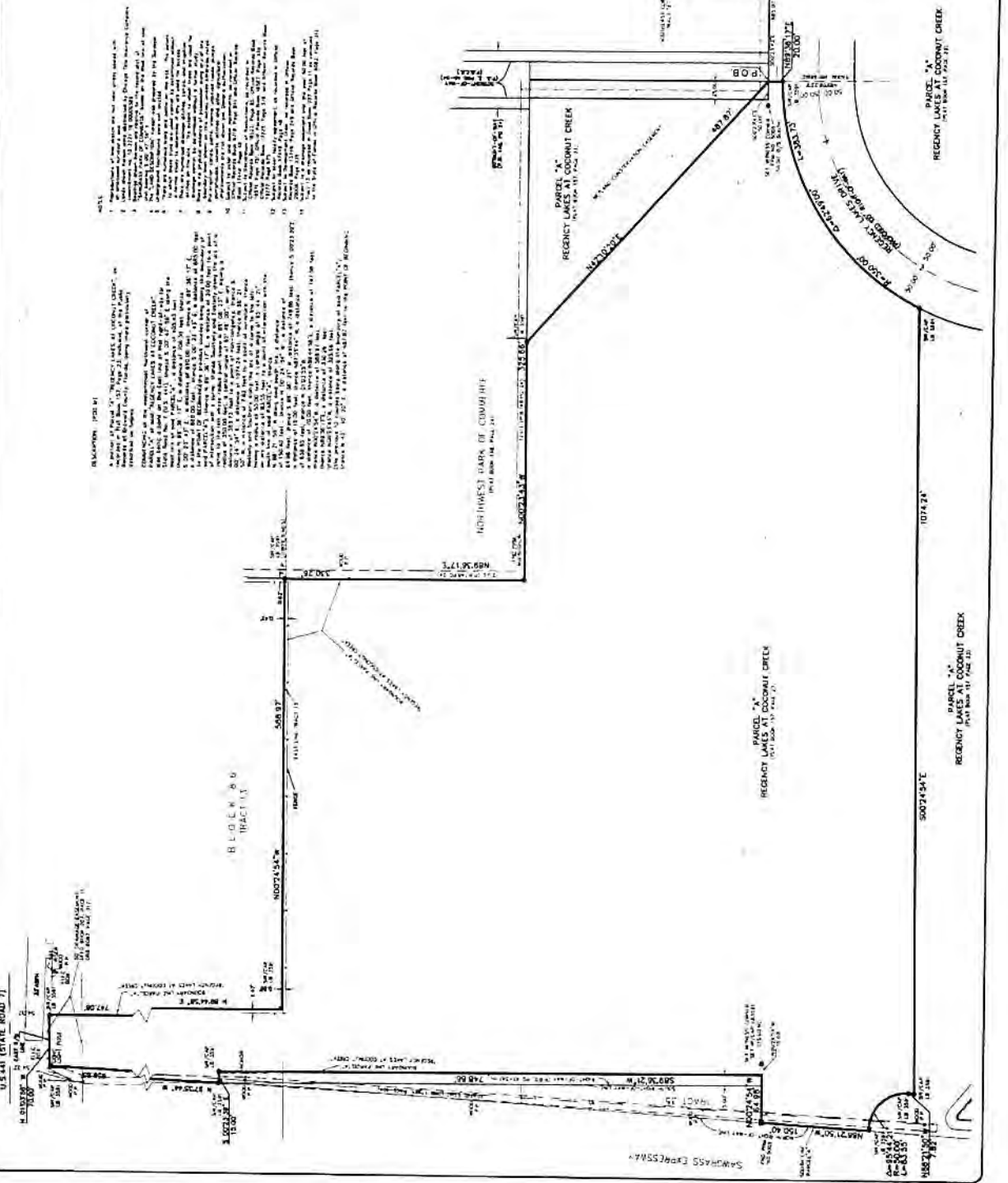
NOTES:

1. Reproductions of this sketch are not valid unless made with an embossed surveyor's seal.
2. Lands shown hereon were abstracted by Chicago Title Insurance Company commitment no. 10 2234 10 00000589.
3. Bearings shown hereon are relative to the record plat of "SAWGRASS PARK OF COMMERCE", based on the West line of said plat bearing S 00° 47' 58" E.
4. The "LAND DESCRIPTION" hereon was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous traps and paths on the site. The extent to which these traps are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, ponds, and irrigation ditches on the site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey unless otherwise noted.
9. The irrigation canals, paths, internal unimproved roads, pumps, pumphouses, culverts, ditches and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 6719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restrictions, as recorded in Official Records Book 16522, Page 85, Official Records Book 18371, Page 731; Official Records Book 18587, Page 339, Official Records Book 17225, Page 378, and Official Records Book 87777, Page 675.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 749 and Official Records Book 70908, Page 335.
14. Subject to drainage assessment over the west 50.00 feet of Tract 13, as recorded in Deed Book 207, Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 317.





1. The survey was conducted on 10/21/84 by D.P. and the results are shown on this plan. The survey was conducted in accordance with the Minnesota Surveying Act, Chapter 327, and the rules and regulations of the Board of Surveying Engineers, Land Surveyors and Surveyors, Minnesota. The survey was conducted in accordance with the Minnesota Surveying Act, Chapter 327, and the rules and regulations of the Board of Surveying Engineers, Land Surveyors and Surveyors, Minnesota. The survey was conducted in accordance with the Minnesota Surveying Act, Chapter 327, and the rules and regulations of the Board of Surveying Engineers, Land Surveyors and Surveyors, Minnesota.



*D.P.*  
Dated 10/21/84 at St. Paul, MN  
D.P.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N06000000025
<b>FEI/EIN Number</b>	20-5806651
<b>Date Filed</b>	12/29/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	05/11/2009
<b>Event Effective Date</b>	NONE

### Principal Address

ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Mailing Address

ATTN: MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Registered Agent Name & Address

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

### Officer/Director Detail

#### **Name & Address**

Title PD

Summons/Case #C25 08 0108  
Club Caribe Condo Association Inc  
5640 NW 61 St  
Violation: 13-38-a  
Failure to complete permit process

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C25-08-0108**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

**Respondent**

---

**FINAL ORDER**

*VIOLATION: FAILURE TO COMPLETE BUILDING PERMIT PROCESS FOR BROWARD COUNTY BUILDING SAFETY INSPECTION PROGRAM / CITY CODE SEC. 13-38 (A)*

An administrative hearing was held before the undersigned Special Magistrate on February 25, 2026. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT**

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 5640 NW 61<sup>st</sup> Street 30696 total area and more particularly described as follows:

Property Id: 4842 07 AA 0000

A PORTION OF PARCEL "A" "REGENCY LAKES AT COCONUT CREEK" AS RECORDED IN PLAT BOOK 157, PAGE 23, INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to complete building permit process for Broward County Building Safety Inspection Program, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was uncontested.

**CONCLUSIONS OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL APRIL 23, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 22, 2026, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 27th DAY OF FEBRUARY, 2026

**CITY OF COCONUT CREEK, FLORIDA**

  
**SPECIAL MAGISTRATE CLERK**

  
**SPECIAL MAGISTRATE**

3/4/2026

**Date Received**



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Cocoonut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Cocoonut Creek, FL 33063

CERTIFIED MAIL



7016 2140 0000 8545 8155

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and A \_\_\_\_\_

City, State, Z \_\_\_\_\_

PS Form 38

025060103,05  
06, 07, 08  
Postmark Here FO  
D.L 3/9/26

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

5519 5459 0000 0472 9T02

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
  - Print your name and address on the reverse so that we can return the card to you.
  - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature [Signature]  Agent
- B. Received by (Printed Name) STEPHAN ROY  Addressee
- C. Date of Delivery 3-15-26
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No



9590 9402 8966 4064 7138 77

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8155

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |



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Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

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7016 2140 0000 8545 8148

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee \$	C25080103
Extra Services & Fees (check box, add fee as appropriate)	05, 06, 01, 08
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	FO
Total Postage \$	DL 3 1986
Sent To	MAYA TZINDER
Street and Apt.	5500 NW 61ST STREET
City, State, ZIP	COCONUT CREEK, FL 33073
PS Form 3800	

94TR 5459 0000 04T2 9T02



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CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 330

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Signature  Agent
- B. Received by (Printed Name)  Addressee
- C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



9590 9402 8966 4064 7138 84

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8148

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**SUMMONS TO APPEAR**

State of Florida NO. C25080108  
 City of Coconut Creek  
 Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:  
 Day Thursday Date August 21 2025  
 At 1:17 AM  PM

Owner Name Club Caribe Condominium  
 Last First MI  
Association, Inc  
 Last First MI  
 Owner Address 5500 NW 61 Street  
Coconut Creek FL 33073  
 City State Zip

Legal/Folio 4842 07 AA 0000

Violation Location 5640 NW 61 Street  
 Located in the City of Coconut Creek, Broward County, FL  
 committed the following violation, contrary to law:

Failure to complete permit process  
Broward County Safety Inspection  
Program. Total Sq Ft: 30696

In violation of Chapter(s) 13 Section(s) 38-G  
 Code of Ordinances of the City of Coconut Creek, Broward  
 County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE  
 SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,  
 FLORIDA ON Wednesday, THE 25 DAY  
 OF February, 2026 AT 2:30 PM IN THE  
 City of Coconut Creek Government Center  
 Commission Chambers  
 4800 West Copans Road  
 Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT  
 TO EXERCISE EITHER OPTION AS STATED ON THE  
 REVERSE OF THIS NOTICE. THE FINE AMOUNT IS  
 \$          . A FINE AMOUNT OF UP TO \$500 MAY BE  
 LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH  
 DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

Daniella Ordonez 2/10/26 356  
 Officer Signature Date ID#  
Daniella Ordonez  
 Printed Name  
[Signature] 2/10/26  
 Signature Acknowledging Receipt of this Notice Date  
Juan Niquist  
 Printed Name

If you have any questions, call 954-956-1476 or 954-1576  
 between 7AM-5PM Mon-Thurs.

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
 4800 West Copans Road  
 Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25080108	5640 NW 61 ST	484207AA0000	CLUB CARIBE CONDO ASSOCIATION INC

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 08/21/2025

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 02/11/2026 - Receipt/Article #: 9589071052701529343705/958907105271529343675  
Return Receipt Requested

Hand Delivery – Date: 02/10/2026 - Time: 12:30 P.M. - Name: James Nyquist

Commercial Property – Title/ relationship to business: Property Manager

Additional Service – F.S. 162.12(2):

Posting at Property – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

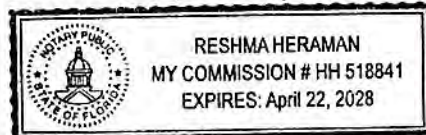
*Daniella Ordonez*  
Signature of Code Compliance Officer

Daniella Ordonez  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 12 day of February, 2026 by ORDONEZ, DANIELLA who is personally known to me.

*Reshma Heraman*  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced

Resilient Design & Development– Code Compliance  
4800 W Copans Road, Coconut Creek, FL 33063  
954-956-1476 – www.coconutcreek.gov



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

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9589 0710 5270 1529 3436 75

TZINDER, MAYA  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

C-25030103  
105, 106, 107, 108  
Postmark Here  
Summons  
DL 2/11/26

Postage	\$
Total Postage a	\$
Sent To	
Street and Apt.	
City, State, ZIP+	

TZINDER, MAYA  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

52 9E4E 625T 0225 0T20 6856



ITY OF COCONUT CREEK  
 eilient Design & Dev. Dept.  
 ode Compliance Division  
 800 W. Copans Road  
 oconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1529 3437 05

VALANCY & REED, P.A.  
 310 SE 13TH STREET  
 FORT LAUDERDALE, FL 33316

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**OFFICIAL USE**

50 2E4E 625T 0225 0120 6R56

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

C26080103,  
 105, 106, 107, 108  
 Postmark  
 Here  
 summons  
 D.L. Alulab

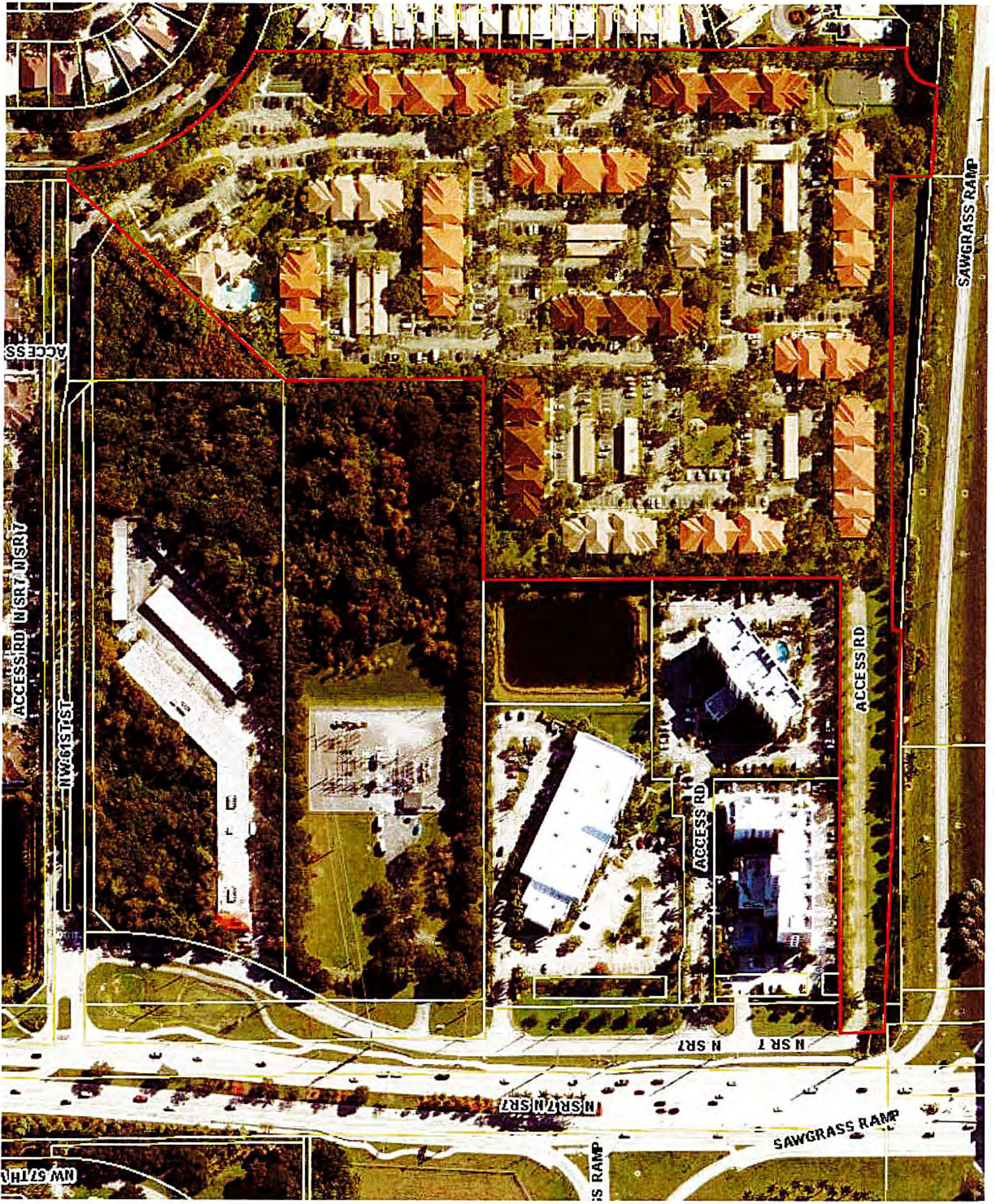
Postage \$ \_\_\_\_\_  
 Total Postage \$ \_\_\_\_\_  
 Sent To \_\_\_\_\_  
 Street and Ap \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_

VALANCY & REED, P.A.  
 310 SE 13TH STREET  
 FORT LAUDERDALE, FL 33316

**Sec. 13-38. - Building permits.**

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchises and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
  - (2) Permit applications are reviewed by the community development department.
  - (3) Applications are returned to the applicant for correction or approved as submitted.
  - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
  - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
    - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
    - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
  - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
  - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

(Ord. No. 115-86, § 108.09, 7-10-86; Ord. No. 159-87, § 108.09, 6-11-87; Ord. No. 2001-042, § 3, 2-28-02)



ACCESS

ACCESS RD N SR7 N SR7

NW 61 ST

NW 57 TH

N SR7 N SR7

S RAMP

SAWGRASS RAMP

N SR 7 N SR7

ACCESS RD

ACCESS RD

SAWGRASS RAMP

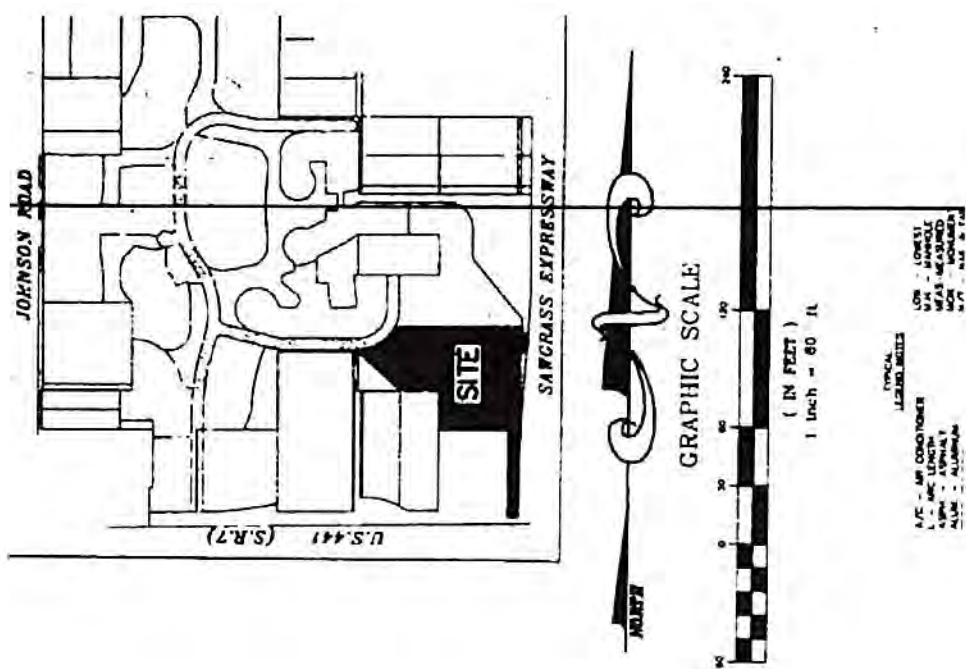
DESCRIPTION: (POD M)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23, inclusive, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the westernmost Northwest corner of PARCEL "A" of said "REGENCY LAKES AT COCONUT CREEK", also being a point on the East line of that right-of-way for State Road No. 7 (U.S. 441); thence S 00° 47' 59" E along the West line of said PARCEL "A", a distance of 405.43 feet; thence N 89° 36' 17" E, a distance of 706.30 feet; thence S 00° 23' 43" E, a distance of 680.00 feet; thence N 89° 36' 17" E, to the POINT OF BEGINNING (the previous courses being along the boundary of said PARCEL "A"); thence N 89° 36' 17" E, a distance of 20.00 feet to a point of intersection with a curve, thence Southerly and Easterly along the arc of a curve to the left whose radius point bears N 89° 08' 23" E, having a radius of 383.73 feet to a point of non-tangency; thence S 00° 24' 54" E, a distance of 1074.24 feet; thence N 89° 21' 50" W, a distance of 7.82 feet to a point of curvature, thence Westerly and Southerly along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 85° 44' 21" on an arc distance of 83.55 feet to a point of intersection with the south line of said PARCEL "A"; thence N 86° 21' 50" W along road south line, a distance of 150.40 feet; thence N 00° 24' 54" W, a distance of 64.98 feet; thence S 89° 36' 21" W, a distance of 748.86 feet; thence S 00° 23' 39" E, a distance of 15.00 feet; thence N 87° 35' 44" W, a distance of 659.85 feet; thence N 01° 03' 55" W, a distance of 70.00 feet; thence N 89° 44' 58" E, a distance of 747.08 feet; thence N 00° 24' 54" W, a distance of 588.97 feet; thence N 89° 36' 17" E, a distance of 350.26 feet; thence N 00° 23' 43" W, a distance of 325.66 feet; (The previous 10 courses being along the boundary of said PARCEL "A") thence N 42° 10' 20" E, a distance of 487.87 feet to the POINT OF BEGINNING

NOTES

1. Reproductions of this sketch are not valid unless made with an embossed surveyor's seal.
2. Lands shown herein were abstracted by Chicago Title Insurance Company Record American No. 10 2224 to 00000569.
3. "SARGRESS PARK OF COVADICE" is relative to the record plat of "SARGRESS PARK OF COVADICE" based on the feet line of said plat bearing S 00° 47' 59" E.
4. The "LAND RESOURCES TRACT" herein was prepared by the Surveyor.
5. Underground foundations were not located.
6. There are numerous trees and paths on the site. The extent to which these trees are used cannot be determined without a formal study to determine if any are used for access.
7. There are numerous drainage ditches, canals, and irrigation ditches on this site. The extent to which these are used for drainage cannot be determined without a formal study.
8. There is no physical evidence of possession along any of the boundary lines shown on this survey, unless otherwise noted.
9. The irrigation canals, paths, ditches and other agricultural improvements, culverts, gates and other agricultural improvements are not shown per Owner's authorization.
10. Subject to water and sewer agreements, as recorded in Official Records Book 8719, Page 841 and Official Records Book 17449, Page 48.
11. Subject to Declaration of Restraints, as recorded in Official Records Book 16372, Page 85; Official Records Book 16371, Page 751; Official Records Book 16367, Page 339; Official Records Book 17225, Page 318, and Official Records Book 18777, Page 875.
12. Subject to sewer facility agreement, as recorded in Official Records Book 17449, Page 48.
13. Subject to Development Order, as recorded in Official Records Book 15749, Page 749 and Official Records Book 20008, Page 335.
14. Subject to a drainage easement over the east 50.00 feet of Tract 13 as recorded in Deed Book 207 Page 11 as conveyed to the State of Florida in Official Records Book 6082, Page 317.







[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
 CLUB CARIBE CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N06000000025
<b>FEI/EIN Number</b>	20-5806651
<b>Date Filed</b>	12/29/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	05/11/2009
<b>Event Effective Date</b>	NONE

### Principal Address

ATTN: MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Mailing Address

ATTN: MAYA TZINDER  
 5500 NW 61ST STREET  
 COCONUT CREEK, FL 33073

Changed: 02/10/2012

### Registered Agent Name & Address

VALANCY & REED, P.A.  
 310 SE 13TH STREET  
 FORT LAUDERDALE, FL 33316

Name Changed: 04/20/2011

Address Changed: 12/03/2021

### Officer/Director Detail

#### **Name & Address**

Title PD

Summons/Case #C25 12 0012  
Martinez-Ceballos, Yunnely Esthel  
3933 Crescent Creek Dr  
Violation: 13-448-c-1  
Tree Removal Permit Required

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C24-09-0212**

CLUB CARIBE  
CONDOMINIUM ASSOCIATION INC  
5500 NW 61<sup>ST</sup> STREET  
COCONUT CREEK, FL 33073

Property Address: 5590 NW 61<sup>st</sup> Street

**Respondent**

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on February 25, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF APRIL 23, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

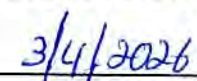
THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 4<sup>th</sup> DAY OF FEBRUARY, 2026

CITY OF COCONUT CREEK, FLORIDA

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**



7016 2140 0000 8545 8223

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

624090204  
05, 06, 07, 08,  
Postmark Here 210  
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211 DL  
34126 212  
EXTA

Postage  
\$  
Total Postage an

VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

Sent To  
Street and Apt. N  
City, State, ZIP+4

E229 5459 0000 04T2 9T02

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VALANCY &  
310 SE 13  
FORT LAUDER  
  
VALANCY & REED, P.A.  
310 SE 13TH STREET  
FORT LAUDERDALE, FL 33316

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Signature  Agent

B. Received by (Printed Name)  Address

C. Date of Delivery  Yes  No

D. Is delivery address different from item 1?  Yes  No

If YES, enter delivery address below:



9590 9402 8966 4064 7139 52

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8223

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

CERTIFIED MAIL



7016 2140 0000 8545 8230

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073



OFFICE OF COCONUT CREEK  
Client Design & Dev. Dept.  
Compliance Division  
117 W. Copans Road  
Coconut Creek, FL 33063



OFFICE OF COCONUT CREEK  
Client Design & Dev. Dept.  
Compliance Division  
117 W. Copans Road  
Coconut Creek, FL 33063

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0E29 5459 0000 04T2 9T02

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 \$

224040204,  
05,0607,08  
Postmark  
Here 210  
09, 06 211  
02 31924 212  
EXT 10

Postage \$  
Total Postage \$  
Sent To  
Street and Apt. #  
City, State, ZIP+

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

PS Form 3800, April 2015 (SNR) 5002-000-9053 See reverse for instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

MAYA TZIN  
5500 NW 61ST  
COCONUT CREEK

MAYA TZINDER  
5500 NW 61ST STREET  
COCONUT CREEK, FL 33073

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Agent  Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:



9590 9402 8966 4064 7139 69

2. Article Number (Transfer from service label)  
7016 2140 0000 8545 8230

- 3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)  
 Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**IMPORTANT INSTRUCTIONS**

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

**SUMMONS TO APPEAR**

State of Florida NO. C25120012  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Wednesday Date December 3 20 25

At 8:07 AM / PM

Owner Name Martinez-Ceballos Yenny  
Last First MI

Esthel  
Last First MI

Owner Address 3933 Crescent Creek Dr  
Coconut Creek FL 33073  
City State Zip

Legal/Folio 4742 32 08 0870

Violation Location 3933 Crescent Creek Dr.

Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Tree Removal Permit Required

In violation of Chapter(s) 13 Section(s) 448-C-1  
Code of Ordinances of the City of Coconut Creek, Broward  
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE  
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,  
FLORIDA ON Wednesday, THE 25 DAY  
OF February, 20 26, AT 2:30 PM IN THE  
City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT  
TO EXERCISE EITHER OPTION AS STATED ON THE  
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS  
\$. A FINE AMOUNT OF UP TO \$500 MAY BE  
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH  
DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
Daniella Ordóñez 2/11/26 356  
Officer Signature Date ID#

Daniella Ordóñez  
Printed Name  
Posted 9:20a.m. 2/11/26  
Signature Acknowledging Receipt of this Notice Date

Printed Name  
If you have any questions, call 954-956-1476 or 956-1576  
between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25120012	3933 CRESCENT CREEK DR	474232080870	MARTINEZ-CEBALLOS, YUNNELY ESTHEL

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 12/04/2025

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 02/11/2026- Receipt/Article #:9589071052701529343699  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 02/11/2026 - Time: 9:20 A.M.(See Photo of Posting)

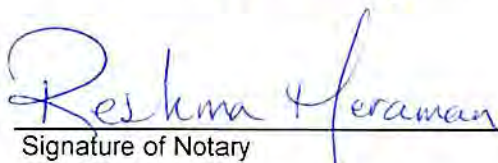
Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

  
Signature of Code Compliance Officer

Daniella Ordonez  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 11 day of February, 2026 by ORDONEZ, DANIELLA who is personally known to me.

  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1529 3436 99

MARTINEZ-CEBALLOS, YUNNELY ESTHEL  
3933 CRESCENT CREEK DR COCONUT  
CREEK FL 33073

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage	
\$	

C25120012  
Summons

Postmark  
Here

DL 2/11/26

MARTINEZ-CEBALLOS, YUNNELY ESTHEL  
3933 CRESCENT CREEK DR COCONUT  
CREEK FL 33073

66 9E4E 625T 0225 0120 6956

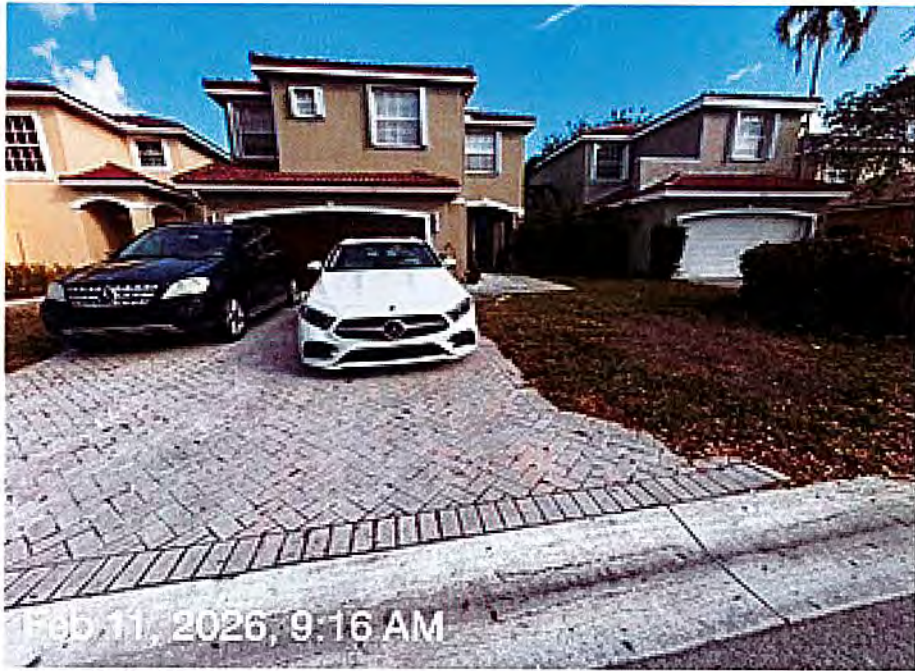




Dec 3, 2025, 10:14 AM



Dec 3, 2025, 10:14 AM



**Sec. 13-448. - Preservation and protection of trees and tree preservation trust account.**

- (a) *Declaration of legislative intent.* The city commission of the City of Coconut Creek (the "commission") finds and declares that the preservation of trees is integral to the prevention of air and water pollution in that trees use their leaf surface to trap and filter out ash, dust and pollen in the air, thereby helping to alleviate air pollution; that the root systems of trees hold and consolidate soil and other loose earthen materials, thereby helping to prevent erosion, reducing nonpoint source water pollution and maintaining the continued vitality of natural habitats for the propagation and protection of wildlife, birds, game, fish and other aquatic life; that protection of trees increases property values and protects all of the resources of the city; and that removal of trees causes increased surface runoff which contributes to water pollution. Owing to the many benefits provided to the community by trees, it is the intent of the commission, in order to protect the land, air and water of Coconut Creek, to preserve this valuable natural resource of Coconut Creek for the health, safety and welfare of the general public. While the destruction of a single tree may not have a significant environmental impact, the commission recognizes that tree destruction has a cumulative impact that causes severe environmental degradation and causes severe deterioration of the quality of life in Coconut Creek and, because of this impact, the commission finds that tree destruction is a public nuisance that must be controlled. In the evaluation of a tree removal permit, priority shall be given to preservation, relocation, replacement and payment into the tree preservation trust fund. Based on these factual considerations, this section shall be the minimum standards of the city for tree preservation.
- (b) *Permit required; exemptions.* No person shall cut down, destroy, effectively destroy, remove, relocate or damage any tree or cause any tree to be cut down, destroyed, effectively destroyed, removed, relocated or damaged, without first obtaining a permit from the city as provided in this section.

For the purpose of the permitting requirements of this section, the following are exempt:

- (1) Removal of tree species occurring in regulated waters as defined by sections 27-331 to 27-339 of the Broward County Code of Ordinances when the mitigation required by that license for the removal of the trees is equal to or greater than the replacement requirements of this section; or
- (2) Removal of any tree that is diseased, injured or in danger of falling, to the extent that its continued existence threatens the health and/or safety of contiguous persons or property provided that the owner of the property can document (photographs, etc. that such condition(s) existed prior to the removal of the tree. In the case of natural forest communities, specimen trees or historic trees, documentation of the condition must be presented to the city within forty-eight (48) hours after removal; or
- (3) Removal of any tree on owner-occupied residential properties of one (1) acre or less developed for detached single-family and duplex usage, except the following:
  - a. Previously preserved, relocated or replaced trees that were preserved, relocated or replaced as a condition of granting a tree removal permit; or
  - b. Historical or Special Status Category Trees; or
  - c. Site plan required landscape buffers located on private property; or
  - d. Site plan required landscape easements located on private property; or
  - e. Trees planted on private property with the intent of providing a consistent street tree theme or image; or
  - f. Trees planted on private ingress/egress rights-of-way and/or easements with the intent of providing a consistent street tree theme or image; or
- (4) Under emergency conditions such as hurricanes, war, or any natural disasters of similar scope, county utilities, water management district, improvement districts, Florida Department of Transportation, municipal utilities and franchised utilities, except as provided below, may remove a tree in order to prevent an imminent interruption of service or to restore interrupted

service. Franchised utilities shall cooperate with the city to preserve such trees by relocation or replacement in the same vicinity or as determined by the city for the best public benefit. Each tree removed shall be replaced by a tree as designated in subsection (g)(2), Appendix 1 or Appendix 2 as approved by the city; or

- (5) Removal of trees by all city-licensed nurseries, botanical gardens and commercial grove operations but only in relation to those trees which are planted and growing for the sale or intended sale to the general public in the ordinary course of said licensed business; or
- (6) Removal of trees by all governmental and private nurseries with respect to trees which have been planted and are growing for future relocation; or
- (7) During emergency conditions caused by a hurricane or other disaster, the provisions of this section may be suspended by direction of the city manager until the conclusion of the emergency; or
- (8) Removal or relocation of planted landscape trees prior to the issuance of a certificate of occupancy; or
- (9) Removal of trees, except historical or special status trees, by franchised utilities after the city and the record owner of the property on which the trees proposed to be removed are located, receive notification, delivered fifteen (15) calendar days prior to tree removal. The record owners may appeal the tree removal by submitting a letter of appeal to the city prior to the expiration of the fifteen-day period. The appeals process shall be pursuant to 13-549 of the Coconut Creek Code of Ordinances for administrative approval. Tree removal may proceed after the expiration of the fifteen-day period, providing no letters of appeal have been received by the city, if the utility can:
  - a. Prove prior to tree removal that:
    1. The tree will cause a continual disruption of service (specimen palm trees may be removed under this exemption).
    2. The easement or property was in actual use conveying utilities prior to the effective date of this section, and
    3. The threat of service interruption cannot be remedied by tree pruning in accordance with ANSI A-300 or palm pruning in accordance with city standards; or
  - b. Prove prior to tree removal that the removal is for the purpose of providing new/additional on-site service to existing development. Under this provision, the notification shall be in writing prior to the tree removal. The franchised utility shall not be required to obtain a permit, but shall comply with all the standards, requirements, and conditions of this section; and
  - c. Provide a report to the city to prove compliance with 13-448; or
- (10) Removal of trees, except historical or special status category trees, by a water management district or improvement district in or immediately adjacent to canals and lakes operated by the district provided that the district delivers to the city and to the record owner of the property on which the trees proposed to be removed are located, written notification, at least fifteen (15) calendar days prior to the removal of the tree(s). The record owners may appeal the tree removal by submitting a letter of appeal to the city prior to the expiration of the fifteen-day period. The appeals process shall be pursuant to 13-549 of the Coconut Creek Code of Ordinances for administrative approval. After the expiration of the fifteen-day period, providing that no letters of appeal have been received by the city, the district may remove tree(s) provided that:
  - a. The removal complies with all the standards, requirements, and conditions, other than Permitting (13-448(d) and (e)) and Bonding (13-448(l)) of this section, and

- b. The canal was excavated in compliance with all appropriate county and/or city code sections or the canal was excavated prior to the effective date of the current county and/or city code sections, and
  - c. The canal is not an agricultural canal or ditch,
  - d. And proves that:
    - 1. The tree is causing an immediate disruption of water flow so that the canal cannot function at its designed capacity, or;
    - 2. The canal was in existence, in actual use conveying water, and under a vegetation management program prior to the effective date of this section as shown by a map of district water management canals which shall be submitted to the city within one (1) month after the adoption of this section.
  - e. And provides a report to the city to prove compliance with 13-448.
- (11) Removal of trees, except historical or special status category trees, by the Florida Department of Transportation or by Broward County or municipal transportation departments, on roads or immediately adjacent to actual existing roads (not rights-of-way) maintained by the department provided that the department delivers to the city and to the record owner of the property on which the tree(s) proposed to be removed is located written notification, at least fifteen (15) days prior to the removal of the tree(s). The record owners may appeal the tree removal by submitting a letter of appeal to the city prior to the expiration of the fifteen-day period. The appeals process shall be pursuant to 13-549 of the Coconut Creek Code of Ordinances for administrative approval. After the expiration of the fifteen-day period, providing that no letters of appeal have been received by the city, the department may remove tree(s) provided that:
- a. The removal is necessary because the tree(s) is an actual and immediate traffic safety hazard to individuals using the road(s).
  - b. The removal complies with all standards, requirements, and conditions, other than Permitting (13-448(d) and (e)) and Bonding (13-448(l)) of this section.
  - c. The traffic safety hazard caused by the tree(s) cannot be remedied by pruning in accordance with ANSI A-300 standards or palm pruning in accordance with city standards and/or the standards listed in "Arboriculture Second Edition" by Richard W. Harris, as amended.
  - d. And provides a report to the city showing compliance with 13-448.

(12) Removal of nuisance trees, as defined by 13-442.

**(c) Prohibitions.**

- (1) *General.* A person shall not cause, suffer, permit or allow the removal of any tree without first obtaining a permit from the city as herein provided. The property owner, holder of an easement and/or person removing a tree without a permit shall be responsible for the violation. The removal of trees in violation of this section is a public nuisance.
- (2) *Historical trees.* A person shall not cause, suffer, permit or allow the removal of any historical tree without first obtaining a variance from the commission to conduct the removal.
- (3) *Land clearing.* Land clearing an area designated as a natural forest community without first

(Ord. No. 115-86, § 307.0507, 7-10-86; Ord. No. 159-87, § 307.0507, 6-11-87; Ord. No. 129-95, § 1, 7-28-94; Ord. No. 148-99, § 3, 12-23-99; Ord. No. 2004-031, § 3, 8-26-04; Ord. No. 2006-016, § 3, 4-27-06; Ord. No. 2010-025, § 8, 10-14-10)



**MARTY KIARD**  
**BRWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Property Address</b>	3933 CRESCENT CREEK DRIVE, COCONUT CREEK FL 33073	<b>ID #</b>	4742 32 08 0870
<b>Property Owner</b>	MARTINEZ-CEBALLOS, YUNNELY ESTHEL	<b>Millage</b>	3212
<b>Mailing Address</b>	3933 CRESCENT CREEK DR COCONUT CREEK FL 33073	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	COCONUT POINT 164-27 B PART OF PARCEL A DESC'D AS, COMM AT NW COR OF PARCEL A, ELY 726.77 ALG N/L TO POB, CONT ELY 42.00, SLY 93.00, WLY 9.60, CONT WLY 32.41, NLY 93.52 TO POB AKA: LOT 87 CRESCENT CREEK		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.,** and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8).**

\* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$27,380	\$506,260	\$533,640	\$533,640	
2025	\$27,380	\$506,260	\$533,640	\$533,640	\$11,936.47
2024	\$27,380	\$460,180	\$487,560	\$487,560	\$10,953.94

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$533,640	\$533,640	\$533,640	\$533,640
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$533,640	\$533,640	\$533,640	\$533,640
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$533,640	\$533,640	\$533,640	\$533,640

Sales History			
Date	Type	Price	Book/Page or CIN
9/24/2021	WD-Q	\$457,900	117634487
5/31/2005	WD	\$381,000	39899 / 1823
8/13/2003	DRR	\$100	35814 / 1853
7/7/2003	WD	\$245,000	35626 / 1328
8/10/1999	QCD	\$100	29898 / 1300

Land Calculations		
Price	Factor	Type
\$7.00	3,912	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		2226
<b>Units/Beds/Baths</b>		1/4/2.5
<b>Eff./Act. Year Built: 2000/1999</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1			.09					

Summons/Case #C25 06 0053  
Rocha, Roosevelt  
3913 Crescent Creek Dr  
Violation: 13-38-a  
Failure to obtain permit

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C25-06-0053**

ROOSEVELT M ROCHA  
3913 CRESCENT CREEK DRIVE  
COCONUT CREEK FL 33073

Property Address: 3913 Crescent Creek Drive

**Respondent**

---

**ORDER EXTENDING TIME FOR COMPLIANCE  
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on March 25, 2026. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

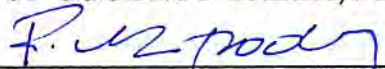
THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF APRIL 23, 2026. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 22, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 22, 2026 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED THE 30th DAY OF MARCH, 2026

**CITY OF COCONUT CREEK, FLORIDA**

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
Date Received



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

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9589 0710 5270 1776 0343 40

ROCHA, ROOSEVELT M  
3913 CRESCENT CREEK DR  
COCONUT CREEK FL 33073

ROCHA, ROOSEVELT M  
3913 CRESCENT CREEK DR  
COCONUT CREEK FL 33073

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage	
\$	
Sent To	
Street and Apt.	
City, State, ZIP	

C25060053  
EXT FO  
Postmark  
Here  
D.O 4/2/06

ROCHA, ROOSEVELT M  
3913 CRESCENT CREEK DR  
COCONUT CREEK FL 33073

04 EHE0 922T 0225 0T20 6956

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

**Petitioner**

vs.

IN RE:

DOCKET NO: **C25-06-0053**

ROOSEVELT M ROCHA  
3913 CRESCENT CREEK DRIVE  
COCONUT CREEK FL 33073

**Respondent**

---

**FINAL ORDER**

***VIOLATION: FAILURE TO OBTAIN & COMPLETE BUILDING PERMIT PROCESS FOR  
RESIDENTIAL ALTERATION WORK DONE / CITY CODE SEC. 13-38 (A)***

An administrative hearing was held before the undersigned Special Magistrate on February 25, 2026. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT**

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 3913 Crescent Creek Drive and more particularly described as follows:

Property Id: 4742 32 08 0890

COCONUT POINT 164-27 B PART OF PARCEL A DESC'D AS, COMM AT NW COR OF PARCEL A, ELY ALG N/L 810.77 TO POB, ELY 42.00, SLY 93.00, WLY 42.00, NLY 93.00 TO POB AKA: LOT 89 CRESCENT CREEK

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to complete building permit process for residential 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 present at the hearing and the sworn testimony of the City was uncontested.

**CONCLUSIONS OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (A) AND THE RESPONDENT IS GIVEN UNTIL MARCH 26, 2026 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF MARCH 25, 2026, 2026 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE MARCH 25, 2026 SPECIAL MAGISTRATE HEARING

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 4th DAY OF MARCH, 2026

**CITY OF COCONUT CREEK, FLORIDA**

Reshma Heraman  
SPECIAL MAGISTRATE CLERK

P. McRory  
SPECIAL MAGISTRATE

3/4/2026  
Date Received



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

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7016 2140 0000 8545 8193

ROCHA, ROOSEVELT M  
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COCONUT CREEK FL 33073

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Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

02506 0063  
FO  
Postmark Here  
DL 3/29/06

Postage \$  
 Total Postage \$  
 Sent To  
 Street and Apt  
 City, State, Zip

ROCHA, ROOSEVELT M  
3913 CRESCENT CREEK DR  
COCONUT CREEK FL 33073

EB19 5459 0000 0412 9T0L

**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:  
 ROCHA, ROOSEVELT M  
 3913 CRESCENT CREEK DR  
 COCONUT CREEK FL 33073



9590 9402 8966 4064 7139 21

2. Article Number (Transfer from service label)  
 7016 2140 0000 8545 8193

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Addressee  
 R. ROCHA  
 C. Date of Delivery  
 3/29/06  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collected on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collected on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

**IMPORTANT INSTRUCTIONS**

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

**SUMMONS TO APPEAR**

State of Florida NO. C25060053  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date June 24 2025

At 9:52 AM/PM

Owner Name Rocha Roosevelt  
Last First MI

Owner Address 2913 Crescent Creek Dr  
Coconut Creek FL 33073  
City State Zip

Legal/Folio 4742 3208 0890

Violation Location 2913 Crescent Creek  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Failure to Obtain permit and /or  
Complete permit process:  
Residential Alterations

In violation of Chapter(s) 13 Section(s) 38-a  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 25 DAY OF February, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$           . A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
Danielle Ordonez 2/19/26 356  
Officer Signature Date ID#

Danielle Ordonez  
Printed Name

Signature Acknowledging Receipt of this Notice Date  
Leticia Rosa Rocha 09/02/2026  
Printed Name

If you have any questions, call 954-956-1476 or 956-1576 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25060053	3913 CRESCENT CREEK DR	474232080890	ROCHA,ROOSEVELT M

I, ORDONEZ, DANIELLA, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 06/24/2025

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

- Certified Mail – Date Sent: 02/09/2026 - Receipt/Article #: 9589071052701529343545  
Return Receipt Requested
- Hand Delivery – Date: 02/09/2026 - Time: 1:30PM - Name: Ludimila Rocha
- Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

- Posting at Property – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ (See Photo of Posting)
- Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

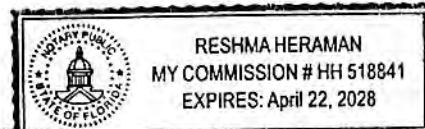
*Daniella Ordonez*  
Signature of Code Compliance Officer

Daniella Ordonez  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 9 day of February, 2026 by ORDONEZ, DANIELLA who is personally known to me.

*Reshma Heraman*  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



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9589 0710 5270 1529 3435 45

ROCHA, ROOSEVELT M  
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

C 25060053  
Summons  
Postmark  
Here  
D.L.  
2/19/06

Sent To

Street and Ap

City, State, Zip

PS Form 3800

ROCHA, ROOSEVELT M  
3913 CRESCENT CREEK DR  
COCONUT CREEK FL 33073













LMG

Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchisees and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
  - (2) Permit applications are reviewed by the community development department.
  - (3) Applications are returned to the applicant for correction or approved as submitted.
  - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
  - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
    - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
    - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
  - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
  - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

(Ord. No. 115-86, § 108.09, 7-10-86; Ord. No. 159-87, § 108.09, 6-11-87; Ord. No. 2001-042, § 3, 2-28-02)



**MARTY KIAR**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Property Address</b>	3913 CRESCENT CREEK DRIVE, COCONUT CREEK FL 33073	<b>ID #</b>	4742 32 08 0890
<b>Property Owner</b>	ROCHA, ROOSEVELT M	<b>Millage</b>	3212
<b>Mailing Address</b>	3913 CRESCENT CREEK DR COCONUT CREEK FL 33073	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	COCONUT POINT 164-27 B PART OF PARCEL A DESC'D AS, COMM AT NW COR OF PARCEL A, ELY ALG N/L 810.77 TO POB, ELY 42.00, SLY 93.00, WLY 42.00, NLY 93.00 TO POB AKA: LOT 89 CRESCENT CREEK		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

\* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$27,340	\$531,640	\$558,980	\$366,510	
2025	\$27,340	\$531,640	\$558,980	\$356,880	\$7,296.20
2024	\$27,340	\$483,330	\$510,670	\$346,830	\$7,071.23

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$558,980	\$558,980	\$558,980	\$558,980
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 18</b>	\$366,510	\$366,510	\$366,510	\$366,510
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$26,411	0	\$26,411	\$26,411
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$315,099	\$341,510	\$315,099	\$315,099

Sales History			
Date	Type	Price	Book/Page or CIN
12/20/2016	WD-Q	\$315,000	114119321
8/16/2007	WD-Q	\$355,000	44554 / 34
10/4/2005	WD	\$100	40775 / 1476
6/2/2005	WD	\$364,286	39790 / 1363
12/15/2003	WD	\$235,000	36641 / 1788

Land Calculations		
Price	Factor	Type
\$7.00	3,906	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		1988
<b>Units/Beds/Baths</b>		1/3/2
<b>Eff./Act. Year Built: 2000/1999</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1			.09					

CODE OFFICER COULTON YANULEVICH  
SPECIAL MAGISTRATE CASES

Enriquez, Esther & Jorge  
5258 NW 51 CT  
Violation: 13-444-b-4-b  
Improper Tree Pruning

Before the Special Magistrate in and for the City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida NO. C26030088
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Monday Date March 16 20 26

At 11:35 AM PM

Owner Name Enriquez ESTher
Last First MI
Enriquez Jorge
Last First MI

Owner Address 5258 NW 51CT
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0703 2100

Violation Location 5258 NW 51CT
located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Improper tree Pruning

In violation of Chapter(s) 13 Section(s) 444-b-4-b
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 22 DAY OF April, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$500. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.
Office Signature Date ID#

Coulton Yanulevich
Printed Name

Posted at Property 3/17/26
Signature Acknowledging Receipt of this Notice Date

9:00 A.M.
Printed Name

If you have any questions, call 954-956-1476 or 956-1478 between 7AM-5PM Mon-Thurs.

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Table with 5 columns: Violation Category, 1st Offense, 2nd Offense, 3rd Offense, 4th Offense. Rows include categories like Chapter 3 Alcoholic Beverage, Chapter 4 Amusement/Entertainment, Chapter 5 Animals, Chapter 6 Building/Housing, Chapter 7 Child Care Centers, Chapter 9 Open Burning, Chapter 11 Food/Food Establishments, Chapter 12 Garbage/Refuse Sec. 12-33 & 34, Chapter 12 Remaining Sections, Chapter 13 Land Devel., Chapter 14 Offenses, Chapter 15 Parks & Rec., Chapter 16 Peddlers, Chapter 17 Public Places, Chapter 18 Taxation, Chapter 19 Parking, Chapter 20 Utilities.

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030088	5258 NW 51 CT	484207032100	ENRIQUEZ, ESTHER & JORGE

I, YANULEVICH, COULTON, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 03/17/2026

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 03/23/2026 - Receipt/Article #: 9589071052701607575134  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 03/17/2026 - Time: 09:05 A.M. (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

*CJ*

Signature of Code Compliance Officer

*COULTON Yanulevich*

Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 23 day of MARCH, 2026 by YANULEVICH, COULTON who is personally known to me.

*Reshma Heraman*

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL®



9589 0710 5270 1607 5751 34

ENRIQUEZ, ESTHER & JORGE  
5258 NW 51 CT  
COCONUT CREEK FL 33073

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

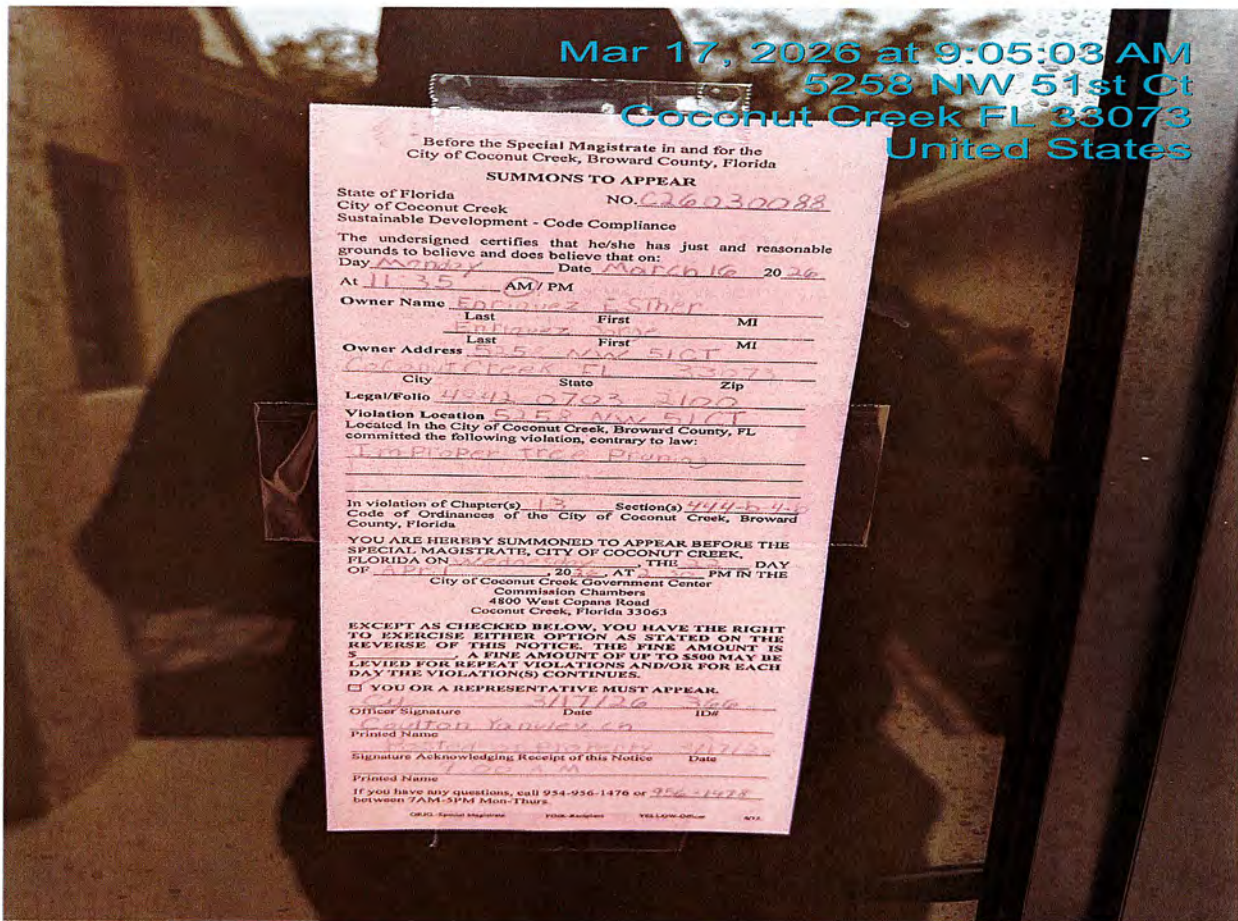
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

C 260 30088  
Summons  
Postmark Here  
e.y. 3/23/06

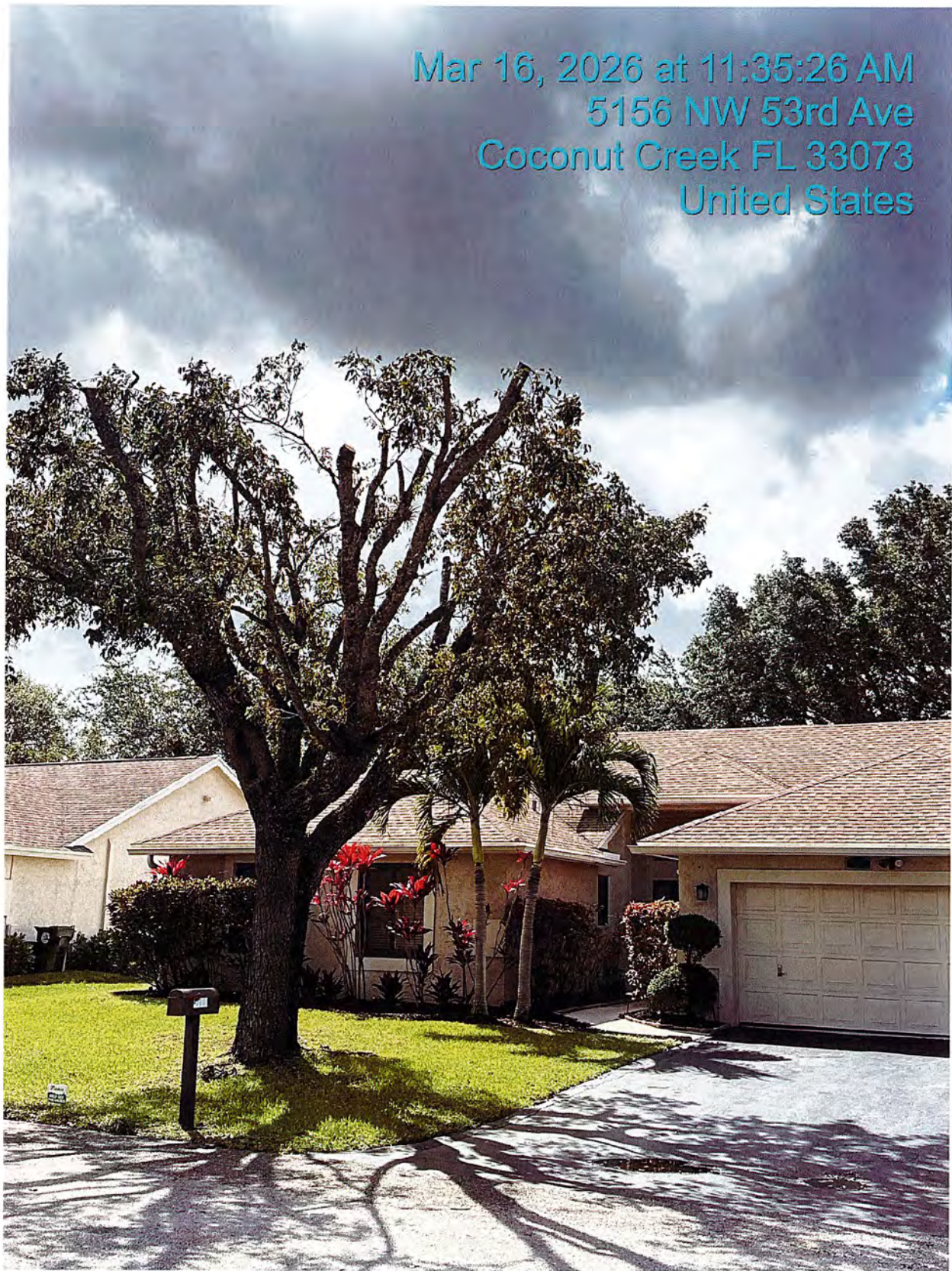
Sent To  
Street and A  
City, State, Z

ENRIQUEZ, ESTHER & JORGE  
5258 NW 51 CT  
COCONUT CREEK FL 33073

HE T525 209T 0225 0T20 6956



Mar 16, 2026 at 11:35:26 AM  
5156 NW 53rd Ave  
Coconut Creek FL 33073  
United States



Mar 16, 2026 at 11:36:17 AM  
5156 NW 53rd Ave  
Coconut Creek FL 33073  
United States



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**Sec. 13-444. Installation, maintenance and materials for all zoning districts.**

(b) **Maintenance.** The owner of the property or his agent, shall be responsible for the maintenance and cost of maintenance of all landscaping located in areas where landscaping is required by this section (including abutting/adjacent portions of right-of-way, swales, canals, lakes, waterways to include all easements thereon) in accordance with the following standards:

**(4) Tree and palm abuse and pruning.**

- a. Prohibition of tree abuse: No person shall abuse a tree located within Coconut Creek unless one (1) of the exemptions applies.
- b. Tree pruning is to be performed strictly adhering to the most current standards established by the ANSI A-300. Said standards as may be amended from time to time are incorporated herein by reference. Unless special approval is provided by the city, trees shall be allowed to attain their normal size and shape for the species and shall not be severely pruned or hatracked. Overlifting of branches/limbs on a tree that destroys the natural shape and/or integrity of the tree shall be a violation of this article and subject to fine and/or replacement of tree. Hatracking, topping, shaping, improper palm pruning, and/or tree abuse as defined in the code, is not permitted within the municipal limits of the City of Coconut Creek.
- c. Palm pruning. Proper palm pruning shall consist of the following: the removal of leaves (called fronds), the inflorescence (flower spikes), remains of inflorescence, young seed stalks, remains of seed stalks, and/or the fruits. Fronds that have dropped below the 9 o'clock and 3 o'clock position may be removed. The fronds should be cut close to the trunk with a sharp pruning saw or lopping shears. Removing palm fronds that initiate at or above the horizontal plane (other than dead or those interfering with the integrity of a structure) shall constitute tree abuse, as defined herein, and shall be considered a violation of this section.
- d. Pruning and tree abuse remedial actions required.
  1. In the event a person abuses a tree in violation of this subdivision, the violator shall be responsible to undertake pruning and other remedial actions that the city determines is reasonably necessary to protect public safety and property, and to help the tree survive the tree abuse damage if the tree is not a nuisance species.
  2. If the city determines that a tree will not survive and grow in a safe manner, i.e. threatens public safety of property, due to the destruction of the natural habit of growth, the violator shall remove the abused tree and install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than the diameter inches of the abused tree. Replacement(s) shall be made within forty-five (45) days of the removal of the tree(s).
  3. If the city determines that a tree will survive the tree abuse damage but greater than fifty (50) percent of the tree's canopy has been removed due to the tree abuse damage and remedial actions required under subsection (1), the violator shall install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than one-half ( $\frac{1}{2}$ ) the diameter inches of the abused tree.
  4. Replacement trees shall be installed on site or on public lands if such installation is approved by the city. If no suitable public lands are located or if all replacement trees cannot be accommodated on site, the violator shall pay a fee into the Coconut Creek Tree Preservation trust account. Each replacement tree shall be a species found on the list of approved trees adopted and found herein. Replacement trees shall be Florida No. 1 quality or better. More than one (1) tree may be utilized for replacement if the aggregate sum of



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 01-01 Single Family	<b>Deputy Appraiser:</b> Residential Department
<b>Property ID:</b> 484207032100	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> ENRIQUEZ, ESTHER & JORGE	<b>Adj. Bldg. S.F.:</b> 2245	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 5258 NW 51 CT COCONUT CREEK, FL 33073	<b>Bldg Under Air S.F.:</b> 1864	<b>Zoning :</b> PUD - PLANNED UNIT DEVELOPMENT
<b>Property Address:</b> 5258 NW 51 COURT COCONUT CREEK, 33073	<b>Effective Year:</b> 1989	<b>Abbr. Legal Des.:</b> WINSTON PARK SECTION ONE-A 131-24 B LOT 34 BLK 7
	<b>Year Built:</b> 1988	
	<b>Units/Beds/Baths:</b> 1 / 4 / 2	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$60,000	\$560,490	0	\$620,490	\$187,080	
2025	\$60,000	\$559,580	0	\$619,580	\$182,170	\$2,863.59
2024	\$60,000	\$548,810	0	\$608,810	\$177,040	\$2,729.69

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$620,490	\$620,490	\$620,490	\$620,490
Portability	0	0	0	0
Assessed / SOH 15	\$187,080	\$187,080	\$187,080	\$187,080
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	\$5,000	\$5,000	\$5,000	\$5,000
Senior	\$50,000	0	\$50,000	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$80,669	\$157,080	\$80,669	\$130,669

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
07/29/2024	Quit Claim Deed Non-Sale Title Change	\$100	119725754
07/31/2014	Warranty Deed Qualified Sale	\$360,000	112452465
04/30/2014	Warranty Deed Disqualified Sale	\$221,000	112262002
12/31/2004	Special Warranty Deed	\$318,000	38885 / 11
08/09/2004	Certificate of Title		38066 / 254

**LAND CALCULATIONS**

Unit Price	Units	Type
\$8.00	7,500	Square Foot

Summons/Case #C26030204  
Gaviola, Jaime E  
4561 Little Palm LN  
Violation: 13-444-b-4-b  
Improper Tree Pruning

**IMPORTANT INSTRUCTIONS**

**SUMMONS TO APPEAR**

You have been charged with a civil infraction which requires that you comply with one of the following options:

State of Florida NO. C26030204  
City of Coconut Creek  
Sustainable Development - Code Compliance

**Option 1:**

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

Day Monday Date March 30 2026

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

At 11:20 AM/PM

**DO NOT MAIL CASH**

Owner Name Gaviola Jaime E  
Last First MI

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

Owner Address 4561 Little Palm Lane  
Last First MI

**ENTER A PLEA OF NOT GUILTY**

City Coconut Creek State FL Zip 33073

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

Legal/Folio 4842 0810 0280

Violation Location 4561 Little Palm LN

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Improper Tree Pruning

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

In violation of Chapter(s) 13 Section(s) 444-b-4-b  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

**SCHEDULE OF FINES**

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON wednesday, THE 22 DAY OF April, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$ 366. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

YOU OR A REPRESENTATIVE MUST APPEAR.  
CY 3/30/26 366  
Officer Signature Date ID#

Coulton Yanulevich  
Printed Name

Posted at Property 03/30/26  
Signature Acknowledging Receipt of this Notice Date  
1:56 P.M.

Printed Name

If you have any questions, call 954-956-1476 or 956-1478 between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030204	4561 LITTLE PALM LN	484208100280	GAVIOLA,JAIME E

I, YANULEVICH, COULTON , hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 03/30/2026

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 03/31/2026 - Receipt/Article #: 9589071052701607574243  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 03/30/2026 - Time: 01:55 P.M. (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

\_\_\_\_\_  
Signature of Code Compliance Officer

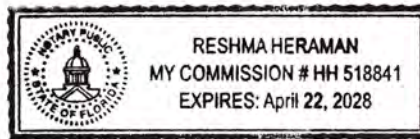
Coulton Yanulevich

\_\_\_\_\_  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 31 day of MARCH, 2026 by YANULEVICH, COULTON who is personally known to me.

\_\_\_\_\_  
Signature of Notary



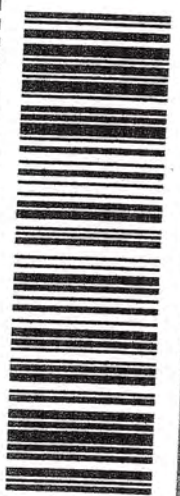
\_\_\_\_\_  
Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1607 5742 43

GAVIOLA, JAIME E  
4561 LITTLE PALM LANE  
COCONUT CREEK FL 33073

USPS TRACKING #



9590 9402 8967 4064 0702 83

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box\*

CITY OF COCONUT CREEK  
Sustainable Development Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

C 260 802 04  
Summons  
e.y 3/31/26

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

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)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Ap \_\_\_\_\_

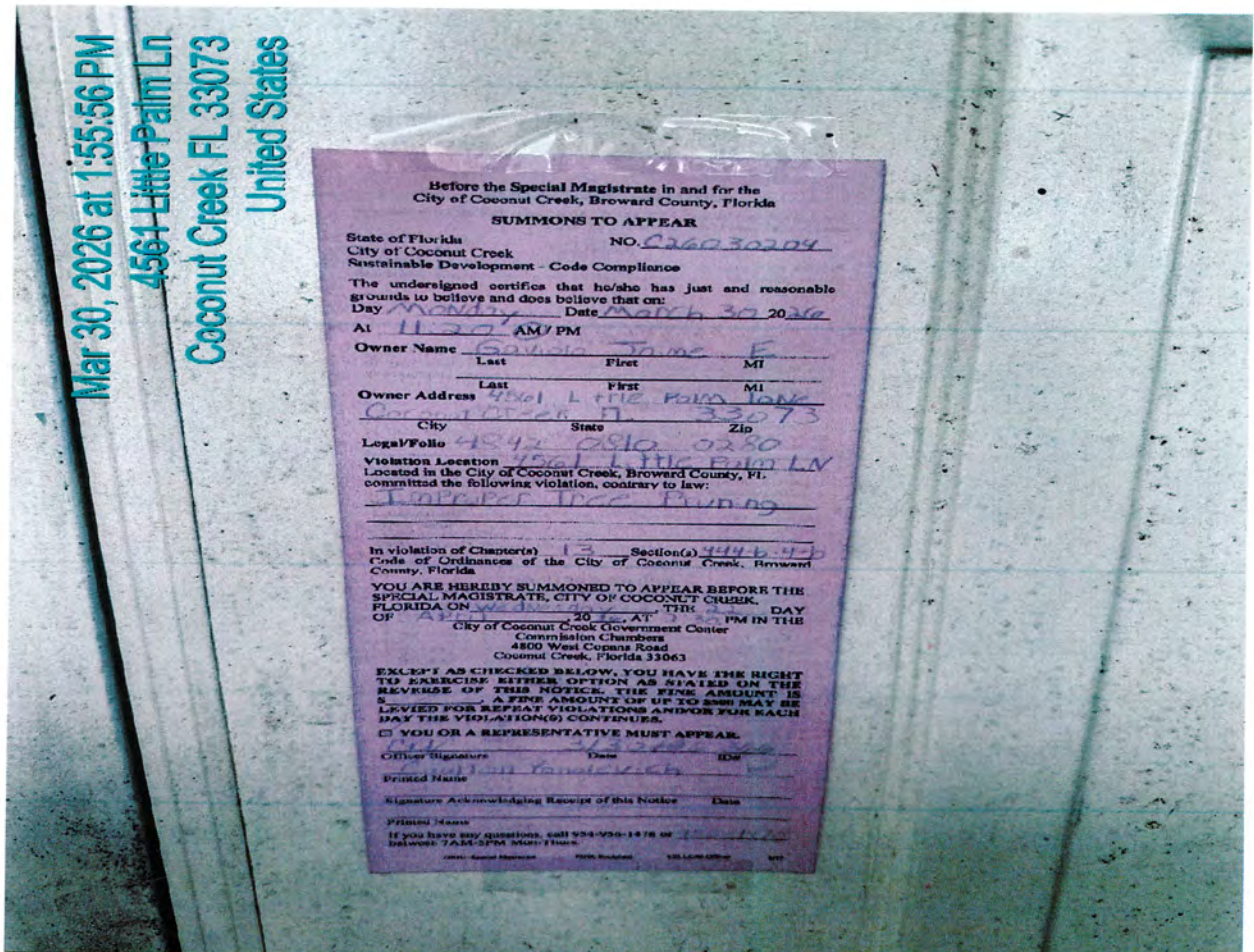
City, State, Zip \_\_\_\_\_

PS Form 3806, January 2025 PSN 7530702000-9047 See Reverse for Instructions

C 260 802 04  
Summons  
Postmark  
Here  
e.y 3/31/26

GAVIOLA, JAIME E  
4561 LITTLE PALM LANE  
COCONUT CREEK FL 33073

E4 2425 209T 0225 0T20 6956



C. Yanulevich



C. Yanulevich

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**Sec. 13-444. Installation, maintenance and materials for all zoning districts.**

(b) **Maintenance.** The owner of the property or his agent, shall be responsible for the maintenance and cost of maintenance of all landscaping located in areas where landscaping is required by this section (including abutting/adjacent portions of right-of-way, swales, canals, lakes, waterways to include all easements thereon) in accordance with the following standards:

**(4) Tree and palm abuse and pruning.**

- a. Prohibition of tree abuse: No person shall abuse a tree located within Coconut Creek unless one (1) of the exemptions applies.
- b. Tree pruning is to be performed strictly adhering to the most current standards established by the ANSI A-300. Said standards as may be amended from time to time are incorporated herein by reference. Unless special approval is provided by the city, trees shall be allowed to attain their normal size and shape for the species and shall not be severely pruned or hatracked. Overlifting of branches/limbs on a tree that destroys the natural shape and/or integrity of the tree shall be a violation of this article and subject to fine and/or replacement of tree. Hatracking, topping, shaping, improper palm pruning, and/or tree abuse as defined in the code, is not permitted within the municipal limits of the City of Coconut Creek.
- c. Palm pruning. Proper palm pruning shall consist of the following: the removal of leaves (called fronds), the inflorescence (flower spikes), remains of inflorescence, young seed stalks, remains of seed stalks, and/or the fruits. Fronds that have dropped below the 9 o'clock and 3 o'clock position may be removed. The fronds should be cut close to the trunk with a sharp pruning saw or lopping shears. Removing palm fronds that initiate at or above the horizontal plane (other than dead or those interfering with the integrity of a structure) shall constitute tree abuse, as defined herein, and shall be considered a violation of this section.
- d. Pruning and tree abuse remedial actions required.
  1. In the event a person abuses a tree in violation of this subdivision, the violator shall be responsible to undertake pruning and other remedial actions that the city determines is reasonably necessary to protect public safety and property, and to help the tree survive the tree abuse damage if the tree is not a nuisance species.
  2. If the city determines that a tree will not survive and grow in a safe manner, i.e. threatens public safety of property, due to the destruction of the natural habit of growth, the violator shall remove the abused tree and install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than the diameter inches of the abused tree. Replacement(s) shall be made within forty-five (45) days of the removal of the tree(s).
  3. If the city determines that a tree will survive the tree abuse damage but greater than fifty (50) percent of the tree's canopy has been removed due to the tree abuse damage and remedial actions required under subsection (1), the violator shall install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than one-half ( $\frac{1}{2}$ ) the diameter inches of the abused tree.
  4. Replacement trees shall be installed on site or on public lands if such installation is approved by the city. If no suitable public lands are located or if all replacement trees cannot be accommodated on site, the violator shall pay a fee into the Coconut Creek Tree Preservation trust account. Each replacement tree shall be a species found on the list of approved trees adopted and found herein. Replacement trees shall be Florida No. 1 quality or better. More than one (1) tree may be utilized for replacement if the aggregate sum of



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 01-01 Single Family	<b>Deputy Appraiser:</b> Residential Department
<b>Property ID:</b> 484208100280	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> GAVIOLA,JAIME E	<b>Adj. Bldg. S.F:</b> 2042	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 4561 LITTLE PALM LANE COCONUT CREEK, FL 33073	<b>Bldg Under Air S.F:</b> 1836	<b>Zoning :</b> PUD - PLANNED UNIT DEVELOPMENT
<b>Property Address:</b> 4561 LITTLE PALM LANE COCONUT CREEK, 33073	<b>Effective Year:</b> 2002	<b>Abbr. Legal Des.:</b> BANYAN TRAILS 154-3 B PART OF PARCEL C DESC'D AS,COMM AT SE COR OF PARCEL D OF SAIDPLAT,SLY 955.12,WLY 1570.65 TO POB,NWLY 125.46,SWLY ARC DIST OF 41.57,SWLY 2.28,SELY 117.73,NELY 59.70,NELY 14.24 TO POB AKA: LOT 28 PARCEL 1 BANYAN TRAILS
	<b>Year Built:</b> 2001	
	<b>Units/Beds/Baths:</b> 1 / 3 / 2	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$41,830	\$471,310	0	\$513,140	\$235,510	
2025	\$41,830	\$470,430	0	\$512,260	\$229,320	\$4,495.01
2024	\$41,830	\$490,030	0	\$531,860	\$222,860	\$4,336.48

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$513,140	\$513,140	\$513,140	\$513,140
Portability	0	0	0	0
Assessed / SOH 02	\$235,510	\$235,510	\$235,510	\$235,510
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	\$5,000	\$5,000	\$5,000	\$5,000
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$179,099	\$205,510	\$179,099	\$179,099

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
04/30/2001	Warranty Deed	\$171,100	31553 / 572

**LAND CALCULATIONS**

Unit Price	Units	Type
\$8.00	5,108	Square Foot

Summons/Case #C26030091  
Hanson, Robert C JR & Manning, David M  
5092 NW 45 AVE  
Violation: 13-444-b-4-b  
Improper Tree Pruning

SUMMONS TO APPEAR

State of Florida NO. C26030091
City of Coconut Creek
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Monday Date March 16 2026

At 11:25 AM PM

Owner Name Hanson Robert C Jr
Last First MI
Manning David M
Last First MI

Owner Address 5092 NW 45 Ave
Coconut Creek FL 33073
City State Zip

Legal/Folio 4842 0802 1240

Violation Location 5092 NW 45 Ave
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Improper Tree Pruning

In violation of Chapter(s) 13 Section(s) 444-b-4-b
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 22 DAY OF April, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$ . A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.
City 3/17/26 366
Office Signature Date ID#

Coulton Yanulevich
Printed Name

Posted at Property 3/17/26
Signature Acknowledging Receipt of this Notice Date
8:45 A.M.

Printed Name

If you have any questions, call 954-956-1476 or 956-1478 between 7AM-5PM Mon-Thurs.

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Table with 5 columns: Violation Category, 1st Offense, 2nd Offense, 3rd Offense, 4th Offense. Rows include Chapter 3 Alcoholic Beverage, Chapter 4 Amusement/Entertainment, Chapter 5 Animals, Chapter 6 Building/Housing, Chapter 7 Child Care Centers, Chapter 9 Open Burning, Chapter 11 Food/Food Establishments, Chapter 12 Garbage/Refuse Sec. 12-33 & 34, Chapter 12 Remaining Sections, Chapter 13 Land Devel., Chapter 14 Offenses, Chapter 15 Parks & Rec., Chapter 16 Peddlers, Chapter 17 Public Places, Chapter 18 Taxation, Chapter 19 Parking, Chapter 20 Utilities.

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030091	5092 NW 45 AVE	484208021240	HANSON,ROBERT C JR

I, YANULEVICH, COULTON , hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 03/17/2026

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 03/23/2026 - Receipt/Article #: 9589071052701607575158  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 03/17/2026 - Time: 08:50 A.M. (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

*CCT*

Signature of Code Compliance Officer

Coulton Yanulevich

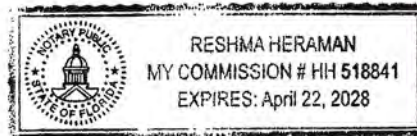
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 23 day of MARCH, 2026 by YANULEVICH, COULTON who is personally known to me.

*Reshma Heraman*

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
1800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1607 5751 58

HANSON, ROBERT C JR  
MANNING, DAVID M  
5092 NW 45 AVE  
COCONUT CREEK FL 33073

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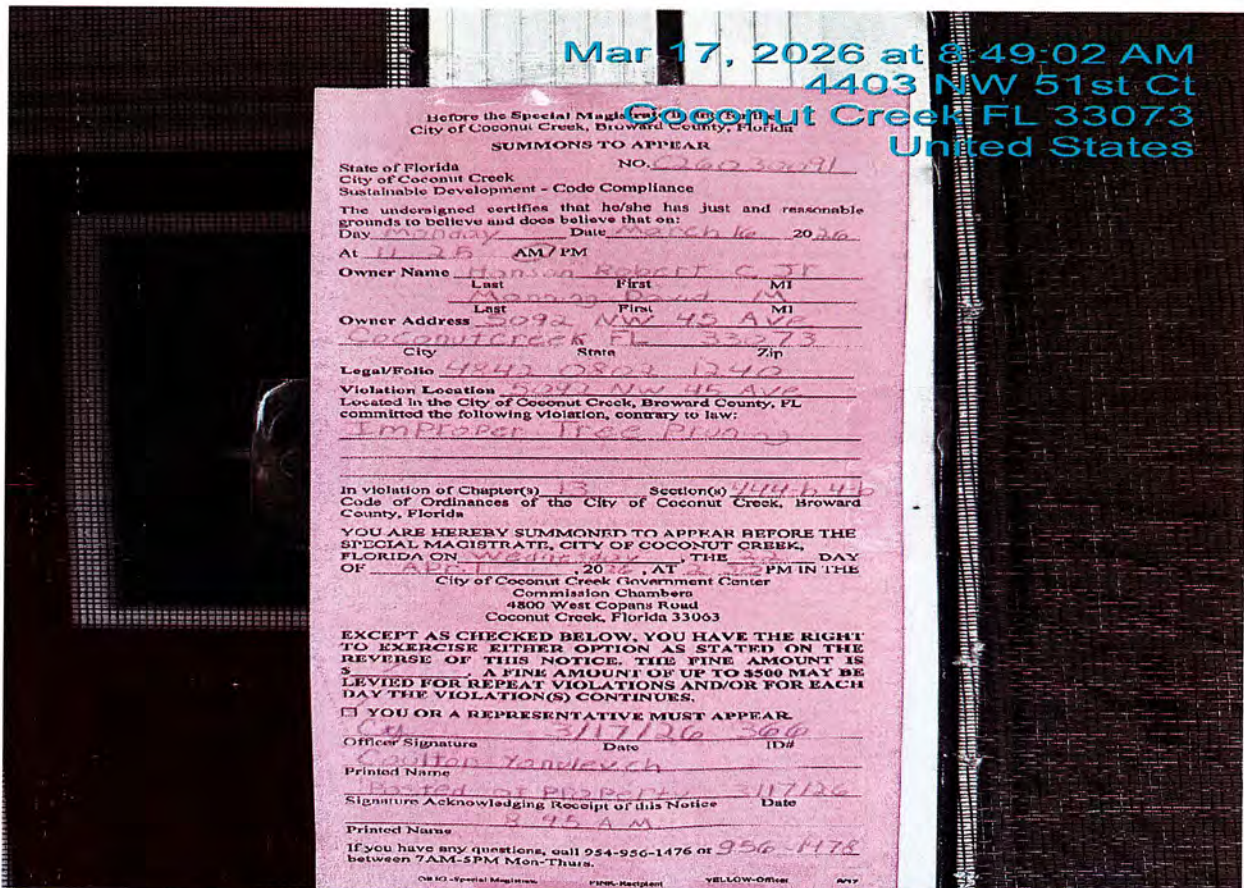
OFFICIAL USE

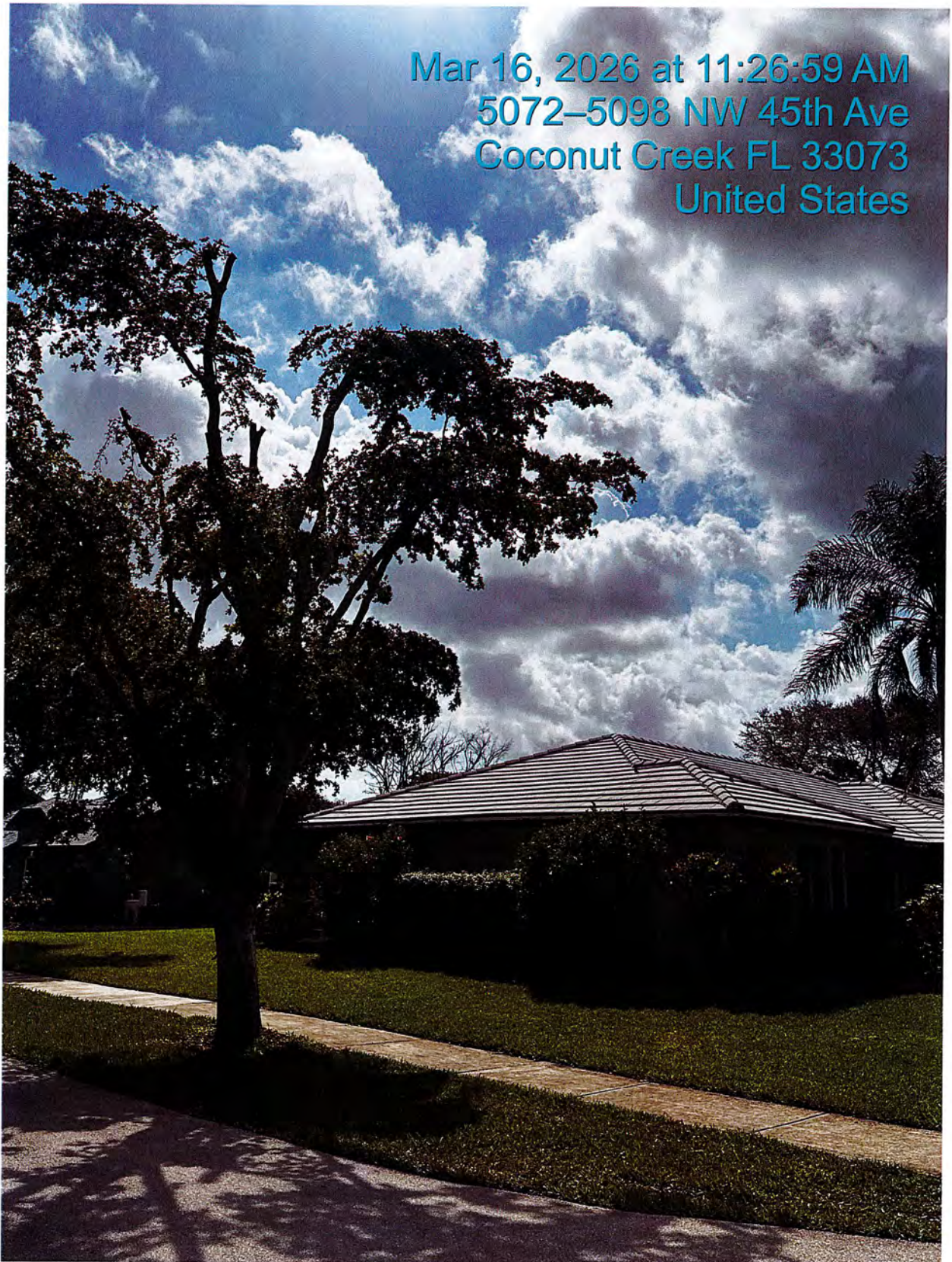
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage a	\$
Sent To	
Street and Apt. /	
City, State, Zip+	

C260 30091  
Summons  
Postmark Here  
CY 3/23/08

HANSON, ROBERT C JR  
MANNING, DAVID M  
5092 NW 45 AVE  
COCONUT CREEK FL 33073

95 1525 209T 0225 0T20 6956







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**Sec. 13-444. Installation, maintenance and materials for all zoning districts.**

(b) *Maintenance.* The owner of the property or his agent, shall be responsible for the maintenance and cost of maintenance of all landscaping located in areas where landscaping is required by this section (including abutting/adjacent portions of right-of-way, swales, canals, lakes, waterways to include all easements thereon) in accordance with the following standards:

**(4) Tree and palm abuse and pruning.**

- a. Prohibition of tree abuse: No person shall abuse a tree located within Coconut Creek unless one (1) of the exemptions applies.
- b. Tree pruning is to be performed strictly adhering to the most current standards established by the ANSI A-300. Said standards as may be amended from time to time are incorporated herein by reference. Unless special approval is provided by the city, trees shall be allowed to attain their normal size and shape for the species and shall not be severely pruned or hatracked. Overlifting of branches/limbs on a tree that destroys the natural shape and/or integrity of the tree shall be a violation of this article and subject to fine and/or replacement of tree. Hatracking, topping, shaping, improper palm pruning, and/or tree abuse as defined in the code, is not permitted within the municipal limits of the City of Coconut Creek.
- c. Palm pruning. Proper palm pruning shall consist of the following: the removal of leaves (called fronds), the inflorescence (flower spikes), remains of inflorescence, young seed stalks, remains of seed stalks, and/or the fruits. Fronds that have dropped below the 9 o'clock and 3 o'clock position may be removed. The fronds should be cut close to the trunk with a sharp pruning saw or lopping shears. Removing palm fronds that initiate at or above the horizontal plane (other than dead or those interfering with the integrity of a structure) shall constitute tree abuse, as defined herein, and shall be considered a violation of this section.
- d. Pruning and tree abuse remedial actions required.
  1. In the event a person abuses a tree in violation of this subdivision, the violator shall be responsible to undertake pruning and other remedial actions that the city determines is reasonably necessary to protect public safety and property, and to help the tree survive the tree abuse damage if the tree is not a nuisance species.
  2. If the city determines that a tree will not survive and grow in a safe manner, i.e. threatens public safety of property, due to the destruction of the natural habit of growth, the violator shall remove the abused tree and install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than the diameter inches of the abused tree. Replacement(s) shall be made within forty-five (45) days of the removal of the tree(s).
  3. If the city determines that a tree will survive the tree abuse damage but greater than fifty (50) percent of the tree's canopy has been removed due to the tree abuse damage and remedial actions required under subsection (1), the violator shall install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than one-half (½) the diameter inches of the abused tree.
  4. Replacement trees shall be installed on site or on public lands if such installation is approved by the city. If no suitable public lands are located or if all replacement trees cannot be accommodated on site, the violator shall pay a fee into the Coconut Creek Tree Preservation trust account. Each replacement tree shall be a species found on the list of approved trees adopted and found herein. Replacement trees shall be Florida No. 1 quality or better. More than one (1) tree may be utilized for replacement if the aggregate sum of



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 01-01 Single Family	<b>Deputy Appraiser:</b> Residential Department
<b>Property ID:</b> 484208021240	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> HANSON,ROBERT C JR MANNING,DAVID M	<b>Adj. Bldg. S.F:</b> 2253	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 5092 NW 45 AVE COCONUT CREEK, FL 33073	<b>Bldg Under Air S.F:</b> 1966	<b>Zoning :</b> PUD - PLANNED UNIT DEVELOPMENT
<b>Property Address:</b> 5092 NW 45 AVENUE COCONUT CREEK, 33073-2934	<b>Effective Year:</b> 1990	<b>Abbr. Legal Des.:</b> WINSTON PARK SECTION TWO 136-1 B LOT 1 BLK 5
	<b>Year Built:</b> 1989	
	<b>Units/Beds/Baths:</b> 1 / 4 / 2	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$73,440	\$544,290	0	\$617,730	\$617,730	
2025	\$73,440	\$543,810	0	\$617,250	\$617,250	\$13,703.28
2024	\$73,440	\$517,660	0	\$591,100	\$207,930	\$4,125.91

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$617,730	\$617,730	\$617,730	\$617,730
Portability	0	0	0	0
Assessed / SOH	\$617,730	\$617,730	\$617,730	\$617,730
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	\$617,730	\$617,730	\$617,730	\$617,730

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
06/03/2025	Order Determining Homestead Non-Sale Title Change		120252784
12/01/1991	Warranty Deed	\$129,000	19142 / 544
08/01/1989	Warranty Deed	\$141,300	

**LAND CALCULATIONS**

Unit Price	Units	Type
\$8.00	9,180	Square Foot
	SqFt	Foot

**RECENT SALES IN THIS SUBDIVISION**

Summons/Case #C26030135

Hollingsworth, Mark & Peralta, Elvira Joana Ferreira  
5851 NW 37 AVE

Violation: 13-448-c-1

Removal of tree without a permit

Before the Special Magistrate in and for the City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

NO. C26030135

State of Florida  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Wednesday Date March 18 2026

At 3:45 AM (PM)

Owner Name Hollingsworth Mark  
Last First MI  
Peralta Elvira Joana Ferreira  
Last First MI

Owner Address 5851 NW 37 Ave  
Coconut Creek FL 33073  
City State Zip

Legal/Folio 4842 0804 1100

Violation Location 5851 NW 37 Ave

located in the City of Coconut Creek, Broward County, FL

committed the following violation, contrary to law:  
Removal of Tree without a Permit

Violation of Chapter(s) 13 Section(s) 448-C-1  
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 22 DAY OF April, 2026, AT 2:30 PM IN THE City of Coconut Creek Government Center Commission Chambers 4800 West Copans Road Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS /\$. A FINE AMOUNT OF UP TO \$500 MAY BE IMPOSED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
CY 3/19/26 366  
Officer's Signature Date ID#

Coulton Yanulevich  
Printed Name

Posted at Property 3/19/26  
Signature Acknowledging Receipt of this Notice Date

8:30 A.M.  
Printed Name

If you have any questions, call 954-956-1476 or between 7AM-5PM Mon-Thurs.

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030135	5851 NW 37 AVE	484208041100	HOLLINGSWORTH, MARK H/E

I, YANULEVICH, COULTON, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 03/19/2026

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 03/23/2026 - Receipt/Article #: 9589071052701607575165  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 03/19/2026 - Time: 08:33 A.M. (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Signature of Code Compliance Officer

Coulton Yanulevich

Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 23 day of MARCH, 2026 by YANULEVICH, COULTON who is personally known to me.

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Excellent Design & Dev. Dept.  
Code Compliance Division  
300 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1607 5751 65

HOLLINGSWORTH, MARK H/E  
PERALTA, ELVIRA JOANA FERREIRA  
5851 NW 37 AVE  
COCONUT CREEK FL 33073

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

C-26030135  
Summers  
Postmark  
Here  
C.Y. 3/23/26

Postage \$

Total Postage \$

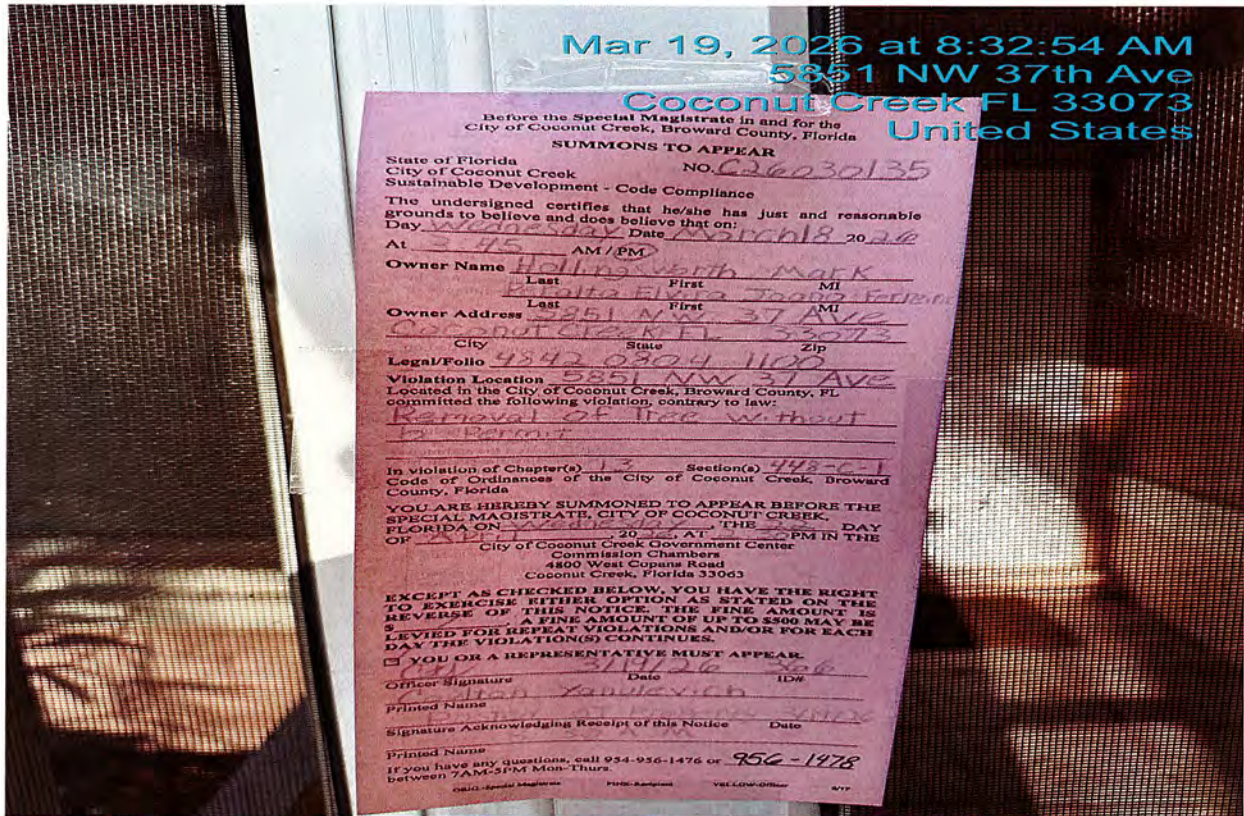
Sent To

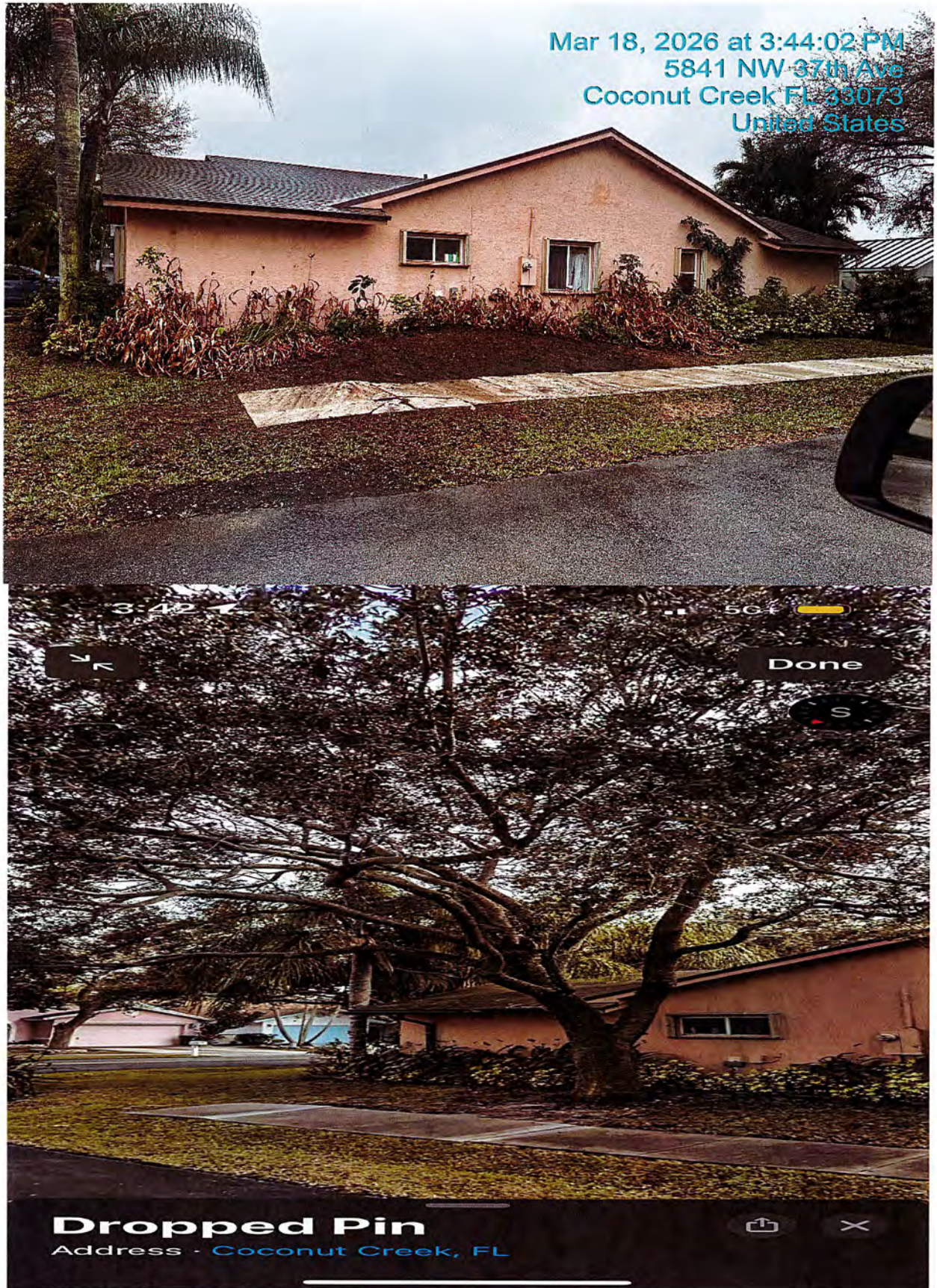
Street and #

City, State, ZIP

HOLLINGSWORTH, MARK H/E  
PERALTA, ELVIRA JOANA FERREIRA  
5851 NW 37 AVE  
COCONUT CREEK FL 33073

59 1525 2091 0225 0120 6856





**Sec. 13-448. - Preservation and protection of trees and tree preservation trust account.**

- (a) *Declaration of legislative intent.* The city commission of the City of Coconut Creek (the "commission") finds and declares that the preservation of trees is integral to the prevention of air and water pollution in that trees use their leaf surface to trap and filter out ash, dust and pollen in the air, thereby helping to alleviate air pollution; that the root systems of trees hold and consolidate soil and other loose earthen materials, thereby helping to prevent erosion, reducing nonpoint source water pollution and maintaining the continued vitality of natural habitats for the propagation and protection of wildlife, birds, game, fish and other aquatic life; that protection of trees increases property values and protects all of the resources of the city; and that removal of trees causes increased surface runoff which contributes to water pollution. Owing to the many benefits provided to the community by trees, it is the intent of the commission, in order to protect the land, air and water of Coconut Creek, to preserve this valuable natural resource of Coconut Creek for the health, safety and welfare of the general public. While the destruction of a single tree may not have a significant environmental impact, the commission recognizes that tree destruction has a cumulative impact that causes severe environmental degradation and causes severe deterioration of the quality of life in Coconut Creek and, because of this impact, the commission finds that tree destruction is a public nuisance that must be controlled. In the evaluation of a tree removal permit, priority shall be given to preservation, relocation, replacement and payment into the tree preservation trust fund. Based on these factual considerations, this section shall be the minimum standards of the city for tree preservation.
- (b) *Permit required; exemptions.* No person shall cut down, destroy, effectively destroy, remove, relocate or damage any tree or cause any tree to be cut down, destroyed, effectively destroyed, removed, relocated or damaged, without first obtaining a permit from the city as provided in this section.

For the purpose of the permitting requirements of this section, the following are exempt:

- (1) Removal of tree species occurring in regulated waters as defined by sections 27-331 to 27-339 of the Broward County Code of Ordinances when the mitigation required by that license for the removal of the trees is equal to or greater than the replacement requirements of this section; or
- (2) Removal of any tree that is diseased, injured or in danger of falling, to the extent that its continued existence threatens the health and/or safety of contiguous persons or property provided that the owner of the property can document (photographs, etc. that such condition(s) existed prior to the removal of the tree. In the case of natural forest communities, specimen trees or historic trees, documentation of the condition must be presented to the city within forty-eight (48) hours after removal; or
- (3) Removal of any tree on owner-occupied residential properties of one (1) acre or less developed for detached single-family and duplex usage, except the following:
  - a. Previously preserved, relocated or replaced trees that were preserved, relocated or replaced as a condition of granting a tree removal permit; or
  - b. Historical or Special Status Category Trees; or
  - c. Site plan required landscape buffers located on private property; or
  - d. Site plan required landscape easements located on private property; or
  - e. Trees planted on private property with the intent of providing a consistent street tree theme or image; or
  - f. Trees planted on private ingress/egress rights-of-way and/or easements with the intent of providing a consistent street tree theme or image; or
- (4) Under emergency conditions such as hurricanes, war, or any natural disasters of similar scope, county utilities, water management district, improvement districts, Florida Department of Transportation, municipal utilities and franchised utilities, except as provided below, may remove a tree in order to prevent an imminent interruption of service or to restore interrupted



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 01-05 Single Family Zero Lot Line	<b>Deputy Appraiser:</b> Residential Department
<b>Property ID:</b> 484208041100	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> HOLLINGSWORTH,MARK H/E PERALTA,ELVIRA JOANA FERREIRA	<b>Adj. Bldg. S.F:</b> 2185	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 5851 NW 37 AVE COCONUT CREEK, FL 33073	<b>Bldg Under Air S.F:</b> 1987	<b>Zoning :</b> PUD - PLANNED UNIT DEVELOPMENT
<b>Property Address:</b> 5851 NW 37 AVENUE COCONUT CREEK, 33073-4101	<b>Effective Year:</b> 1991	<b>Abbr. Legal Des.:</b> PARKWOOD V 140-6 B LOT 110
	<b>Year Built:</b> 1990	
	<b>Units/Beds/Baths:</b> 1 / 3 / 2	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$65,540	\$518,870	0	\$584,410	\$403,660	
2025	\$65,540	\$518,870	0	\$584,410	\$393,050	\$8,060.52
2024	\$58,260	\$503,800	0	\$562,060	\$381,980	\$7,816.57

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$584,410	\$584,410	\$584,410	\$584,410
Portability	0	0	0	0
Assessed / SOH 19	\$403,660	\$403,660	\$403,660	\$403,660
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$352,249	\$378,660	\$352,249	\$352,249

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
11/19/2018	Warranty Deed Qualified Sale	\$380,000	115473279
07/22/2004	Warranty Deed	\$317,000	37967 / 655
10/25/1999	Warranty Deed	\$154,000	29974 / 1948
11/01/1990	Special Warranty Deed	\$116,900	17972 / 1

**LAND CALCULATIONS**

Unit Price	Units	Type
\$9.00	7,282	Square SqFt
		Square Foot

**RECENT SALES IN THIS SUBDIVISION**

Summons/Case #020000002

Joiner, James A

4403 NW 51 CT

Violation: 13-444-b-4-b

Improper Tree Pruning

**IMPORTANT INSTRUCTIONS**

**SUMMONS TO APPEAR**

You have been charged with a civil infraction which requires that you  
comply with one of the following options:

State of Florida NO. C26030092  
City of Coconut Creek  
Sustainable Development - Code Compliance

**Option 1:**

The undersigned certifies that he/she has just and reasonable  
grounds to believe and does believe that on:

Pay the civil penalty as indicated on the reverse side by mail or in  
person. Payment must be received 24 hours prior to the scheduled  
hearing date at:

Day Monday Date March 16 2026

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

At 11:30 AM PM

**DO NOT MAIL CASH**

Owner Name Joiner James A  
Last First MI

Payment of the fine amount shall be considered the same as entering a  
plea of guilty. Any additional violation of the same offense may be  
considered a repeat violation. The violation must be in compliance or  
further action will be pursued.

Owner Address 4403 NW 51 CT  
Last First MI

**ENTER A PLEA OF NOT GUILTY**

Coconut Creek FL 33073  
City State Zip

If you disagree with the charges and wish to have a hearing, you must  
appear before the Special Magistrate on the date and time specified on  
the reverse side of this summons.

Legal/Folio 4842 0802 1630

Violation Location 4403 NW 51 CT

If you elect to have a hearing and are found to have committed the  
infraction, the Special Magistrate may impose a penalty not to exceed  
\$500.00 per day plus an administrative fee.

Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Improper Tree Pruning

If a person fails to pay the civil penalty 24 hours prior to the scheduled  
hearing date, or fails to appear before the Special Magistrate he/she  
shall be deemed to have waived his/her rights to contest the summons  
and that in such case, judgment may be entered against the person for  
an amount up to the maximum penalty of \$500.00 per day and  
reasonable administrative fees.

In violation of Chapter(s) 13 Section(s) 444-6-4-6  
Code of Ordinances of the City of Coconut Creek, Broward  
County, Florida

**SCHEDULE OF FINES**

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE  
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,  
FLORIDA ON wednesday, THE 22 DAY  
OF April, 2026, AT 2:30 PM IN THE  
City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT  
TO EXERCISE EITHER OPTION AS STATED ON THE  
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS  
\$. A FINE AMOUNT OF UP TO \$500 MAY BE  
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH  
DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
Cy 3/17/26 366  
Officer Signature Date ID#

Coulton Yanulevich  
Printed Name

Posted at property 3/17/26  
Signature Acknowledging Receipt of this Notice Date

8:40 A.M.  
Printed Name

In addition to any fines noted above, any violation deemed irreparable  
or irreversible in nature by order of the special master shall be subject  
to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

If you have any questions, call 954-956-1476 or 956-1478  
between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030092	4403 NW 51 CT	484208021630	JOINER, JAMES A

I, YANULEVICH, COULTON, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 03/17/2026

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 03/23/2026 - Receipt/Article #: 9589071052701607575172  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 03/17/2026 - Time: 08:45 A.M. (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

*[Signature]*  
Signature of Code Compliance Officer

Coulton Yanulevich  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 23 day of MARCH, 2026 by YANULEVICH, COULTON who is personally known to me.

*Reshma Heraman*  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
1800 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**



9589 0710 5270 1607 5751 72

JOINER, JAMES A  
4403 NW 51 CT  
COCONUT CREEK FL 33073-2910

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	JOINER, JAMES A
Street and #	4403 NW 51 CT
City, State, ZIP	COCONUT CREEK FL 33073-2910

PS Form 3849, January 2007 (Rev. 10-2006) See reverse for instructions

*C260 3002*  
*Summers*  
Postmark  
Here  
*cy. 2/23/06*

22 1525 209T 0225 0710 6956





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**Sec. 13-444. Installation, maintenance and materials for all zoning districts.**

(b) **Maintenance.** The owner of the property or his agent, shall be responsible for the maintenance and cost of maintenance of all landscaping located in areas where landscaping is required by this section (including abutting/adjacent portions of right-of-way, swales, canals, lakes, waterways to include all easements thereon) in accordance with the following standards:

(4) **Tree and palm abuse and pruning.**

- a. Prohibition of tree abuse: No person shall abuse a tree located within Coconut Creek unless one (1) of the exemptions applies.
- b. Tree pruning is to be performed strictly adhering to the most current standards established by the ANSI A-300. Said standards as may be amended from time to time are incorporated herein by reference. Unless special approval is provided by the city, trees shall be allowed to attain their normal size and shape for the species and shall not be severely pruned or hatracked. Overlifting of branches/limbs on a tree that destroys the natural shape and/or integrity of the tree shall be a violation of this article and subject to fine and/or replacement of tree. Hatracking, topping, shaping, improper palm pruning, and/or tree abuse as defined in the code, is not permitted within the municipal limits of the City of Coconut Creek.
- c. Palm pruning. Proper palm pruning shall consist of the following: the removal of leaves (called fronds), the inflorescence (flower spikes), remains of inflorescence, young seed stalks, remains of seed stalks, and/or the fruits. Fronds that have dropped below the 9 o'clock and 3 o'clock position may be removed. The fronds should be cut close to the trunk with a sharp pruning saw or lopping shears. Removing palm fronds that initiate at or above the horizontal plane (other than dead or those interfering with the integrity of a structure) shall constitute tree abuse, as defined herein, and shall be considered a violation of this section.
- d. Pruning and tree abuse remedial actions required.
  1. In the event a person abuses a tree in violation of this subdivision, the violator shall be responsible to undertake pruning and other remedial actions that the city determines is reasonably necessary to protect public safety and property, and to help the tree survive the tree abuse damage if the tree is not a nuisance species.
  2. If the city determines that a tree will not survive and grow in a safe manner, i.e. threatens public safety of property, due to the destruction of the natural habit of growth, the violator shall remove the abused tree and install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than the diameter inches of the abused tree. Replacement(s) shall be made within forty-five (45) days of the removal of the tree(s).
  3. If the city determines that a tree will survive the tree abuse damage but greater than fifty (50) percent of the tree's canopy has been removed due to the tree abuse damage and remedial actions required under subsection (1), the violator shall install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than one-half (½) the diameter inches of the abused tree.
  4. Replacement trees shall be installed on site or on public lands if such installation is approved by the city. If no suitable public lands are located or if all replacement trees cannot be accommodated on site, the violator shall pay a fee into the Coconut Creek Tree Preservation trust account. Each replacement tree shall be a species found on the list of approved trees adopted and found herein. Replacement trees shall be Florida No. 1 quality or better. More than one (1) tree may be utilized for replacement if the aggregate sum of



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 01-01 Single Family	<b>Deputy Appraiser:</b> Residential Department
<b>Property ID:</b> 484208021630	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> JOINER, JAMES A	<b>Adj. Bldg. S.F.:</b> 1626	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 4403 NW 51 CT COCONUT CREEK, FL 33073-2910	<b>Bldg Under Air S.F.:</b> 1416	<b>Zoning :</b> PUD - PLANNED UNIT DEVELOPMENT
<b>Property Address:</b> 4403 NW 51 COURT COCONUT CREEK, 33073-2910	<b>Effective Year:</b> 1991	<b>Abbr. Legal Des.:</b> WINSTON PARK SECTION TWO 136-1 B LOT 12 BLK 6
	<b>Year Built:</b> 1990	
	<b>Units/Beds/Baths:</b> 1 / /	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$79,500	\$443,530	0	\$523,030	\$200,870	
2025	\$79,500	\$443,810	0	\$523,310	\$195,590	\$3,887.89
2024	\$79,500	\$422,830	0	\$502,330	\$190,080	\$3,747.41

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$523,030	\$523,030	\$523,030	\$523,030
Portability	0	0	0	0
Assessed / SOH 94	\$200,870	\$200,870	\$200,870	\$200,870
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$149,459	\$175,870	\$149,459	\$149,459

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
02/01/1991	Warranty Deed	\$115,400	18184 / 855

**LAND CALCULATIONS**

Unit Price	Units	Type
\$8.00	9,938	Square Foot
	SqFt	Foot

**RECENT SALES IN THIS SUBDIVISION**

Summons/Case #C26030090

Paul, Mara

5300 NW 49 AVE

Violation 13-444-b-4-b

Improper Tree Pruning

Before the **Special Magistrate** in and for the  
City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**

State of Florida NO. C26030090  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Monday Date March 16 2026

At 9:30 AM PM

Owner Name Mara Paul  
Last First MI

Owner Address 5376 NW 55 ST  
Coconut Creek FL 33073  
Last First MI City State Zip

Legal/Folio 4842 0704 0320

Violation Location 5300 NW 49 Ave  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

IMPROPER Tree Pruning

In violation of Chapter(s) 13 Section(s) 444-b-4-b  
Code of Ordinances of the City of Coconut Creek, Broward  
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE  
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,  
FLORIDA ON wednesday, THE 22 DAY  
OF April, 2026, AT 2:30 PM IN THE  
City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT  
TO EXERCISE EITHER OPTION AS STATED ON THE  
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS  
\$. A FINE AMOUNT OF UP TO \$500 MAY BE  
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH  
DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
Cg 3/17/26 366  
Officer Signature Date ID#  
Coulton Yanulevich  
Printed Name

Posted at Property 3/17/26  
Signature Acknowledging Receipt of this Notice Date  
9:00 A.M.  
Printed Name

If you have any questions, call 954-956-1476 or 956-1478  
between 7AM-5PM Mon-Thurs.

**IMPORTANT INSTRUCTIONS**

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
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Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030090	5300 NW 49 AVE	484207040320	PAUL, MARA

I, YANULEVICH, COULTON, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 03/17/2026

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 03/23/2026 - Receipt/Article #: 9589071052701607575141  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 03/17/2026 - Time: 08:58 A.M. (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

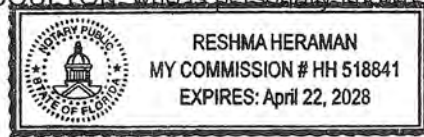
*[Signature]*  
Signature of Code Compliance Officer

COULTON YANULEVICH  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

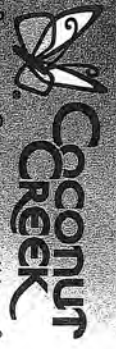
Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 23 day of MARCH, 2026 by YANULEVICH, COULTON, who is personally known to me.

*Reshma Heraman*  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
4800 W. Copans Road  
Coconut Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 1607 5751 41

PAUL, MARA  
5376 NW 55 ST  
COCONUT CREEK FL 33073

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

OFFICIAL USE

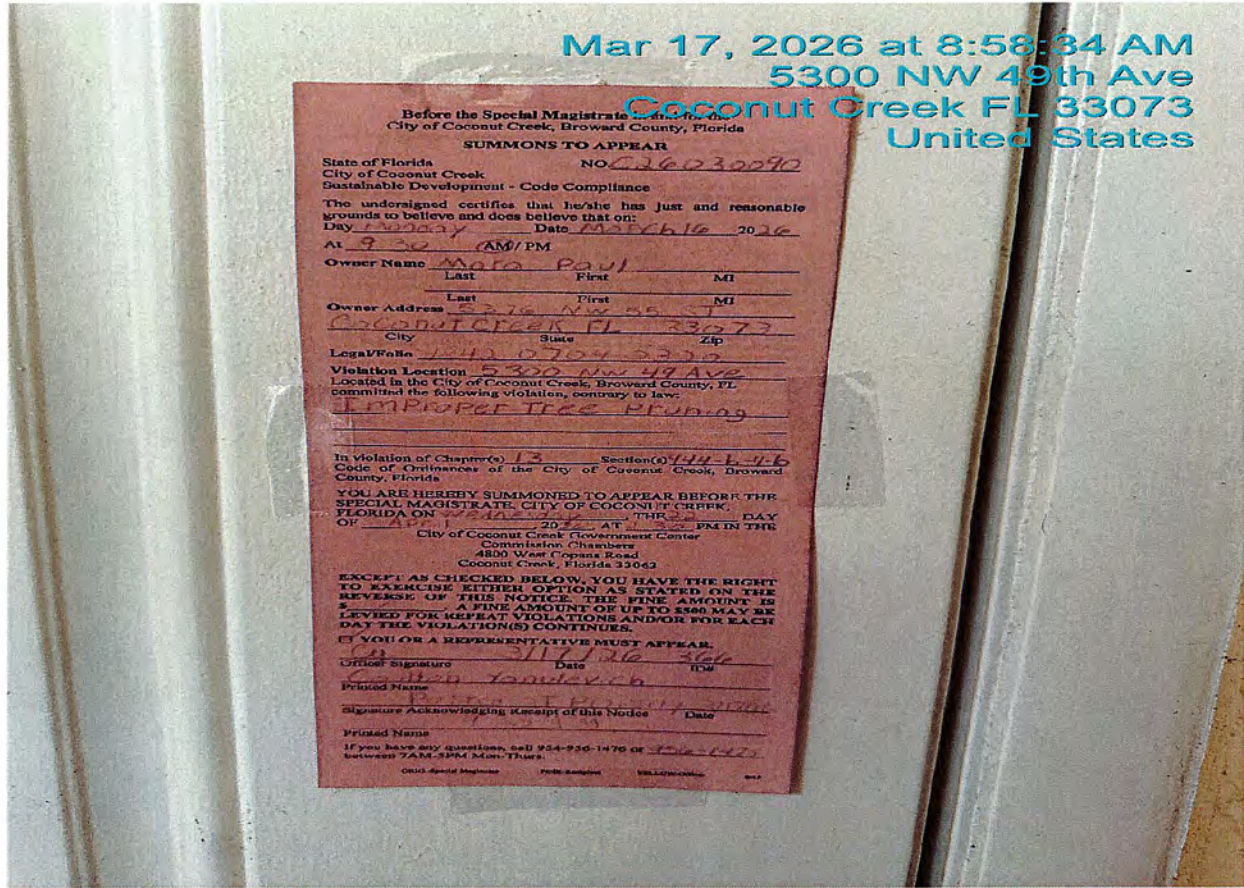
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

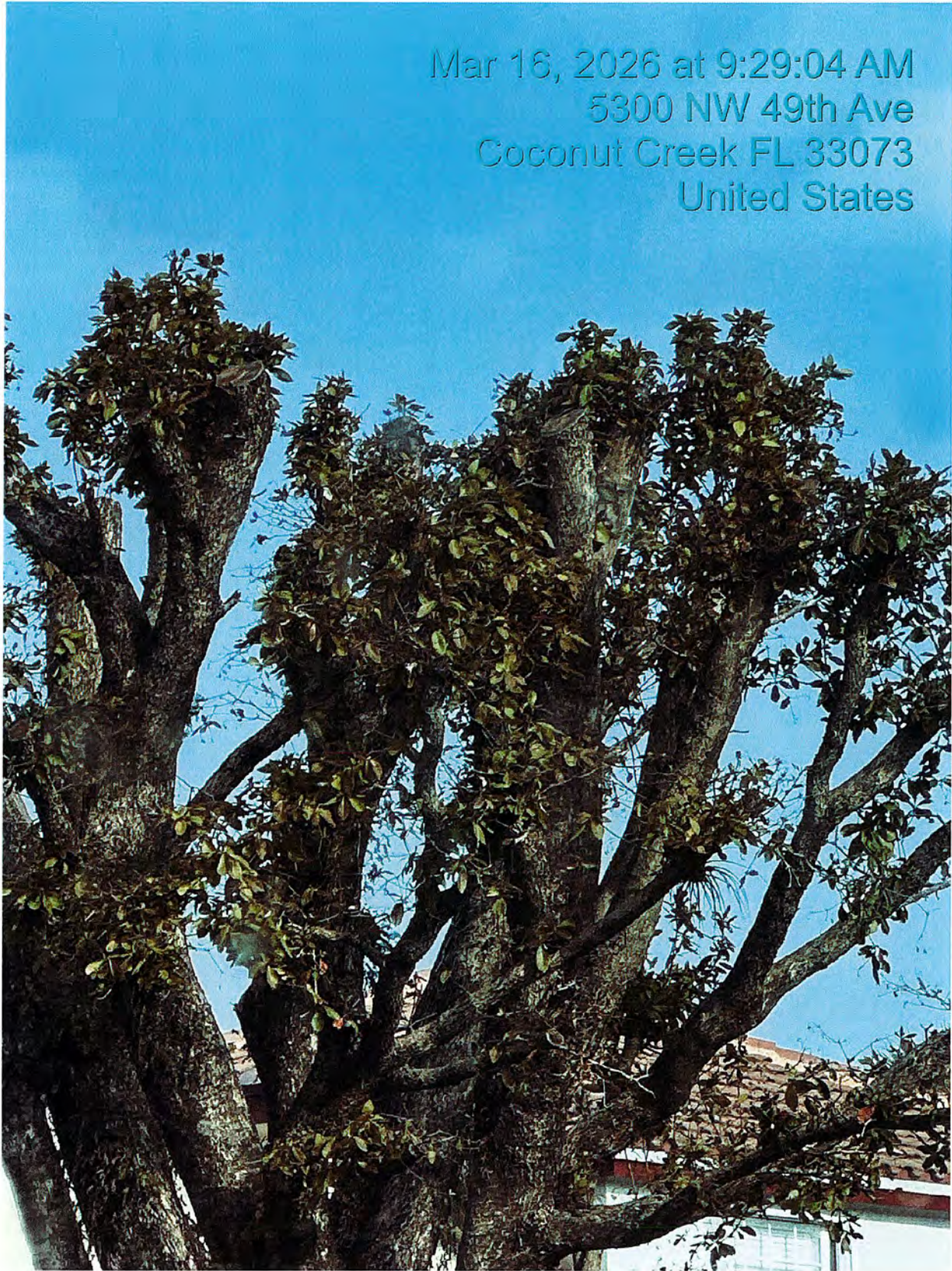
C260 30090  
Summers  
Postmark  
Here  
CY 3/23/26

Sent To \_\_\_\_\_  
Street and Apt \_\_\_\_\_  
City, State, Zip \_\_\_\_\_

PAUL, MARA  
5376 NW 55 ST  
COCONUT CREEK FL 33073

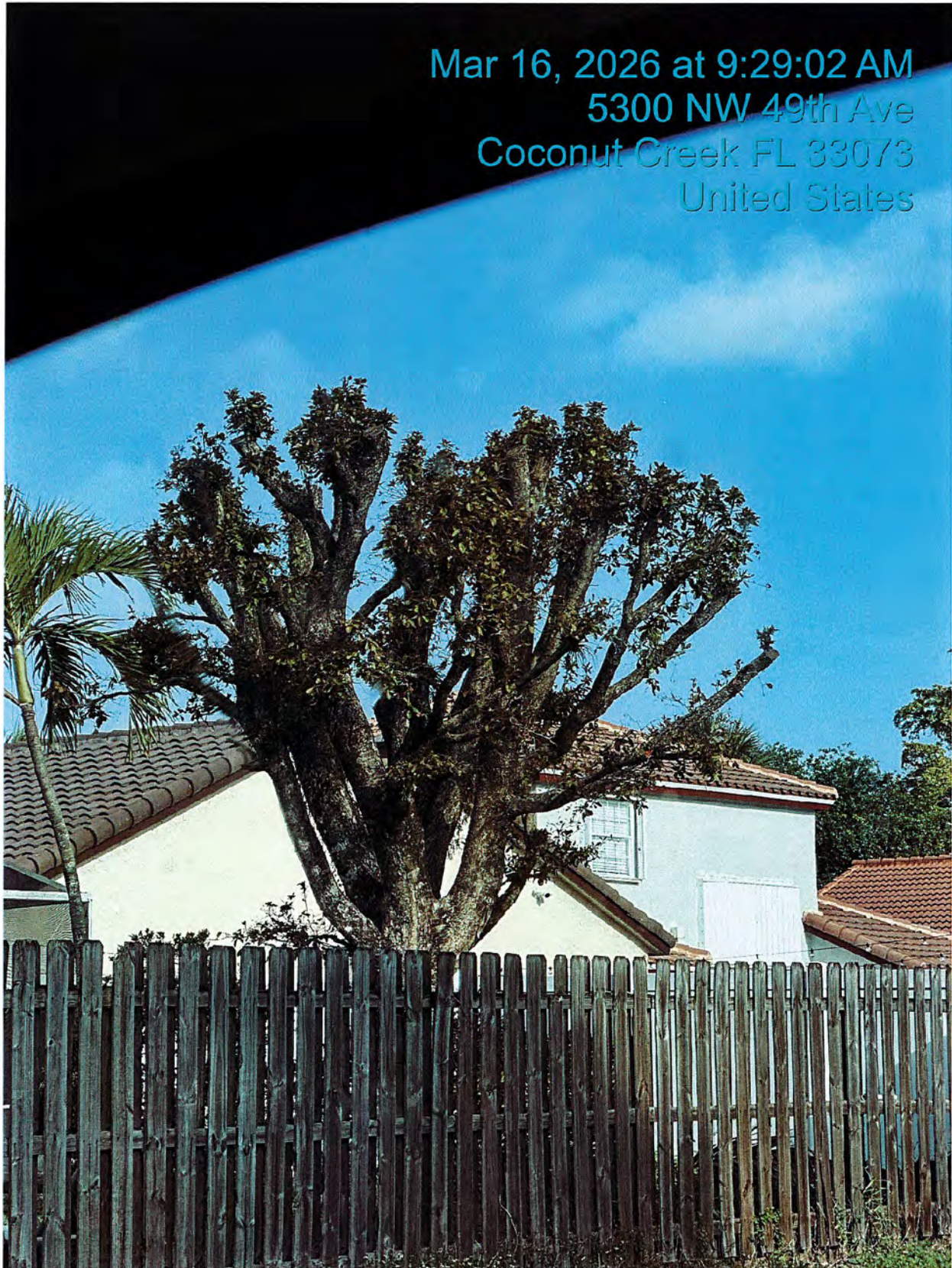
14 1525 209T 0225 0T20 6856





Mar 16, 2026 at 9:29:04 AM  
5300 NW 49th Ave  
Coconut Creek FL 33073  
United States

Mar 16, 2026 at 9:29:02 AM  
5300 NW 49th Ave  
Coconut Creek FL 33073  
United States



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**Sec. 13-444. Installation, maintenance and materials for all zoning districts.**

(b) **Maintenance.** The owner of the property or his agent, shall be responsible for the maintenance and cost of maintenance of all landscaping located in areas where landscaping is required by this section (including abutting/adjacent portions of right-of-way, swales, canals, lakes, waterways to include all easements thereon) in accordance with the following standards:

(4) **Tree and palm abuse and pruning.**

- a. Prohibition of tree abuse: No person shall abuse a tree located within Coconut Creek unless one (1) of the exemptions applies.
- b. Tree pruning is to be performed strictly adhering to the most current standards established by the ANSI A-300. Said standards as may be amended from time to time are incorporated herein by reference. Unless special approval is provided by the city, trees shall be allowed to attain their normal size and shape for the species and shall not be severely pruned or hatracked. Overlifting of branches/limbs on a tree that destroys the natural shape and/or integrity of the tree shall be a violation of this article and subject to fine and/or replacement of tree. Hatracking, topping, shaping, improper palm pruning, and/or tree abuse as defined in the code, is not permitted within the municipal limits of the City of Coconut Creek.
- c. Palm pruning. Proper palm pruning shall consist of the following: the removal of leaves (called fronds), the inflorescence (flower spikes), remains of inflorescence, young seed stalks, remains of seed stalks, and/or the fruits. Fronds that have dropped below the 9 o'clock and 3 o'clock position may be removed. The fronds should be cut close to the trunk with a sharp pruning saw or lopping shears. Removing palm fronds that initiate at or above the horizontal plane (other than dead or those interfering with the integrity of a structure) shall constitute tree abuse, as defined herein, and shall be considered a violation of this section.
- d. Pruning and tree abuse remedial actions required.
  1. In the event a person abuses a tree in violation of this subdivision, the violator shall be responsible to undertake pruning and other remedial actions that the city determines is reasonably necessary to protect public safety and property, and to help the tree survive the tree abuse damage if the tree is not a nuisance species.
  2. If the city determines that a tree will not survive and grow in a safe manner, i.e. threatens public safety of property, due to the destruction of the natural habit of growth, the violator shall remove the abused tree and install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than the diameter inches of the abused tree. Replacement(s) shall be made within forty-five (45) days of the removal of the tree(s).
  3. If the city determines that a tree will survive the tree abuse damage but greater than fifty (50) percent of the tree's canopy has been removed due to the tree abuse damage and remedial actions required under subsection (1), the violator shall install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than one-half (½) the diameter inches of the abused tree.
  4. Replacement trees shall be installed on site or on public lands if such installation is approved by the city. If no suitable public lands are located or if all replacement trees cannot be accommodated on site, the violator shall pay a fee into the Coconut Creek Tree Preservation trust account. Each replacement tree shall be a species found on the list of approved trees adopted and found herein. Replacement trees shall be Florida No. 1 quality or better. More than one (1) tree may be utilized for replacement if the aggregate sum of



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 01-01 Single Family	<b>Deputy Appraiser:</b> Residential Department
<b>Property ID:</b> 484207040320	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> PAUL, MARA	<b>Adj. Bldg. S.F.:</b> 1921	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 5376 NW 55 ST COCONUT CREEK, FL 33073	<b>Bldg Under Air S.F.:</b> 1602	<b>Zoning :</b> PUD - PLANNED UNIT DEVELOPMENT
<b>Property Address:</b> 5300 NW 49 AVENUE COCONUT CREEK, 33073	<b>Effective Year:</b> 1991	<b>Abbr. Legal Des.:</b> WINSTON PARK SECTION ONE 131-23B A PORTION TRACT F DESC AS BEGIN AT SE COR OF SAID TR, N 62.01, W 126.40, S 76.16, NELY ARC DIST 127.22 TO POB AKA: LOT 32 CYPRESS LAKE AT WINSTON PARK
	<b>Year Built:</b> 1990	
	<b>Units/Beds/Baths:</b> 1 / 3 / 2	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$69,080	\$479,790	0	\$548,870	\$548,870	
2025	\$69,080	\$480,150	0	\$549,230	\$520,590	\$11,846.42
2024	\$69,080	\$428,860	0	\$497,940	\$473,270	\$10,810.46

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$548,870	\$548,870	\$548,870	\$548,870
Portability	0	0	0	0
Assessed / SOH	\$548,870	\$548,870	\$548,870	\$548,870
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$548,870	\$548,870	\$548,870	\$548,870

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
03/29/2013	Warranty Deed Qualified Sale	\$265,000	111438381
05/24/2005	Warranty Deed	\$364,900	39757 / 571
03/29/1996	Warranty Deed	\$126,000	24740 / 571

**LAND CALCULATIONS**

Unit Price	Units	Type
\$8.00	8,635	Square Foot
	SqFt	Foot

Summons/Case #C26010169  
Petrone, Laurel A  
5272 NW 51 CT  
Violation: 13-38-a  
Failure to complete permit process

Before the Special Magistrate in and for the  
City of Coconut Creek, Broward County, Florida

**SUMMONS TO APPEAR**

State of Florida NO. 026010169  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Tuesday Date April 7 2026

At 7:00 AM PM

Owner Name Petrone Laurel A  
Last First MI

Owner Address 5272 NW 51CT  
Coconut Creek FL 33073  
City State Zip

Legal/Folio 4842 0703 2110

Violation Location 5272 NW 51CT  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Failure To Complete  
Permit Process. #19002586

In violation of Chapter(s) 13 Section(s) 38-a  
Code of Ordinances of the City of Coconut Creek, Broward  
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE  
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,  
FLORIDA ON wednesday, THE 22 DAY  
OF April, 2026, AT 2:30 PM IN THE  
City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT  
TO EXERCISE EITHER OPTION AS STATED ON THE  
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS  
\$. A FINE AMOUNT OF UP TO \$500 MAY BE  
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH  
DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.  
Cy 4/7/26 366  
Officer Signature Date ID#

Coulton Yanulevich  
Printed Name

Laurel Petrone 4-7-26  
Signature Acknowledging Receipt of this Notice Date

LAUREL PETRONE  
Printed Name

If you have any questions, call 954-956-1476 or 956-1478  
between 7AM-5PM Mon-Thurs.

**IMPORTANT INSTRUCTIONS**

You have been charged with a civil infraction which requires that you  
comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in  
person. Payment must be received 24 hours prior to the scheduled  
hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a  
plea of guilty. Any additional violation of the same offense may be  
considered a repeat violation. The violation must be in compliance or  
further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must  
appear before the Special Magistrate on the date and time specified on  
the reverse side of this summons.

If you elect to have a hearing and are found to have committed the  
infraction, the Special Magistrate may impose a penalty not to exceed  
\$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled  
hearing date, or fails to appear before the Special Magistrate he/she  
shall be deemed to have waived his/her rights to contest the summons  
and that in such case, judgment may be entered against the person for  
an amount up to the maximum penalty of \$500.00 per day and  
reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable  
or irreversible in nature by order of the special master shall be subject  
to a fine not to exceed five thousand dollars (\$5,000.00) per violation.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26010169	5272 NW 51 CT	484207032110	PETRONE, LAUREL A

I, YANULEVICH, COULTON, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 01/21/2026

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

- Certified Mail – Date Sent: \_\_\_\_\_ - Receipt/Article #: \_\_\_\_\_  
Return Receipt Requested
- Hand Delivery – Date: 04/07/2026 - Time: 9:45 A.M. - Name: Laurel Petrone
- Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

- Posting at Property – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ (See Photo of Posting)
- Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Coy  
Signature of Code Compliance Officer

Coulton Yanulevich  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 7 day of April, 2026 by YANULEVICH, COULTON who is personally known to me.

Reshma Heraman  
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



## PERMIT STATUS

**Permit #:** 19002586  
**Property ID:** 484207032110  
**Permit Desc:** ALTERATION RESIDENTIAL  
**Property Address:** 5272 NW 51 CT COCONUT CREEK, FL 33073  
**Amount Due:** .00  
**Pending Payment:** .00

Permit

### Permit Information

<b>Permit Number:</b>	19002586	<b>C.O. Number:</b>	
<b>Status:</b>	Expired	<b>C.O. Operator:</b>	
<b>Type:</b>	B-RES ALTR	<b>C.O. Issued:</b>	
<b>Applied Date:</b>	8/26/2019	<b>C-404 Type:</b>	
<b>Operator:</b>	dlopez	<b>Usage Class:</b>	01

**Issued Date:** **Applied Value:** 300

**Operator:** **Units:** 0

**Master Number:** **Calc Value:** 0

**Project Number:** **Contractor:** 55794



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## PERMIT STATUS

**Permit #:** 19002586  
**Property ID:** 484207032110  
**Permit Desc:** ALTERATION RESIDENTIAL  
**Property Address:** 5272 NW 51 CT COCONUT CREEK, FL 33073  
**Amount Due:** .00  
**Pending Payment:** .00

Plan Review

\*\*\* Plan Review Information

Revision Stop	Status	Date In/Out	Reviewer/Notes
<b>HOLD FILE</b>		3/10/2020	<b>Reviewer:</b> TNOGUERA
<b>BUILDING OFFICIAL</b>	HOLD	3/10/2020 3/10/2020	<b>Reviewer:</b> JBOONE <b>Notes:</b> SUBMIT A SIGNED CONTRACT OR(ESTIMATE)GIVING TOTAL COST OF LABOR AND MATERIAL
<b>PROCESSING</b>	DID NOT REVIEW	3/10/2020 3/10/2020	<b>Reviewer:</b> SCOVENEY <b>Notes:</b> RES ALTS MUST BE REVIEWED BY BUILDING OFFICIAL FOR CONT RACTS

<b>BUILDING (STRUCTURAL)</b>	APPROVED	3/2/2020 3/9/2020	<b>Reviewer:</b> DTORESKO
<b>HOLD FILE</b>	BLDG CORR SUBMITTED	3/2/2020 3/2/2020	<b>Reviewer:</b> TNOGUERA <b>Notes:</b> INSPECITON LETTER SUBMITTED BY LAUREL.
<b>BUILDING (STRUCTURAL)</b>	HOLD	2/27/2020 3/2/2020	<b>Reviewer:</b> DTORESKO <b>Notes:</b> PROVIDE SIGNED AND SEALED LETTER FROM BIAGI ENGINEERING FOR INSPECTION DONE ON 2/20/20
<b>HOLD FILE</b>	BLDG CORR SUBMITTED	2/25/2020	<b>Reviewer:</b> TNOGUERA <b>Notes:</b> CORRECTIONS SUBMITTED BY LAUREL
<b>BUILDING (STRUCTURAL)</b>	HOLD	2/20/2020 2/24/2020	<b>Reviewer:</b> DTORESKO <b>Notes:</b> THE ENGINEER LETTER DATED 10/23/19 DOES NOT MATCH THE P ICTURES PROVIDED.
<b>HOLD FILE</b>	BLDG CORR SUBMITTED	11/27/2019 2/20/2020	<b>Reviewer:</b> DLOPEZ <b>Notes:</b> CORRECTIONS SUBMITTED BY LAUREL ROUTED TO STRUCTURAL
<b>BUILDING (STRUCTURAL)</b>	HOLD	11/25/2019 11/27/2019	<b>Reviewer:</b> DTORESKO <b>Notes:</b> 2X4 EXTERIOR WALL NOT PERMITTED IN THE HVHZ. PROVIDE BLDG. CODE TO BE APPLIED AND A SPECIFIC DETAIL OF THE INFILL CONSTRUCTION. (MATERIALS,STRAPS,SHEATHIN G ETC..)
<b>HOLD FILE</b>	BLDG CORR SUBMITTED	11/25/2019 11/25/2019	<b>Reviewer:</b> DLOPEZ <b>Notes:</b>

**BUILDING  
(STRUCTURAL)**

HOLD

11/18/2019  
11/19/2019

**Reviewer:** DTORESKO

**Notes:**

FILL OUT NEW BLDG. PERMIT  
APPLICATION STATING ONLY THAT  
THE WINDOWS WILL BE CLOSED UP

**HOLD FILE**

BLDG CORR  
SUBMITTED

9/5/2019

**Reviewer:** TNOGUERA

**BUILDING  
(STRUCTURAL)**

HOLD

8/26/2019  
9/4/2019

**Reviewer:** DTORESKO

**Notes:**

PROVIDE DETAIL FOR WINDOW REMOVAL  
AND TRUSS REPAIRS SIG  
NED AND SEALED BY FLORIDA LICENSED  
ENGINEER OR ARCHITECT  
T



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Sec. 13-38. - Building permits.

- (a) *Required.* A building permit is required for construction, addition, alteration, movement, repair or change to a new or different use of any building, structure or land. A permit is also required for all work by city franchisees and their assigns within the city limits, rights-of-way and easements granted to the city.
- (b) *Filing application.* Applications for building permits shall contain all information required by the director of development services pursuant to the *Florida Building Code*. Applications shall be accompanied by a survey prepared by a registered land surveyor of the state. Applications shall also include the processing fees required by Division 4 of this article. Applications will only be accepted from the property owner or a licensed, bonded contractor representing the property owner.
- (c) *Processing of application.*
- (1) Completed building application forms are submitted to the department of community development with two (2) sets of construction plans and the appropriate permit fees as set forth in Division 4 of this article.
  - (2) Permit applications are reviewed by the community development department.
  - (3) Applications are returned to the applicant for correction or approved as submitted.
  - (4) Following all required approvals, the director of community development shall authorize issuance of the building permit.
- (d) *General requirements.*
- (1) Building permits may not be issued by the director of development services for any applicable purpose except when in conformance with the regulations of this chapter.
  - (2) Building permits for construction of a principal building may not be issued unless a plat, including the site of the proposed building, has been approved by the city commission in accordance with the requirements of Article II of this chapter and has been recorded in the official records of the county after June 4, 1953, subject to the following exceptions:
    - a. An application for a building permit for the construction of a single-family dwelling on a single-family parcel meeting all effective city and county requirements for plat approval except those requirements relating to the actual submission, approval and recordation of a plat document;
    - b. An application for a building permit for construction of a multifamily residential or nonresidential parcel which is less than five (5) acres in size and the boundaries of which are specifically delineated on a recorded plat, meeting all effective county and city requirements for obtaining plat approval, except for those requirements relating to the actual submission, approval and recordation of a plat document.
- If these general requirements are in conflict with other state and county regulations, the most restrictive shall apply.
- (3) All building and construction permits shall expire if construction does not commence within one hundred eighty (180) days from the date of issuance.
  - (4) Building permits issued on the basis of plans and specifications approved by the department of community development authorize only the use, arrangement and construction as shown on approved plans. Use, arrangement, or construction which deviates from approved plans and specification shall be in violation of this chapter. Statements made by the applicant on the building permit application shall be official. Approval of permit applications by the director of community development shall not exempt the applicant from applicable provisions of this chapter and all other applicable regulations, codes and laws. A building permit issued in error shall not confer any rights or privileges to the applicant to proceed in construction and shall be null and void.
  - (5) Any person found to be in violation of the provisions of this chapter shall be punished pursuant to the provisions of section 1-8. Each day on which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 01-01 Single Family	<b>Deputy Appraiser:</b> Residential Department
<b>Property ID:</b> 484207032110	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> PETRONE, LAUREL A	<b>Adj. Bldg. S.F.:</b> 1703	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 5272 NW 51 CT COCONUT CREEK, FL 33073-4932	<b>Bldg Under Air S.F.:</b> 1516	<b>Zoning :</b> PUD - PLANNED UNIT DEVELOPMENT
<b>Property Address:</b> 5272 NW 51 COURT COCONUT CREEK, 33073-4932	<b>Effective Year:</b> 1989	<b>Abbr. Legal Des.:</b> WINSTON PARK SECTION ONE-A 131-24 B LOT 35 BLK 7
	<b>Year Built:</b> 1988	
	<b>Units/Beds/Baths:</b> 1 / 3 / 2	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$60,000	\$401,410	0	\$461,410	\$159,520	
2025	\$60,000	\$390,110	0	\$450,110	\$155,330	\$2,402.07
2024	\$60,000	\$382,450	0	\$442,450	\$150,960	\$2,282.69

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$461,410	\$461,410	\$461,410	\$461,410
Portability	0	0	0	0
Assessed / SOH 94	\$159,520	\$159,520	\$159,520	\$159,520
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	0	0	0	0
Senior	\$50,000	0	\$50,000	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$58,109	\$134,520	\$58,109	\$108,109

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
04/01/1989	Warranty Deed	\$113,900	16400 / 451
11/01/1988	Warranty Deed	\$100	
09/01/1988	Warranty Deed	\$103,900	

**LAND CALCULATIONS**

Unit Price	Units	Type
\$8.00	7,500	Square Foot
	SqFt	Foot

**RECENT SALES IN THIS SUBDIVISION**

Summons/Case #C26030089  
Ramjattan, Kathryn & Romero, Michael  
5164 NW 53 AVE  
Violation: 13-444-b-4-b  
Improper Tree Pruning

**SUMMONS TO APPEAR**

State of Florida NO. C26030089  
City of Coconut Creek  
Sustainable Development - Code Compliance

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Monday Date March 16 2026  
At 8:20  AM  PM

Owner Name Ramjattan Kathryn  
Last First MI  
Romero Michael  
Last First MI

Owner Address 5164 NW 53 Ave  
Coconut Creek FL 33073  
City State Zip

Legal/Folio 4842 0703 2570

Violation Location 5164 NW 53 Ave  
Located in the City of Coconut Creek, Broward County, FL  
committed the following violation, contrary to law:

Improper Tree Pruning

In violation of Chapter(s) 13 Section(s) 444-b-4-b  
Code of Ordinances of the City of Coconut Creek, Broward  
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE  
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,  
FLORIDA ON wednesday, THE 22 DAY  
OF April, 2026, AT 2:30 PM IN THE  
City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT  
TO EXERCISE EITHER OPTION AS STATED ON THE  
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS  
\$. A FINE AMOUNT OF UP TO \$500 MAY BE  
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH  
DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

CJ 3/17/26 366  
Officer Signature Date ID#  
Coulton Yanulevich  
Printed Name

Posted at Property 3/17/26  
Signature Acknowledging Receipt of this Notice Date  
9:05 A.M.  
Printed Name

If you have any questions, call 954-956-1476 or 956-1478  
between 7AM-5PM Mon-Thurs.

**IMPORTANT INSTRUCTIONS**

You have been charged with a civil infraction which requires that you comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
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Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
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Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030089	5164 NW 53 AVE	484207032570	RAMJATTAN, KATHRYN

I, YANULEVICH, COULTON, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 03/17/2026

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

Certified Mail – Date Sent: 03/23/2026 - Receipt/Article #: 9589071052701607575127  
Return Receipt Requested

Hand Delivery – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ - Name: \_\_\_\_\_

Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

Posting at Property – Date: 03/17/2026 - Time: 9:10 A.M. (See Photo of Posting)

Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

Signature of Code Compliance Officer

COULTON Yanulevich  
Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 23 day of MARCH, 2026 by YANULEVICH, COULTON who is personally known to me.

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced



CITY OF COCONUT CREEK  
Resilient Design & Dev. Dept.  
Code Compliance Division  
1800 W. Copans Road  
Coconut Creek, FL 33063

**CERTIFIED MAIL**

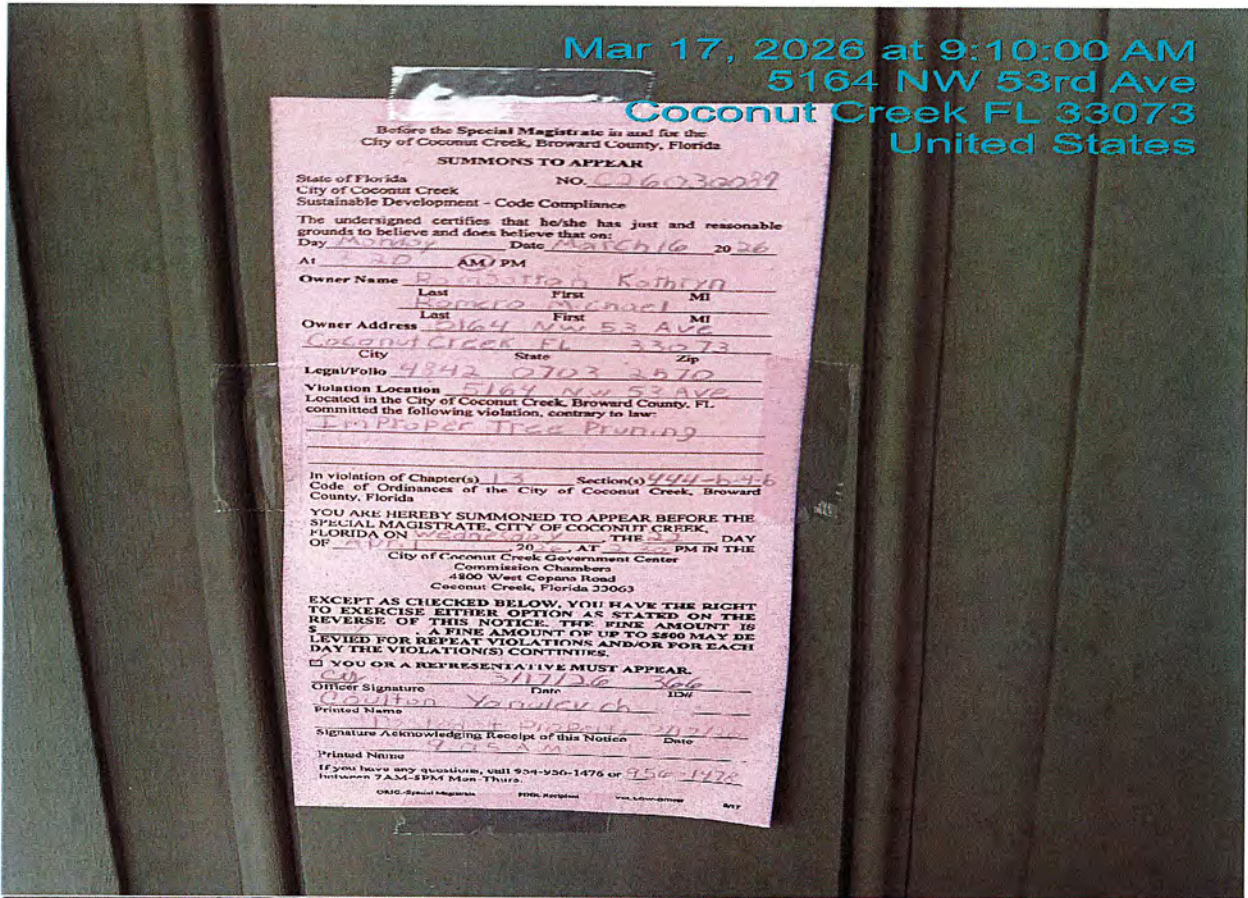


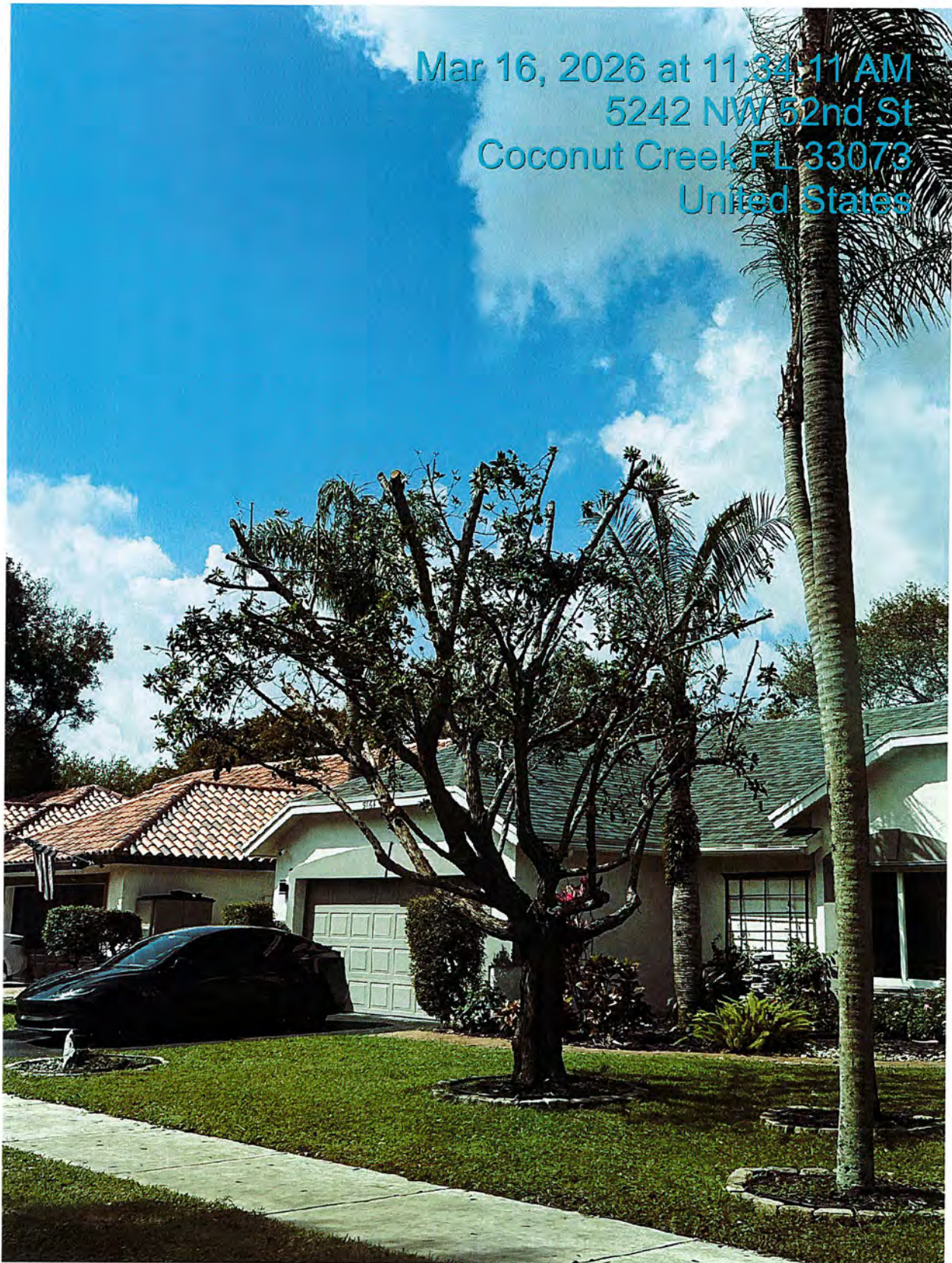
9589 0710 5270 1607 5751 27

RAMJATTAN, KATHRYN  
ROMERO, MICHAEL  
5164 NW 53 AVE  
COCONUT CREEK FL 33073

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee	<p><i>C26030089</i> <i>Summons</i> Postmark Here <i>ev 3/23/06</i></p>
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage	
\$	
Total Postage	
\$	
Sent To	RAMJATTAN, KATHRYN
Street and	ROMERO, MICHAEL
City, State,	5164 NW 53 AVE
	COCONUT CREEK FL 33073
PS Form 3849	Postage and Fees Paid

22 1525 209T 0225 0T20 6P56







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**Sec. 13-444. Installation, maintenance and materials for all zoning districts.**

(b) **Maintenance.** The owner of the property or his agent, shall be responsible for the maintenance and cost of maintenance of all landscaping located in areas where landscaping is required by this section (including abutting/adjacent portions of right-of-way, swales, canals, lakes, waterways to include all easements thereon) in accordance with the following standards:

(4) **Tree and palm abuse and pruning.**

- a. Prohibition of tree abuse: No person shall abuse a tree located within Coconut Creek unless one (1) of the exemptions applies.
- b. Tree pruning is to be performed strictly adhering to the most current standards established by the ANSI A-300. Said standards as may be amended from time to time are incorporated herein by reference. Unless special approval is provided by the city, trees shall be allowed to attain their normal size and shape for the species and shall not be severely pruned or hatracked. Overlifting of branches/limbs on a tree that destroys the natural shape and/or integrity of the tree shall be a violation of this article and subject to fine and/or replacement of tree. Hatracking, topping, shaping, improper palm pruning, and/or tree abuse as defined in the code, is not permitted within the municipal limits of the City of Coconut Creek.
- c. Palm pruning. Proper palm pruning shall consist of the following: the removal of leaves (called fronds), the inflorescence (flower spikes), remains of inflorescence, young seed stalks, remains of seed stalks, and/or the fruits. Fronds that have dropped below the 9 o'clock and 3 o'clock position may be removed. The fronds should be cut close to the trunk with a sharp pruning saw or lopping shears. Removing palm fronds that initiate at or above the horizontal plane (other than dead or those interfering with the integrity of a structure) shall constitute tree abuse, as defined herein, and shall be considered a violation of this section.
- d. Pruning and tree abuse remedial actions required.
  1. In the event a person abuses a tree in violation of this subdivision, the violator shall be responsible to undertake pruning and other remedial actions that the city determines is reasonably necessary to protect public safety and property, and to help the tree survive the tree abuse damage if the tree is not a nuisance species.
  2. If the city determines that a tree will not survive and grow in a safe manner, i.e. threatens public safety of property, due to the destruction of the natural habit of growth, the violator shall remove the abused tree and install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than the diameter inches of the abused tree. Replacement(s) shall be made within forty-five (45) days of the removal of the tree(s).
  3. If the city determines that a tree will survive the tree abuse damage but greater than fifty (50) percent of the tree's canopy has been removed due to the tree abuse damage and remedial actions required under subsection (1), the violator shall install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than one-half ( $\frac{1}{2}$ ) the diameter inches of the abused tree.
  4. Replacement trees shall be installed on site or on public lands if such installation is approved by the city. If no suitable public lands are located or if all replacement trees cannot be accommodated on site, the violator shall pay a fee into the Coconut Creek Tree Preservation trust account. Each replacement tree shall be a species found on the list of approved trees adopted and found herein. Replacement trees shall be Florida No. 1 quality or better. More than one (1) tree may be utilized for replacement if the aggregate sum of



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 01-01 Single Family	<b>Deputy Appraiser:</b> Residential Department
<b>Property ID:</b> 484207032570	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> RAMJATTAN, KATHRYN ROMERO, MICHAEL	<b>Adj. Bldg. S.F.:</b> 1703	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 5164 NW 53 AVE COCONUT CREEK, FL 33073	<b>Bldg Under Air S.F.:</b> 1516	<b>Zoning :</b> PUD - PLANNED UNIT DEVELOPMENT
<b>Property Address:</b> 5164 NW 53 AVENUE COCONUT CREEK, 33073-4936	<b>Effective Year:</b> 1995	<b>Abbr. Legal Des.:</b> WINSTON PARK SECTION ONE-A 131-24 B LOT 6 BLK 9
	<b>Year Built:</b> 1988	
	<b>Units/Beds/Baths:</b> 1 / 3 / 2	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$60,000	\$429,230	0	\$489,230	\$405,990	
2025	\$60,000	\$429,730	0	\$489,730	\$395,320	\$8,108.50
2024	\$60,000	\$421,040	0	\$481,040	\$384,180	\$7,863.24

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$489,230	\$489,230	\$489,230	\$489,230
Portability	0	0	0	0
Assessed / SOH 22	\$405,990	\$405,990	\$405,990	\$405,990
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$354,579	\$380,990	\$354,579	\$354,579

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
01/13/2026	Warranty Deed Qualified Sale	\$620,000	120644836
11/24/2025	Quit Claim Deed Non-Sale Title Change	\$100	120567904
09/28/2021	Warranty Deed Qualified Sale	\$505,000	117627410
07/15/2020	Warranty Deed Qualified Sale	\$365,000	116636046

**LAND CALCULATIONS**

Unit Price	Units	Type
\$8.00	7,500	Square Foot
	SqFt	Foot

Summons/Case #C26030142  
Stone, Margaret June & Baur, Thomas Raymond  
4541 NW 49 CT  
Violation 13-444-b-4-b  
Improper Tree Pruning

**IMPORTANT INSTRUCTIONS**

**SUMMONS TO APPEAR**

You have been charged with a civil infraction which requires that you  
comply with one of the following options:

**Option 1:**

Pay the civil penalty as indicated on the reverse side by mail or in  
person. Payment must be received 24 hours prior to the scheduled  
hearing date at:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

**DO NOT MAIL CASH**

Payment of the fine amount shall be considered the same as entering a  
plea of guilty. Any additional violation of the same offense may be  
considered a repeat violation. The violation must be in compliance or  
further action will be pursued.

**ENTER A PLEA OF NOT GUILTY**

If you disagree with the charges and wish to have a hearing, you must  
appear before the Special Magistrate on the date and time specified on  
the reverse side of this summons.

If you elect to have a hearing and are found to have committed the  
infraction, the Special Magistrate may impose a penalty not to exceed  
\$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled  
hearing date, or fails to appear before the Special Magistrate he/she  
shall be deemed to have waived his/her rights to contest the summons  
and that in such case, judgment may be entered against the person for  
an amount up to the maximum penalty of \$500.00 per day and  
reasonable administrative fees.

**SCHEDULE OF FINES**

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable  
or irreversible in nature by order of the special master shall be subject  
to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

State of Florida NO C26030142  
 City of Coconut Creek  
 Sustainable Development - Code Compliance  
 The undersigned certifies that he/she has just and reasonable  
 grounds to believe and does believe that on:  
 Day Thursday Date March 19 2026  
 at 3:50 AM/PM  
 Owner Name Stone Margaret June  
 Last First MI  
Baur Thomas Raymond  
 Last First MI  
 Owner Address 4541 NW 49 CT  
Coconut Creek FL 33073  
 City State Zip  
 Legal/Folio 4842 0802 1170  
 Violation Location 4541 NW 49 CT  
 Located in the City of Coconut Creek, Broward County, FL  
 Committed the following violation, contrary to law:  
IM Proper Tree Pruning

in violation of Chapter(s) 13 Section(s) 444-b-4-b  
Code of Ordinances of the City of Coconut Creek, Broward  
County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE  
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,  
FLORIDA ON wednesday, THE 22 DAY  
OF April, 2026, AT 2:30 PM IN THE  
City of Coconut Creek Government Center  
Commission Chambers  
4800 West Copans Road  
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT  
TO EXERCISE EITHER OPTION AS STATED ON THE  
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS  
\$. A FINE AMOUNT OF UP TO \$500 MAY BE  
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH  
DAY THE VIOLATION(S) CONTINUES.

YOU OR A REPRESENTATIVE MUST APPEAR.

Ch 3/23/26 366  
Officer Signature Date ID#

Coulton Yanulevich  
Printed Name

Thomas 23 MAR 26  
Signature Acknowledging Receipt of this Notice Date

Raymond Baur  
Printed Name

If you have any questions, call 954-956-1476 or 956-1478  
between 7AM-5PM Mon-Thurs.



# Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C26030142	4541 NW 49 CT	484208021170	STONE, MARGARET JUNE

I, YANULEVICH, COULTON, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 03/19/2026

No Initial Warning was given because the subject violation pertains to a:

- Repeat Violator
- Serious Threat to Public Health, Safety, or Welfare
- Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

- Certified Mail – Date Sent: \_\_\_\_\_ - Receipt/Article #: \_\_\_\_\_  
Return Receipt Requested
- Hand Delivery – Date: 03/23/2026 - Time: 9:30 A.M. - Name: Raymond, Baur
- Commercial Property – Title/ relationship to business: \_\_\_\_\_

Additional Service – F.S. 162.12(2):

- Posting at Property – Date: \_\_\_\_\_ - Time: \_\_\_\_\_ (See Photo of Posting)
- Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL  
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

*[Handwritten Signature]*

Signature of Code Compliance Officer

Colton Yanulevich

Printed Name of Code Compliance Officer

State of Florida  
County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on this 23 day of March, 2026 by YANULEVICH, COULTON who is personally known to me.

*[Handwritten Signature]*

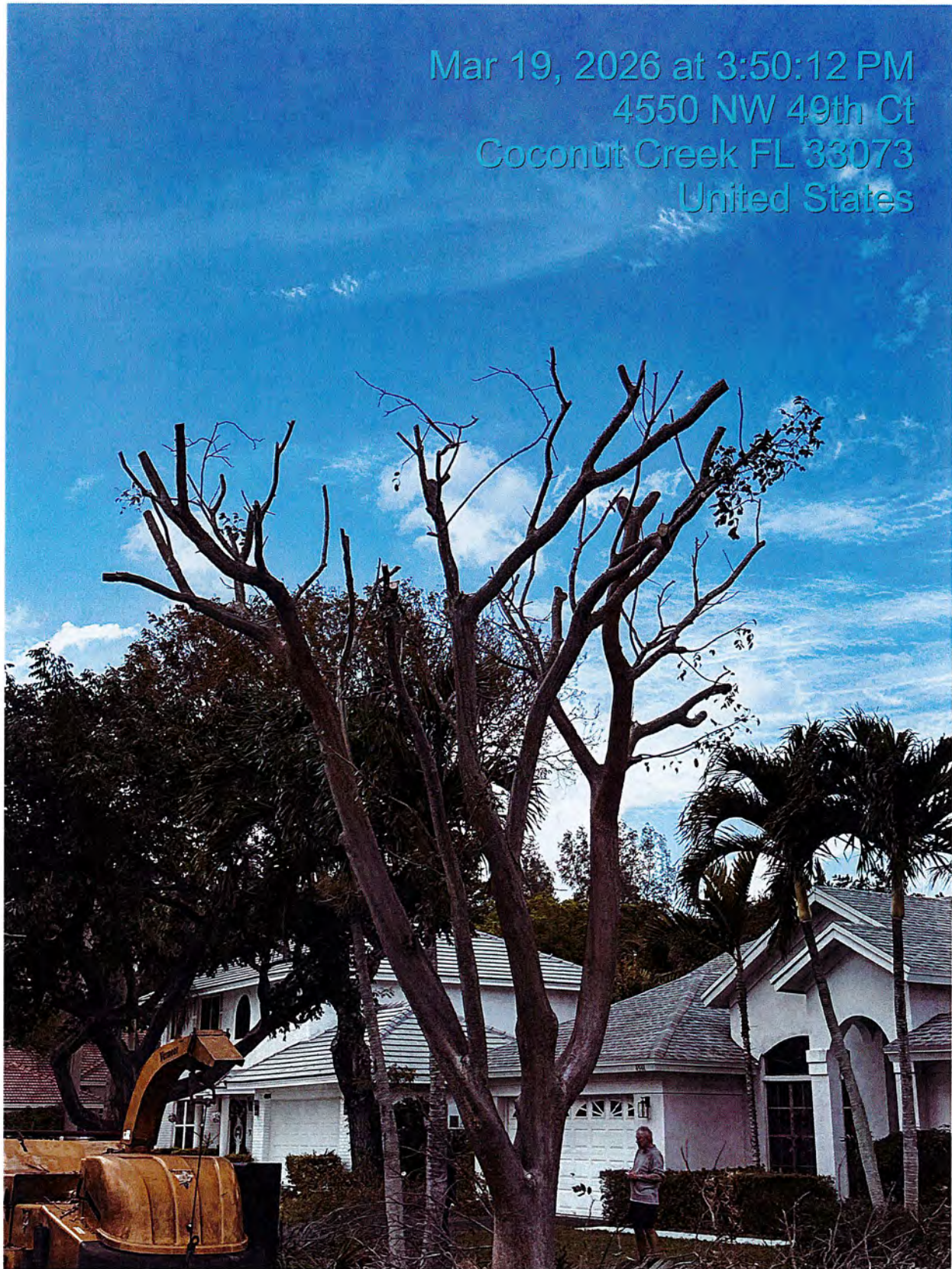
Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification  
Type of Identification Produced

Mar 19, 2026 at 3:50:12 PM  
4550 NW 49th Ct  
Coconut Creek FL 33073  
United States



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**Sec. 13-444. Installation, maintenance and materials for all zoning districts.**

(b) **Maintenance.** The owner of the property or his agent, shall be responsible for the maintenance and cost of maintenance of all landscaping located in areas where landscaping is required by this section (including abutting/adjacent portions of right-of-way, swales, canals, lakes, waterways to include all easements thereon) in accordance with the following standards:

**(4) Tree and palm abuse and pruning.**

- a. Prohibition of tree abuse: No person shall abuse a tree located within Coconut Creek unless one (1) of the exemptions applies.
- b. Tree pruning is to be performed strictly adhering to the most current standards established by the ANSI A-300. Said standards as may be amended from time to time are incorporated herein by reference. Unless special approval is provided by the city, trees shall be allowed to attain their normal size and shape for the species and shall not be severely pruned or hatracked. Overlifting of branches/limbs on a tree that destroys the natural shape and/or integrity of the tree shall be a violation of this article and subject to fine and/or replacement of tree. Hatracking, topping, shaping, improper palm pruning, and/or tree abuse as defined in the code, is not permitted within the municipal limits of the City of Coconut Creek.
- c. Palm pruning. Proper palm pruning shall consist of the following: the removal of leaves (called fronds), the inflorescence (flower spikes), remains of inflorescence, young seed stalks, remains of seed stalks, and/or the fruits. Fronds that have dropped below the 9 o'clock and 3 o'clock position may be removed. The fronds should be cut close to the trunk with a sharp pruning saw or lopping shears. Removing palm fronds that initiate at or above the horizontal plane (other than dead or those interfering with the integrity of a structure) shall constitute tree abuse, as defined herein, and shall be considered a violation of this section.
- d. Pruning and tree abuse remedial actions required.
  1. In the event a person abuses a tree in violation of this subdivision, the violator shall be responsible to undertake pruning and other remedial actions that the city determines is reasonably necessary to protect public safety and property, and to help the tree survive the tree abuse damage if the tree is not a nuisance species.
  2. If the city determines that a tree will not survive and grow in a safe manner, i.e. threatens public safety of property, due to the destruction of the natural habit of growth, the violator shall remove the abused tree and install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than the diameter inches of the abused tree. Replacement(s) shall be made within forty-five (45) days of the removal of the tree(s).
  3. If the city determines that a tree will survive the tree abuse damage but greater than fifty (50) percent of the tree's canopy has been removed due to the tree abuse damage and remedial actions required under subsection (1), the violator shall install a replacement tree(s). The diameter inches of the replacement tree(s) shall be equal to or greater than one-half (½) the diameter inches of the abused tree.
  4. Replacement trees shall be installed on site or on public lands if such installation is approved by the city. If no suitable public lands are located or if all replacement trees cannot be accommodated on site, the violator shall pay a fee into the Coconut Creek Tree Preservation trust account. Each replacement tree shall be a species found on the list of approved trees adopted and found herein. Replacement trees shall be Florida No. 1 quality or better. More than one (1) tree may be utilized for replacement if the aggregate sum of



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 01-01 Single Family	<b>Deputy Appraiser:</b> Residential Department
<b>Property ID:</b> 484208021170	<b>Millage Code:</b> 3212	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> STONE, MARGARET JUNE BAUR, THOMAS RAYMOND	<b>Adj. Bldg. S.F.:</b> 2035	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 4541 NW 49 CT COCONUT CREEK, FL 33073-2921	<b>Bldg Under Air S.F.:</b> 1730	<b>Zoning :</b> PUD - PLANNED UNIT DEVELOPMENT
<b>Property Address:</b> 4541 NW 49 COURT COCONUT CREEK, 33073-2921	<b>Effective Year:</b> 1993	<b>Abbr. Legal Des.:</b> WINSTON PARK SECTION TWO 136-1 B LOT 10 BLK 4
	<b>Year Built:</b> 1992	
	<b>Units/Beds/Baths:</b> 1 //	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$61,600	\$501,450	0	\$563,050	\$250,790	
2025	\$61,600	\$501,940	0	\$563,540	\$244,200	\$4,915.10
2024	\$61,600	\$478,130	0	\$539,730	\$237,320	\$4,749.13

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$563,050	\$563,050	\$563,050	\$563,050
Portability	0	0	0	0
Assessed / SOH 05	\$250,790	\$250,790	\$250,790	\$250,790
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$199,379	\$225,790	\$199,379	\$199,379

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
09/27/2004	Quit Claim Deed	\$100	39013 / 256
08/20/2004	Personal Representatives Deed	\$319,900	38144 / 1362
09/01/1992	Warranty Deed	\$129,000	19914 / 531

**LAND CALCULATIONS**

Unit Price	Units	Type
\$8.00	7,700 SqFt	Square Foot

**RECENT SALES IN THIS SUBDIVISION**



## CITY OF COCONUT CREEK SPECIAL MAGISTRATE HEARING MINUTES

Government Center  
4800 W. Copans Road  
Coconut Creek, Florida

Date: March 25, 2026  
Time: 2:30 p.m.  
Hearing No. 2026-0325

1. The Special Magistrate Richard Doody called the meeting to order at 2:36 p.m.
2. Explanation of Proceedings by Special Magistrate

Mr. Doody explained that he was an attorney appointed by the City to hear alleged Code violations and that this was a quasi-judicial proceeding, which is more formal than an appearance before the City Commission but less formal than courtroom proceedings. Persons intending to speak would be sworn in. Both sides would have the right to cross-examine anyone who speaks, and both sides would have the right to submit evidence into the record. Although the burden to prove the case is upon the City, State Statute and local ordinances provide that those parties who are found guilty of a Municipal code violation can be subject to a fine amount or a fine amount that runs on a daily basis. Mr. Doody emphasized that his role is not that of a judge but that of a fact-finder and hearing officer to determine the facts and make a ruling on the facts that are submitted into the record. He also clarified that unlike a judge, a Special Magistrate does not have equitable powers, and he cautioned that although he would answer questions about the process at any time during the proceedings, he could not give legal advice. He requested that if a person agreed with the violation but was seeking additional time to remedy the violation, the formality of the hearing would be dispensed so that it could be addressed. In contested violations, the City would speak first with the individual's response following.

3. Swearing in of Witnesses

4. Cases

Citation No.	Property Owner/Violator Address Violation	Violation Date
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**Officer Anthony Bell**

C26020001	Goldsmith, Gus A % Gable & Heidt Law Offices 4000 Hollywood Blvd #735s Hollywood FL 33021 Violation Address: 3404 Bimini Lane A1 Chapter 13, Section 38-a Failure to obtain permit and complete permit process: Interior Renovations	02/02/26
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**Disposition:** This case has complied.



**Officer Briana Capone**

- **Status Conference**

C24120044                      Cody, Andrew & Patton, Michelle                      12/19/24  
2340 NE 35 Street Lighthouse Point, FL 33064  
Violation Address: 4300 Vinkemulder Road  
Chapter 13, Section 38-a  
Failure to obtain & complete permit process: Fences

**Disposition:** The Special Magistrate found for the city and extended the time for compliance to July 23, 2026. This case is set for Status Conference on July 22, 2026.

C25020054                      Cody, Andrew & Patton, Michelle                      02/12/25  
2340 NE 35 Street Lighthouse Point, FL 33064  
Violation Address: 4551 NW 39 Avenue  
Chapter 13, Section 40-a-1  
Failure to obtain & complete engineering permit: Asphalt installation

**Disposition:** The Special Magistrate found for the city and extended the time for compliance to May 28, 2026. This case is set for Status Conference on May 27, 2026.

**Officer Luis Montano-Garcia**

C26010091                      Ash Prime Holdings LLC                      01/14/26  
5986 NW 66 Way Coral Springs FL 33067  
Violation Address: 4851 W Hillsboro Boulevard #9-A  
Chapter 18, Section 29  
Business tax receipt renewal required: Pan Ocean Communications

**Disposition:** This case has complied.

C26010170                      Coconut Creek Aviation Assets LLC                      01/21/26  
4700 Lyons Technology Parkway Coconut Creek FL 33073  
Violation Address: 4700 Lyons Technology Parkway  
Chapter 13, Section 38-a  
Failure to complete permit process: Permit expired

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of May 28, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.



**Minutes**  
**Special Magistrate Hearing No. 2026-0325**  
**March 25, 2026**  
**Page 5**

C26010083 TMT 4611-4661 Lyons Tech Parkway 01/13/26  
3550 Lenox Road NE Suite 2000 Atlanta GA 30326  
Violation Address: 4611 Johnson Road #6  
Chapter 19, Section 29  
Business tax required: Failed occupational inspections: Adolescent  
Wellness Academy

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of May 28, 2026 or face a one-time fine of \$250 with a one-time administrative fee of \$25.

**Status Conference**

- **Officer Luis Montano-Garcia**

C25080090 VCA Real Property Acquisition Corp 08/20/25  
12401 W Olympic Boulevard Los Angeles CA 90064  
Violation Address: 5619 Regency Lakes Boulevard  
Chapter 13, Section 38-a  
Failure to obtain permit / complete permit process for Broward Safety  
Inspection Program

**Disposition:** The Special Magistrate found for the city and extended the time for compliance to April 23, 2026.

**Officer Jan Moppert**

C26010148 Lee, Sheryll A 01/15/26  
1910 NW 35 Avenue Coconut Creek FL 33066-3030  
Violation Address: 1910 NW 35 Avenue  
Chapter 13, Section 38-a  
Failure to complete permit process: Windows (Expired Permit)

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of April 23, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

C26010161 Lopez, Ira 01/20/26  
3313 NW 47 Avenue Coconut Creek FL 33063  
Violation Address: 3313 NW 47 Avenue  
Chapter 18, Section 36  
Home based businesses: BTR required: D & I Home Care Services Inc

**Disposition:** This case has complied.

**Minutes**  
**Special Magistrate Hearing No. 2026-0325**  
**March 25, 2026**  
**Page 6**

C26010163 Olivine LLC % Forest Properties Mgmt Inc 01/20/26  
625 Mount Auburn St Ste 210 Cambridge Ma 02138-4518  
Violation Address: 3728 Coral Tree Circle #3728  
Chapter 18, Section 36  
Home based businesses: BTR required: NCHI Construction Group LLC

**Disposition:** This case has complied.

C25120008 Powell, Ena 12/02/25  
4806 NW 14 Street Coconut Creek FL 33063  
Violation Address: 4806 NW 14 Street  
Chapter 6, Section 16  
Minimum housing code for Broward County: House deemed unsafe due to house fire

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of May 28, 2026 with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on May 27, 2026.

C26020012 Powell, Ena 02/04/26  
4806 NW 14 Street Coconut Creek FL 33063  
Violation Address: 4806 NW 14 Street  
Chapter 13, Section 38-a  
Failure to obtain permit and complete permit process: Rear addition

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of May 28, 2026 with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on May 27, 2026.

C26010159 Ramirez, Francine A EST 01/20/26  
2655 Carambola Circle N #1741 Coconut Creek FL 33066  
Violation Address: 2655 Carambola Circle N #1741  
Chapter 18, Section 36  
Home based business: BTR required: Francine Interior Design Inc

**Disposition:** This case has complied.

C26010149 Rios, Francia 01/15/26  
1808 Hammocks Blvd #125 Coconut Creek FL 33063  
Violation Address: 1808 Hammocks Blvd #125  
Chapter 13, Section 38-a  
Failure to complete permit process: Tub / shower pan (Expired Permit)

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of April 23, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.



**Minutes**  
**Special Magistrate Hearing No. 2026-0325**  
**March 25, 2026**  
**Page 8**

C24090072      Baywood Village I Condo Association % J&L Property Mgmt      09/10/24  
10191 W Sample Road #203 Coral Springs FL 33065  
Violation Address: 2606 through 2613 Carambola Circle N  
Chapter 6, section 16  
25 Year Safety Program: Minimum housing code for Broward County,  
Florida

**Disposition:** The Special Magistrate found for the city and extended the time for compliance to May 28, 2026.

**Officer Daniella Ordonez**

C26010186      Amodeo, Albert M & Theresa      01/27/26  
6192 NW 45 Avenue Coconut Creek FL 33073-1971  
Violation Address: 6192 NW 45 Avenue  
Chapter 18, Section 36  
Home Based Business: Renewal required: Listen Think Execute LLC

**Disposition:** This case has complied.

C26020054      Barris, Ricky M & Laura      02/13/26  
4063 NW 63 Street Coconut Creek FL 33073  
Violation Address: 4063 NW 63 Street  
Chapter 13, Section 444-b-4-b  
Improper Tree Pruning

**Disposition:** The Special Magistrate found for the city and imposed a one-time fine of \$150.

C26010187      Dixon, June & Henry Richard      01/27/26  
4542 NW 60 Street Coconut Creek FL 33073-1990  
Violation Address: 4542 NW 60 Street  
Chapter 18, Section 36  
Home based business: Renewal required: Richard Construction Services Inc

**Disposition:** This case has complied.

C26010185      Kaizen Usa LLC      01/27/26  
232 Whispering Pines Way Davenport FL 33837-6700  
Violation Address: 4838 NW 58 Place  
Chapter 18, Section 36  
Home based businesses: Renewal required: J Adams Construction &  
Development LL

**Disposition:** This case has complied.

**Minutes**  
**Special Magistrate Hearing No. 2026-0325**  
**March 25, 2026**  
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C26020055                      Li, Jason H/E & Li, Rui Cai & Huo Hong                      02/13/26  
4053 NW 63 Street Coconut Creek FL 33073  
Violation Address: 4053 NW 63 Street  
Chapter 13, Section 444-b-4-b  
Improper Tree Pruning

**Disposition:** The Special Magistrate found for the city and imposed a one-time fine of \$150 and a one-time administrative fee of \$25.

C26010176                      Metzker, Rafael Lima H/E Metzker, Julio Jr & Alessandra L                      01/26/26  
4064 NW 62 Court Coconut Creek FL 33073  
Violation Address: 4064 NW 62 Court  
Chapter 13, Section 38-a  
Failure to complete permit process: Permit expired: Addition residential

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of May 28, 2026 with a \$50 fine per day and a one-time administrative fee of \$25. This case is set for Status Conference on May 27, 2026.

C26010178                      NHC-FL204 LLC                      01/26/26  
27777 Franklin Road #200 Southfield MI 48034  
Violation Address: 3878 NW 67 Street  
Chapter 13, Section 38-a  
Failure to complete permit process: Permit is expired: Deck

**Disposition:** This case has been withdrawn.

C26010181                      Teachers Insurance & Annuity Assn of America                      01/27/26  
FBO Sep Re Acct  
730 Third Avenue New York NY 10017  
Violation Address: 6192 N State Road 7 101  
Chapter 18, Section 36  
Home Based Business: Renewal required: Aquatic Oasis Pool & Spa  
SVCS Inc

**Disposition:** This case has complied.

C26010183                      Williams, Kevin & Williams, Kimberley                      01/27/26  
5032 Mallards Place Coconut Creek FL 33073  
Violation Address: 5032 Mallards Place  
Chapter 18, Section 36  
Home Based Business: Renewal required: Dryer vent Wizard of Weston

**Disposition:** This case has complied.



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C26010189                      Rondinone, Steven & Sukhai, Neera                      02/27/26  
4275 NW 52 Street Coconut Creek FL 33073  
Violation Address: 4275 NW 52 Street  
Chapter 18, Section 36  
Home based business: Renewal required

**Disposition:** This case has complied.

C26010168                      Zaccario, Anthony & Chelsea Chelsea Zaccario Rev Tr                      03/09/26  
5130 NW 52 Street Coconut Creek FL 33073-4915  
Violation Address: 5130 NW 52 Street  
Chapter 13, Section 38-a  
Failure to complete permit process

**Disposition:** The Special Magistrate found for the city and imposed a compliance date of April 23, 2026 with a \$50 fine per day and a one-time administrative fee of \$25.

**Code Fine Reduction**

C24100100                      SRP SUB LLC                      10/29/24  
Montano-Garcia              1717 Main Street #2000 Dallas Texas 75201  
Violation Address: 5480 NW 40 Terrace  
Chapter 6, Section 36-b-4  
Natural growth deterioration dead street tree: Safety concern

**FINE \$4,000**

**ADMIN. FEE \$25**

**Disposition:** The Special Magistrate accepted the recommendation from the board and reduced the total fine amount to \$275. The fine has not been paid.

**5. Acceptance of Minutes:** Hearing No. 2026-0225 for February 25, 2026

The Minutes were accepted without corrections or deletions.

**6. ADJOURNMENT**

The meeting adjourned at 3:25 p.m.

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Reshma Heraman  
Senior Staff Assistant