

Summons/Case #C25 08 0090

VCA Real Property Acquisition Corp.

5619 regency Lakes Blvd

Violation: 13-38-a

Failure to complete permit process: for Broward Safety
Inspection Program

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. C25080090

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 25At 2:00 AM / PMOwner Name VCA Real Property

Last First MI
Acquisition Corp.

Owner Address 12401 Olympic Blvd.

Los Angeles CA 90064
City State Zip

Legal/Folio 4842 0616 0050Violation Location 5619 Regency Lakes Blvd

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

Failure to complete permit
Process for Broward Safety
Inspection Program

In violation of Chapter(s) 13 Section(s) 30-9

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

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 25th DAY
OF February, 2026, AT 2:00 PM IN THE

City of Coconut Creek Government Center

Commission Chambers

4800 West Copans Road

Coconut Creek, Florida 33063

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

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

[Signature] 02/05/26 322
Officer Signature Date ID#

Luis Quintana-Garcia
Printed Name

Mark E. Thomas 2/5/26
Signature Acknowledging Receipt of this Notice Date

MARK THOMAS 3:48 PM
Printed Name

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



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C25080090	5619 REGENCY LAKES BLVD	484206160050	VCA REAL PROPERTY

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:

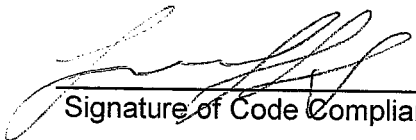
- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

- ✓ ☐ Certified Mail – Date Sent: 02/10/26 - Receipt/Article #: 9589071052700954956719
Return Receipt Requested
- ✓ ☐ Hand Delivery – Date: 02/05/26- Time: 3:40 PM- Name: Mark Thomas
- ✓ ☐ Commercial Property – Title/ relationship to business: Manager

Additional Service – F.S. 162.12(2):

- ☐ Posting at Property – Date: _____ - Time: _____ (See Photo of Posting)
- ☐ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)

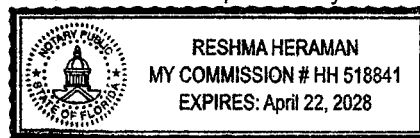

Signature of Code Compliance Officer

Luis Montano-Garcia
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization on this 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

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



CERTIFIED MAIL



9589 0710 5270 0954 9567 19

VCA REAL PROPERTY ACQUISITION CORP
12401 W OLYMPIC BLVD
LOS ANGELES CA 90064

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	\$	C26080090
Extra Services & Fees (check box, add fee as appropriate)		Summons
☐ 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

VCA REAL PROPERTY ACQUISITION CORP
12401 W OLYMPIC BLVD
LOS ANGELES CA 90064

Postmark Here
LMG 2/9/26

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



Code Compliance Division
4800 W Copans Rd
Coconut Creek, FL 33063
954.956.1476

Written Warning

CASE #: C25080090
VIOLATION LOCATION: 5619 REGENCY LAKES BLVD
PARCEL ID: 484206160050
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:

Failure to obtain permit/complete permit process (13-38-a): foe Broward Safety Inspection Program Permit# 25000217 on HOLD.

VIOLATION DESCRIPTION:

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

CORRECTIVE ACTION REQUIRED:

- Contact the Building Division to obtain the required permit(s): 954-973-6750 or <https://coconutcreek.net/sd/building-department>.
- Obtain permit, pass required inspections, and close permit to comply violation.

COMPLIANCE DATE: 09/20/2025

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
PHONE: 954-973-6746



Model Compliance Officer
Antonio Garcia
800 W. Copans Rd
Cocount Creek, FL 33063



Model Compliance Officer
Antonio Garcia
800 W. Copans Rd
Cocount Creek, FL 33063

VCA REAL PROPERTY ACQUISITION CORP
12401 W OLYMPIC BLVD
LOS ANGELES, CA 90064

AUG 20 2025

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32304

PERMIT STATUS

Permit #: 25000217
Property ID: 484206160050
Permit Desc: BROWARD SAFETY INSPECTION PROGRAM
Property Address: 5619 REGENCY LAKES BLVD COCONUT CREEK, FL 33073
Amount Due: .00
Pending Payment: .00

Plan Review

*** Plan Review Information

Revision Stop	Status	Date In/Out	Reviewer/Notes
HOLD FILE		3/5/2025	Reviewer: JJOHNSON Notes: 03-05-25 EMAIL SENT
BUILDING (STRUCTURAL)	APPR-STIPULATED BY PP-ENG-ARCH	2/25/2025 3/3/2025	Reviewer: MALMAS
ELECTRICAL	HOLD	2/25/2025 2/27/2025	Reviewer: DVANEK Notes: 1) SATISFIED 2) REPORT INDICATES THAT REPAIRS TO BE MADE. THE REPAI

RS LISTED FOR THE HVAC ON RTU-4 AND RTU-1 REQUIRE AN ELECTRICAL PERMIT. THEREFORE, A PERMIT NEEDS TO BE PULLED BY A LICENSED ELECTRICAL CONTRACTOR, REPAIRS COMPLETED

AND INSPECTED. PERMIT CLOSED. THEN A NEW SAFETY REPORT

PROVIDED INDICATING THAT "NO REPAIRS NEEDED".

HOLD FILE

BLDG CORR
SUBMITTED

2/10/2025
2/25/2025

Reviewer: JJOHNSON

Notes:

2-10-25 EMAIL SENT
02-25-25 CORRECTIONS
SUBMITTED BY LINK

ELECTRICAL

HOLD

1/27/2025
2/10/2025

Reviewer: DVANEK

Notes:

1) MISSING THE WRITTEN NARRATIVE WITH THE REPORT AS PER BROWARD COUNTY BOARD RULES AND APPEALS POLICY #05-05.

2) REPORT INDICATES THAT REPAIRS TO BE MADE. THE REPAIRS LISTED FOR THE HVAC ON RTU-4 AND RTU-1 REQUIRE AN ELECTRICAL PERMIT. THEREFORE, A PERMIT NEEDS TO BE PULLED BY A LICENSED ELECTRICAL CONTRACTOR, REPAIRS COMPLETED

AND INSPECTED. PERMIT CLOSED.
THEN A NEW SAFETY REPORT
PROVIDED INDICATING THAT "NO
REPAIRS NEEDED".

SUBMITTAL NOTES

1/27/2025

Reviewer: TAMJOSEP

BUILDING HOLD
(STRUCTURAL)

1/27/2025

Reviewer: MALMAS

2/4/2025

Notes:

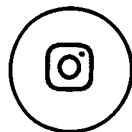
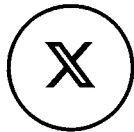
1. AS PER BORA POLICY# 05-05 A
DETAILED WRITTEN NARRATI
VE REPORT IS REQUIRED.

PROCESSING COMPLETED

1/27/2025

Reviewer: TAMJOSEP

1/27/2025



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Sec. 13-38. - Building permits.

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



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5619 REGENCY LAKES BOULEVARD, COCONUT CREEK FL 33073	ID #	4842 06 16 0050
Property Owner	VCA REAL PROPERTY ACQUISITION CORP	Millage	3212
Mailing Address	12401 W OLYMPIC BLVD LOS ANGELES CA 90064	Use	19-14
Abbr Legal Description	REGENCY LAKES AT COCONUT CREEK 157-23 B POR PAR A DESC AS COMM AT MOST WLY NW COR PAR A,E 214.48,S 30,E 33.09,S 150.54 TO POB,S 179.88,W 215.13,NW 42.28,N 150.09,E 246.17 TO POB,LESS,BEGIN AT MOST WLY NW COR PAR A,S 308.44 TO POB CONT S 22.20,SE 42.28,E 1.64,N 13.13,NW 38.17,N 11.73,W 5.34 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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$518,450	\$1,422,920	\$1,941,370	\$1,941,370	
2024	\$518,450	\$1,422,920	\$1,941,370	\$1,941,370	\$50,909.93
2023	\$518,450	\$1,291,280	\$1,809,730	\$1,809,730	\$47,123.13

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,941,370	\$1,941,370	\$1,941,370	\$1,941,370
Portability	0	0	0	0
Assessed/SOH	\$1,941,370	\$1,941,370	\$1,941,370	\$1,941,370
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,941,370	\$1,941,370	\$1,941,370	\$1,941,370

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/9/2013	WD-Q	\$1,500,000	111866034	\$12.00	43,204	SF
10/26/2007	WD-Q	\$2,100,000	44773 / 1877			
3/26/2002	WD	\$1,658,000	33069 / 328			
2/8/1999	SWD	\$450,000	29234 / 841			
10/19/1998	SWD	\$283,700	29056 / 1172			
				Adj. Bldg. S.F. (Card, Sketch)		7170
				Eff./Act. Year Built: 2005/1999		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
O			CM					
7170								



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Detail by Entity Name

Foreign Profit Corporation

VCA REAL PROPERTY ACQUISITION CORPORATION

Filing Information

Document Number F98000004152

FEI/EIN Number 95-4260223

Date Filed 07/21/1998

State CA

Status ACTIVE

Principal Address

12401 WEST OLYMPIC BOULEVARD
LOS ANGELES, CA 90064

Changed: 04/02/2012

Mailing Address

12401 WEST OLYMPIC BOULEVARD
LOS ANGELES, CA 90064

Changed: 04/02/2012

Registered Agent Name & Address

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

Name Changed: 02/08/2019

Address Changed: 02/08/2019

Officer/Director Detail

Name & Address

Title DIRECTOR/CHIEF EXECUTIVE OFFICER/PRESIDENT/CHAIRMAN OF THE BOARD

WU, PATRICIA
12401 WEST OLYMPIC BOULEVARD
LOS ANGELES, CA 90064

Title DIRECTOR/VICE PRESIDENT/GENERAL COUNSEL/SECRETARY