

WEDNESDAY
APRIL 6, 2016
9:00 A.M.



COOPER CITY HALL
9090 SOUTHWEST 50 PLACE
COOPER CITY, FLORIDA

POST Hearing Minutes
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

1. EXPLANATION OF PROCEDURES BY SPECIAL MAGISTRATE

2. SWEARING IN

3. NOTICE OF VIOLATION HEARINGS

CASE #
33920A

Prince Ojionuka, 3114 SE Card Terrace, Port St. Lucie, FL 34884

Location of Violation: 11706 Spinnaker Way., Cooper City, FL 33026

Notice of Violation: 9/28/2015 By: BSO Deputy Christopher Neves

Violation: Sec 15-2 Solicitation-without a permit--\$25.00 fine

Disposition: January 6, 2016 Hearing: Respondent was not present. BSO Deputy Christopher Neves was present.
Continue to 03/02/2016 for service.

Disposition: March 2, 2016 Hearing: Continue to April 6, 2016 due to lack of service.

Disposition: April 6, 2016 Hearing: City dismissing this case due to compliance.

40073A

Sean Delandro, 5035 SW 93 Avenue, Cooper City, FL 33026

Notice of Violation: 8/4/2015 By: BSO Deputy Erick Sanchez

Violation: Sec 25-11 Junked or Abandoned Vehicle-deposited, stored, or kept an abandoned vehicle in the open upon public or private property.--\$25.00 fine

Disposition: October 21, 2015 Hearing: Continue to December 16, 2015

Disposition: December 16, 2015 Hearing: Continue to January 6, 2016 for lack of service. Post to property.

Disposition: January 6, 2016 Hearing: Continue to 03/02/2016 for lack of service. POST PROPERTY

Disposition: March 2, 2016 Hearing: Continue to April 6, 2016 due to lack of service.

Disposition: April 6, 2016 Hearing: Respondent not present. Property posted. FOV- Must pay \$80 administrative fee and \$25 fine on or before 05/06/2016.

43133A

Sudden Change Technologies., 5814 SW 118 Avenue, Cooper City, FL 33328

Mailing Address: 201 SW 65 Terrace., Pembroke Pines, FL 33023

Notice of Violation: 11/18/2015 By: Code Officer Mark Reale

Violation: Sec 25-10(a) Parking of Commercial Vehicles, RV's and Boats- trailer parked on property.
\$50.00 fine

Disposition: March 2, 2016 Hearing: Continue to April 6, 2016 due to lack of service. Post to property.

Disposition: April 6, 2016 Hearing: Respondent not present. Code Officer Reale was present. FOV- Violation complied.
Must pay \$80 administrative fee and \$50 fine on or before 05/06/2016.

43136A

Sudden Change Technologies., 5814 SW 118 Avenue, Cooper City, FL 33328

Mailing Address: 201 SW 65 Terrace., Pembroke Pines, FL 33023
Notice of Violation: 12/3/2015 By: Code Officer Mark Reale
Violation: Sec 25-10(a) Parking of Commercial Vehicles, RV's and Boats- trailer parked on side of home not behind fence. **\$50.00 fine**

Disposition: **March 2, 2016 Hearing:** Continue to April 6, 2016 due to lack of service. Post to property.

Disposition: **April 6, 2016 Hearing:** Respondent not present. Code Officer Reale was present. FOV- Violation complied. Must pay \$80 administrative fee and \$50 fine on or before 05/06/2016.

05460

Umberto Squitieri & Heidi R. Holloway., 2931 Oslo Way, Cooper City, FL 33026

Notice of Violation: 7/27/2015 By: Code Officer Belinda Graham

Violation: Sec 6-40(b) Maintenance Standards- failure to keep exterior premises free of nuisances, unsafe or unsightly conditions by allowing green stagnant pool water to form.

Disposition: **November 18, 2015 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must pay \$250/day from 08/10/2015 until compliance. City is ordered to assume maintainance.

Disposition: **March 2, 2016 Hearing:** Respondent requested continuance granted to April 6, 2016.

Disposition: **April 6, 2016 Hearing:** Atty Lloyd Barron was present. Code Officer Graham was present. Case continued to 05/04/2016 for Certification of Fine. If administrative fee and maintainance costs are paid then case will be closed. If not paid then fines will be certified. Violation complied on 12/21/2015.

05576

Weingarten Realty Investors c/o Jeffrey A. Tucker/Dollar Tree., 2501 Hiatus Road, Cooper City, FL 33026

Mailing Address: PO Box 924133., Houston, TX 77292

Notice of Violation: 2/6/2016 By: Code Officer Belinda Graham

Violation: Sec 25-113(a) Enclosure Design Standards-failed to have garbage recepticles shielded by solid masonry walls and solid gates. **(Repeat Violation)**

Disposition: **April 6, 2016 Hearing:** Ryan Tufts was present and admitted the violation. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 05/06/2016. If violation is complied on or before 04/29/2016 then fines will be waived. If violation is not complied on or before 04/29/2016 then a fine in the amount of \$250/day from 04/06/2016 until compliance must be paid and case will be continued to 05/04/2016 for Certification of fine.

05582

Weingarten Realty Investors c/o Jeffrey A. Tucker/Sprint., 2685 Hiatus Road, Cooper City, FL 33026

Mailing Address: PO Box 924133., Houston, TX 77292

Notice of Violation: 2/19/2016 By: Code Officer Belinda Graham

Violation: Sec 25-24(h) Flag Pole/Banner Sign- placed, deposited or kept a banner sign in the public right of way which is prohibited.

Disposition: **April 6, 2016 Hearing:** Ryan Tufts was present and admitted the violation. Code Officer Graham was present. FOV- Must pay \$80 administrative fee and a \$250 fine on or before 05/06/2016.

EEN15-0110

Weingarten Realty Investors., 2651 Hiatus Road, Cooper City, FL 33026

Mailing Address: PO Box 924133., Houston, TX 77292

Notice of Violation: 12/14/2016 By: Building Official Ted Fowler

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to enclose the exterior door opening of the business.

Disposition: **April 6, 2016 Hearing:** Ryan Tuft was present and admitted the violation. Building Official Fowler was present. **Continue to 05/04/2016 for status review.**

05578

James & Tiffany Stanton., 5179 SW 87 Avenue, Cooper City, FL 33328-4351

Notice of Violation: 2/11/2016 By: Code Officer Belinda Graham

Violation: Sec 25-10(a) Parking Commercial Vehicles- parked, stored or kept a commercial vehicle on private property in residential zone which was not enclosed or screened from public view.

Disposition: **April 6, 2016 Hearing:** Tiffany Stanton was present and admitted the violation. Code Officer Graham was present. FOV- Violation complied on 03/30/2016. Must pay \$80 administrative fee on or before 05/06/2016.

05579

Jeffrey K. Wallace., 5140 SW 87 Terrace, Cooper City, FL 33328

Notice of Violation: 2/11/2016 By: Code Officer Belinda Graham

Violation: Sec 25-10(a) Parking Recreational Vehicle in Residentially Zoned District- parked, stored, or kept a commercial vehicle in the public street, public right of way or privately owned property (RV) (form fitting cover required) **(REPEAT VIOLATION)**

Disposition: **April 6, 2016 Hearing:** **Violation complied 03/17/2016 per Belinda. Case Closed**

05588

Jerry A. Riggs Sr., 8647 SW 50 Street, Cooper City, FL 33328

Notice of Violation: 3/3/2016 By: Code Officer Belinda Graham

Violation: Sec 6-40(b) Maintenance Standards-Exterior Premises Condition-failed to keep exterior premises free of nuisances unsafe or unsightly conditions by allowing stagnant water to form. (ponds) **(REPEAT VIOLATION)**

Disposition: **April 6, 2016 Hearing:** **Violation complied 03/30/2016 per Belinda. Case Closed**

05589

MLMT 2005-LC 1/Stirling Road LLC/Inna's Hall of Fame., 8685 Stirling Road, Cooper City, FL 33328

Mailing Address: 1601 Washington Avenue, #800., Miami Beach, FL 33139

Notice of Violation: 3/5/2016 By: Code Officer Belinda Graham

Violation: Sec 25-10(b)(1) Parking in Commercial Districts- failed to park, store or keep commercial vehicle in rear of the commercial facility or structure. **(REPEAT VIOLATION)**

Disposition: **April 6, 2016 Hearing:** Shawna Rosner-Property Manager was present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee and \$100 fine on or before 05/06/2016.

05688

MLMT 2005-LC 1/Stirling Road LLC/Mango Boutique., 8715 Stirling Road, Cooper City, FL 33328

Mailing Address: 1601 Washington Avenue, #800., Miami Beach, FL 33139

Notice of Violation: 1/16/2016 By: Code Officer Belinda Graham

Violation: Sec 25-48(i) Enclosure of Uses- failed to have all activities or permitted uses including sales, display, preparation and storage conducted entirely within a completely enclosed building.

Disposition: **April 6, 2016 Hearing:** Shawna Rosner-Property Manager and Owner's Husband of Mango Boutique were present. Code Officer Graham was present. FOV- Violation complied. No fine assessed. Must pay \$80 administrative fee on or before 05/06/2016. **Paid admin fee on 04/06/2016. Case Closed**

EEN16-0004

MLMT 2005-LC 1/Stirling Road LLC., 8795 Stirling Road, Cooper City, FL 33328

Mailing Address: 1601 Washington Avenue, #800., Miami Beach, FL 33139

Notice of Violation: 1/5/2016 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for a sign and sign

electric is required.

Disposition: **April 6, 2016 Hearing:** Shawna Rosner-Property Manager was present and denied the violation. Code Officer Graham was present. FOV- Continue to May 4, 2016 for status review. If violation is complied then case will be closed.

05605

Federal National Mortgage Assoc. c/o Financial Freedom., 5219 SW 122 Terrace, Cooper City, FL 33328

Mailing Address: 2900 Esperanza Crossing., Austin, TX 78758

Notice of Violation: 12/11/2015 By: Code Officer Mark Reale

Violation: Sec 6-40(a) Maintenance Standards-failed to replace awning free from rips & tears. (second floor)

Disposition: **April 6, 2016 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Violation is not complied. Must pay \$80 administrative fee on or before 05/06/2016. Must pay \$250/day fine from 01/13/2016 until compliance.

05611

Federal National Mortgage Assn., 5111 SW 123 Avenue, Cooper City, FL 33328

Mailing Address: 14221 Dallas Parkway., Dallas, TX 75254

Notice of Violation: 1/7/2016 By: Code Officer Mark Reale

Violation: Sec 6-40(a)Maintenance Standards-Exterior Building Condition- failed to maintain green awnings in good repair (black mildew) awning in front & rear. Failed to maintain screening on enclosure. Missing/deteriorated

Disposition: **April 6, 2016 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Violation is not complied. Must pay \$80 administrative fee on or before 05/06/2016. Must pay \$250/day fine from 02/16/2016 until compliance.

05670

Federal National Mortgage Assn., 11670 Kerry Drive, Cooper City, FL 33026

Mailing Address: 14221 Dallas Parkway., Dallas, TX 75254

Notice of Violation: 12/2/2015 By: Code Officer Belinda Graham

Violation: Sec 6-40(a)(2) Maintenance Standards- failed to maintain roof free of dirt, grime, stains, mildew, peeling and free from any signs of deterioration.

Disposition: **April 6, 2016 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 05/06/2016. Violation complied on 03/30/2016. No fine assessed.

05675

Federal National Mortgage Assn c/o McCalla Raymer LLC., 11570 N. Quayside Drive, Cooper City, FL 33026

Mailing Address: 225 E. Robinson Street #155., Orlando, FL 32801

Notice of Violation: 12/22/2015 By: Code Officer Belinda Graham

Violation: Sec 6-40(a)(2) Maintenance Standards-Exterior Building Condition- failed to maintain roof in good condition to prevent water from leaking into building structure.

Disposition: **April 6, 2016 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 05/06/2016. Violation complied on 03/30/2016. No fine assessed.

05679

Federal National Mortgage Assoc. c/o Financial Freedom., 3930 Fern Forest Road, Cooper City, FL 33026

Mailing Address: 2900 Esperanza Crossing., Austin, TX 78758

Notice of Violation: 1/13/2016 By: Code Officer Belinda Graham

Violation: Sec 25-11(a) Junked or Abandoned Vehicle-deposited, stored, or kept an abandoned vehicle (expired tag) in the open upon public or private property.

Disposition: **April 6, 2016 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 05/06/2016. Violation complied on 02/18/2016. No fine assessed.

- 05681 **Federal National Mortgage Assoc. c/o Financial Freedom., 3930 Fern Forest Road, Cooper City, FL 33026**
Mailing Address: 2900 Esperanza Crossing., Austin, TX 78758
Notice of Violation: 1/13/2016 By: Code Officer Belinda Graham
Violation: Sec 25-95(d) Maintenance of Right of Way-maintenance of driveways and sidewalks-failed to maintain sidewalk and driveway apron in good condition. (allowed dirt, grime, mold & mildew)
Disposition: **April 6, 2016 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 05/06/2016. Violation complied on 03/23/2016. No fine assessed.
- 05697 **Juanita Espinal., 2733 Cayenne Avenue, Cooper City, FL 33026**
Mailing Address: 5761 Hancock Road., Southwest Ranches, FL 33330-3005
Notice of Violation: 2/4/2016 By: Code Officer Belinda Graham
Violation: Sec 25-10(a) Parking Commercial Vehicle in residentially zoned district- parked, stored or kept a commercial vehicle on private property in residential zone which was not enclosed or screened from public view. (signage)
Disposition: **April 6, 2016 Hearing:** Respondent was present. Code Officer Graham was present. FOV- Violation complied. Must pay \$80 administrative fee and \$50 fine on or before 05/06/2016.
- 05743 **Emma & Olga Muniz., 4001 NW 92 Avenue, Cooper City, FL 33024**
Notice of Violation: 1/19/2016 By: Code Officer Jenny Walsh
Violation: Sec 25-11 Junked or Abandoned Vehicle- deposited, stored or kept an abandoned vehicle (no tag) in the open upon public or private property.
Disposition: **April 6, 2016 Hearing:** Olga Muniz was present and admitted the violation. Code Officer Walsh was present. FOV- Must pay \$80 administrative fee on or before 05/06/2016. Must comply with the violation on or before 05/03/2016. If the violation is not complied then a \$20/day fine must be paid from 05/03/2016 until compliance. **Admin fee was paid on 04/06/2016.**
- 05744 **Emma & Olga Muniz., 4001 NW 92 Avenue, Cooper City, FL 33024**
Notice of Violation: 1/19/2016 By: Code Officer Jenny Walsh
Violation: Sec 23-90 Fences, walls and hedges- failed to maintain fence in a structurally sound or aesthetically attractive manner.
Disposition: **April 6, 2016 Hearing:** Olga Muniz was present and admitted the violation. Code Officer Walsh was present. FOV- Must pay \$80 administrative fee on or before 06/05/2016. Must comply with the violation on or before 05/03/2016. If the violation is not complied then a \$50/day fine will begin from 05/03/2016 until compliance.
- 05749 **Laura Seltzer., 9424 SW 51 Street, Cooper City, FL 33328**
Mailing Address: 521 SW 64 Terrace., Pembroke Pines, FL 33023
Notice of Violation: 1/31/2016 By: Code Officer Jenny Walsh
Violation: Sec 25-10(a) Parking Commercial Vehicles- parked, stored or kept a commercial vehicle on private property in residential zone which was not enclosed or screened from public view.
April 6, 2016 Hearing: Respondent was present. Code Officer Walsh was present. FOV- Violation complied on 04/03/2016. No fine assessed. Must pay \$80 administrative fee on or before 05/06/2016.
- 05764 **James A & Joyce M. Dehn., 5137 SW 93 Avenue, Cooper City, FL 33328**
Notice of Violation: 2/22/2016 By: Code Officer Jenny Walsh
Violation: Sec 25-11 Abandoned Vehicle- deposited, stored or kept an abandoned vehicle (no tag-flat tire) in the open

upon public or private property.

Disposition: **April 6, 2016 Hearing:** Respondent was present and admitted the violation. FOV- Must pay \$80 administrative fee on or before 05/06/2016. Must comply with the violation on or before 05/03/2016. Fine to be withheld if violation is complied. If violation is not complied then \$10/day fine must be paid from 05/03/2016 until compliance.

05769

Ramon & Lina Garcia., 5210 SW 90 Way, Cooper City, FL 33328

Mailing Address: 1251 NW 126 Avenue., Sunrise, FL 33323

Notice of Violation: 3/2/2016 By: Code Officer Jenny Walsh

Violation: Sec 6-40(b) Maintenance Standards-Exterior Premises Condition- failed to keep exterior premises free of nuisances, unsafe or unsightly conditions by allowing litter and debris to be stored on property.

Disposition: **April 6, 2016 Hearing:** Respondent not present. Code Officer Walsh was present. Must pay \$80 administrative fee and \$250 fine on or before 05/06/2016.

EEN15-0090

John & Patricia Scinicariello., 13186 Majestic Way, Cooper City, FL 33330-2650

Notice of Violation: 12/2/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for a LP gas tank.

Disposition: **March 2, 2016 Hearing:** Continue to April 06, 2016 for status review.

Disposition: **April 6, 2016 Hearing:** Violation is compiled. Case Closed

EEN15-0093

Cooper City Associates c/o Kroenke Group-Great Clips., 4712 Flamingo Road, Cooper City, FL 33330

Mailing Address: 211 N. Stadium Blvd., Columbia, MO 65203

Notice of Violation: 12/7/2015 By: Building Official Ted Fowler

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install a channel sign with electric.

Disposition: **March 2, 2016 Hearing:** Owner of Great Clips was present and denied the violation. FOV- Must meet with the Building Dept to clarify the issue. Continue to 04/06/2016 for status review.

Disposition: **April 6, 2016 Hearing:** Ever Boza was present. Bldg Official Fowler was present. Violation complied. Case Closed

EEN15-0104

Carol Joy Ditzler Est., 5604 SW 98 Way, Cooper City, FL 33328-5726

Notice of Violation: 12/11/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit #PRM15-0098 needs to be renewed.

Disposition: **March 2, 2016 Hearing:** Continue to April 6, 2016 due to lack of service. Post to property.

Disposition: **April 6, 2016 Hearing:** Post Property. Continue to May 4, 2016.

EEN15-0108

Mav Properties., 5241 SW 95 Avenue, Cooper City, FL 33328-4122

Notice of Violation: 12/14/2016 By: Building Official Ted Fowler

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to replace the exterior windows and doors.

Disposition: April 6, 2016 Hearing: **Post Property. Continue to May 4, 2016.**

EEN15-0109

Mav Properties., 5241 SW 95 Avenue, Cooper City, FL 33328-4122

Notice of Violation: 12/14/2016 By: Building Official Ted Fowler

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to remodel the interior of the residents.

Disposition: April 6, 2016 Hearing: **Post Property. Continue to May 4, 2016.**

EEN15-0111

Charlene M. Rowe., 10237 SW 59 Street, Cooper City, FL 33328

Notice of Violation: 12/14/2015 By: Building Official Ted Fowler

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install a solar hot water heater.

Disposition: April 6, 2016 Hearing: **Violation complied. Case Closed**

EEN15-0112

David B. & Lana C. Armstrong., 5726 SW 103 Avenue, Cooper City, FL 33328-6519

Notice of Violation: 12/14/2016 By: Building Official Ted Fowler

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to replace the overhead garage door.

Disposition: April 6, 2016 Hearing: **Violation complied on 12/29/2015. Case Closed**

EEN15-0113

Barry Schinder., 10945 Neptune Drive, Cooper City, FL 33026

Notice of Violation: 12/14/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required for a re roof.

Disposition: April 6, 2016 Hearing: **Violation complied on 03/11/2016. Case Closed**

EEN15-0114

Mary Forte., 10915 Neptune Drive, Cooper City, FL 33026

Notice of Violation: 12/14/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required for a re roof.

Disposition: April 6, 2016 Hearing: **Violation complied with Bldg Dept on 02/24/2016. Case Closed**

EEN15-0115

H. Barry & Karen Baker., 10997 Longboat Drive, Cooper City, FL 33026-4724

Notice of Violation: 12/14/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required for a re roof.

Disposition: April 6, 2016 Hearing: **Violation complied on 12/18/2015. Case Closed**

EEN15-0116

Michael Boyer Jr., 11012 Chandler Drive, Cooper City, FL 33026

Notice of Violation: 12/14/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required for a re roof.

Disposition: April 6, 2016 Hearing: Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 05/06/2016. Must pay \$25/day fine from 12/26/2015 until compliance.

- EEN15-0117 **Rosario L. Aquino., 8932 SW 49 Street, Cooper City, FL 33328-3604**
Notice of Violation: 12/14/2015 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install hurricane shutters.
Disposition: April 6, 2016 Hearing: **Violation complied with Bldg Dept on 03/17/2016. Case Closed**
- EEN15-0118 **John F. Ryan., 9461 SW 53 Street, Cooper City, FL 33328-4126**
Notice of Violation: 12/14/2015 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install a wood fence.
Disposition: April 6, 2016 Hearing: **Case Closed**
- EEN15-0119 **Todd Lucas Est., 9401 SW 51 Street, Cooper City, FL 33328**
Notice of Violation: 12/14/2015 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to enclose a carport.
Disposition: April 6, 2016 Hearing: **Post Property. Continue to May 4, 2016.**
- EEN15-0120 **Todd Lucas Est., 9401 SW 51 Street, Cooper City, FL 33328**
Notice of Violation: 12/14/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for a fence is required.
Disposition: April 6, 2016 Hearing: **Post Property. Continue to May 4, 2016.**
- EEN15-0121 **Todd Lucas Est., 9401 SW 51 Street, Cooper City, FL 33328**
Notice of Violation: 12/14/2015 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to replace windows.
Disposition: April 6, 2016 Hearing: **Post Property. Continue to May 4, 2016.**
- EEN15-0124 **Sean C & Jennifer Bencsik., 4930 SW 90 Way, Cooper City, FL 33328**
Notice of Violation: 12/16/2016 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install hurricane shutters.
Disposition: April 6, 2016 Hearing: **Violation complied with BLDG on 03/16/2016. Case Closed**
- EEN15-0125 **Vito Borrelli., 10229 SW 57 Court, Cooper City, FL 33328-6508**
Notice of Violation: 12/16/2016 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to reroof the slope and flat deck roof.
Disposition: April 6, 2016 Hearing: **Violation complied with BLDG on 01/14/2016. Case Closed**
- EEN15-0126 **Shops at Cooper City., 12161 Sheridan Street, Cooper City, FL 33330**

Mailing Address: 2199 Ponce de Leon Blvd #301., Coral Gables, FL 33134
Notice of Violation: 12/16/2016 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to change Acrylic Sign lettering and window lettering.
Disposition: April 6, 2016 Hearing: Respondent was present. Building Official Fowler was present. Continue to 05/04/2016. If permit is picked up then case will be closed.

EEN15-0127 **Richard & Rhina Apel., 10939 Mainsail Drive, Cooper City, FL 33026-4720**
Notice of Violation: 12/16/2015 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to perform a roof repair.
Disposition: April 6, 2016 Hearing: Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 05/06/2016. Must pay \$50/day fine from 12/22/2015 until compliance.

EEN15-0131 **Marc J. Sauve., 5322 SW 86 Way., Cooper City, FL 33328-4343**
Notice of Violation: 12/17/2015 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to perform an interior remodel (garage conversion, storage and laundry room) including plumbing, mechanical and electric.
Disposition: April 6, 2016 Hearing: Case Closed

EEN15-0132 **Richard D. Hoffman III., 5212 SW 90 Terrace., Cooper City, FL 33328-5013**
Notice of Violation: 12/17/2015 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to replace slope roof with shingles and flat deck.
Disposition: April 6, 2016 Hearing: Violation complied on 03/31/2016. Case Closed

EEN15-0133 **Pine Lake Professional Center Inc., 10010 Griffin Road., Cooper City, FL 33328**
Notice of Violation: 12/17/2015 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install an open sign.
Disposition: April 6, 2016 Hearing: Respondent was not present. Building Official Fowler was present. FOV-Must pay \$80 administrative fee on or before 05/06/2016. Must pay \$50/day fine from 12/28/2015 until compliance.

EEN15-0138 **Tiffany L. Royal., 10643 Edinburgh Street, Cooper City, FL 33026-4713**
Notice of Violation: 12/17/2015 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to replace windows and doors.
Disposition: March 2, 2016 Hearing: Continue to April 6, 2016 due to lack of service. Post to property.
Disposition: April 6, 2016 Hearing: Violation complied with BLDG on 03/10/2016. Case Closed

EEN15-0141 **Serc LLC., 10470 SW 51 Street, Cooper City, FL 33330**
Mailing Address: 180 N. Stetson Avenue., Chicago, IL 60601-6710
Notice of Violation: 12/21/2015 By: Building Official Ted Fowler

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to remodel the kitchen.

Disposition: **March 2, 2016 Hearing:** David Perry from the construction company was present. Building Official Ted Fowler was present. FOV- Must pay \$80 admin fee on or before 04/01/2016. **Admin fee was paid on 03/02/2016. Case Closed. Corrected order was done to reflect the case be continued to April 6, 2016**

Disposition: **April 6, 2016 Hearing:** **Continue to May 4, 2016 for status review.**

EEN15-0142

Serc LLC., 10470 SW 51 Street, Cooper City, FL 33330

Mailing Address: 180 N. Stetson Avenue., Chicago, IL 60601-6710

Notice of Violation: 12/21/2015 By: Building Official Ted Fowler

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to convert the garage to living space.

Disposition: **March 2, 2016 Hearing:** Respondent was not present. Building Official Ted Fowler was present. Demo permit was obtained. **Continue to April 6, 2016 for status review.**

Disposition: **April 6, 2016 Hearing:** **Case Closed**

EEN15-0143

Serc LLC., 10470 SW 51 Street, Cooper City, FL 33330

Mailing Address: 180 N. Stetson Avenue., Chicago, IL 60601-6710

Notice of Violation: 12/21/2015 By: Building Official Ted Fowler

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to replace the outside electric service panel.

Disposition: **March 2, 2016 Hearing:** Respondent was not present. Building Official Ted Fowler was present. **Continue to April 6, 2016 for status review.**

Disposition: **April 6, 2016 Hearing:** **Continue to 05/04/16 for status review.**

EEN15-0144

Serc LLC., 10470 SW 51 Street, Cooper City, FL 33330

Mailing Address: 180 N. Stetson Avenue., Chicago, IL 60601-6710

Notice of Violation: 12/21/2015 By: Building Official Ted Fowler

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to replace the a/c system.

Disposition: **March 2, 2016 Hearing:** Respondent was not present. Building Official Ted Fowler was present. **Continue to April 6, 2016 for status review.**

Disposition: **April 6, 2016 Hearing:** **Continue to 05/04/16 for status review.**

EEN15-0145

Serc LLC., 10470 SW 51 Street, Cooper City, FL 33330

Mailing Address: 180 N. Stetson Avenue., Chicago, IL 60601-6710

Notice of Violation: 12/21/2015 By: Building Official Ted Fowler

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to replace the hot water heater.

Disposition: **March 2, 2016 Hearing:** Respondent was not present. Building Official Ted Fowler was present. **Continue to April 6, 2016 for status review.**

Disposition: **April 6, 2016 Hearing:** **Continue to 05/04/16 for status review.**

EEN16-0005 Jay & Shelley Edelson., 11705 S. Island Road., Cooper City, FL 33026-1213
Notice of Violation: 1/5/2016 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install a new A/C system.
Disposition: April 6, 2016 Hearing: **Violation complied with BLDG on 01/19/2016. Case Closed**

EEN16-0067 Maria L. Marquez., 9453 SW 52 Place, Cooper City, FL 33328-4129
Notice of Violation: 1/6/2016 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install a wood fence.
Disposition: March 2, 2016 Hearing: **Respondent requested continuance granted to April 6, 2016.**
Disposition: April 6, 2016 Hearing: **Violation complied with BLDG on 03/22/2016. Case Closed**

EEN16-0075 Clarence E. & Beulah R. Glover., 5166 Waters Edge Way., Cooper City, FL 33330
Notice of Violation: 2/2/2016 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit has not been applied for to enclose a single car garage to a bedroom.
Disposition: April 6, 2016 Hearing: **Case Closed**

EEN16-0079 Jasmin Alcantar., 2685 Daisy Way., Cooper City, FL 33026
Notice of Violation: 2/10/2016 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a mechanical permit is required.
Disposition: April 6, 2016 Hearing: **Respondent request for continuance granted for May 4, 2016**

4. IMPOSITION OF FINE HEARINGS

05483 Claudia Matos & George Nunez., 10292 SW 49 Manor, Cooper City, FL 33330
Mailing Address: 4530 W. 8 Court., Hialeah, FL 33012
Notice of Violation: 10/1/2015 By: Code Officer Mark Reale
Violation: Sec 6-40(b) Maintenance Standards-Exterior Premises Condition- failed to keep exterior premises free of nuisances, unsafe or unsightly conditions by allowing green stagnant pool water to form.
Disposition: November 18, 2015 Hearing: Respondent was not present. Code Officer Reale was present. Must pay \$80 administrative fee on or before 12/18/2015. Must pay \$250/day fine from 10/12/2015 until compliance. City is ordered to assume maintainance of the property.
Disposition: March 2, 2016 Hearing: **Continue to April for status review.**
Disposition: April 6, 2016 Hearing: Marcos Kurik-Owner was present. Code Officer Reale was present. No fine. Violation complied on 12/15/2016. **Admin fee paid on 03/28/2016. Case Closed**

05690 Jeffrey M, Crowe & Leigh A. Santucci-Crowe., 5205 SW 89 Way, Cooper City, FL 33328-5124
Notice of Violation: 1/21/2016 By: Code Officer Belinda Graham
Violation: Sec 8-38 Excessive Undergrowth- allowed grass to grow in excess of six inches in height.
Disposition: March 2, 2016 Hearing: Respondent was present and admitted the violation. Code Officer Belinda Graham was present. FOV- Must pay \$80 admin fee on or before 04/01/2016. Must comply with the violation on or before 03/23/2016. If not complied then must pay \$10/day fine from 03/02/2016 until compliance

Disposition: April 6, 2016 Hearing: **Violation complied 03/23/2016.** Certification of Admin fee.

EEN15-0025

High Rent Inc., 5109-5121 SW 90 Avenue, Cooper City, FL 33328

Mailing Address: 700 East Dania Beach Boulevard., Dania Beach, FL 33004

Notice of Violation: 8/21/2015 By: Building Official Ted Fowler

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code provides that a permit is required to perform the repairs as outlined in the 40 year building safety inspection reports provided by Bryntesen Structural Engineers and Professional Engineer George Sanjuan

Disposition: **October 21, 2015 Hearing:** Christopher Ryan was present. Building Official Fowler was present. **Continue to 01/06/2016 for status review.**

Disposition: **January 6, 2016 Hearing:** Christopher Ryan was present but late. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 02/05/2016. Must apply and final the permit on or before 02/05/2016. If not complied then must pay \$150/day fine from 09/01/2015 until compliance. Continue to 03/02/2016 for status review. **Paid \$80 admin fee on 01/25/2016.**

Disposition: **March 2, 2016 Hearing:** Eric Abend Esq was present. Building Official Ted Fowler was present. Permit needs to be issued on or before 04/06/2016. **Continue to April 6, 2016 for status review.**

Disposition: **April 6, 2016 Hearing:** Atty Eric Abend was present. Building Official Fowler was present. Continue to 05/04/2016 for status review.

EEN15-0042

Cyril Chorath., 9471 SW 51 Court, Cooper City, FL 33328

Notice of Violation: 9/23/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for A/C replacement.

Disposition: **November 18, 2015 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must pay \$100/day fine from 08/23/2015 until compliance.

Disposition: **March 2, 2016 Hearing:** **Continue to April 6, 2016.**

Disposition: **April 6, 2016 Hearing:** Respondent was present. Building Official Fowler was present. Violation complied on 04/05/2016. **Admin fee paid on 04/06/2016. Case Closed**

EEN15-0052

Michael K. McDonald., 10763 Lenox Road, Hollywood, FL 33026-5013

Notice of Violation: 10/8/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for a re-roof permit.

Disposition: **November 18, 2015 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must pay a \$75/day fine from 11/08/2015 until compliance.

Disposition: **March 2, 2016 Hearing:** Respondent was present. Building Official Ted Fowler was present. Permit needs to be issued. **Continue to 04/06/2016 for status review.** Admin fee paid on 03/02/2016.

Disposition: **April 6, 2016 Hearing:** Certification of Fine

EEN15-0088

Yehudit Gold., 10925 Neptune Drive, Cooper City, FL 33026

Notice of Violation: 11/24/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for a re-roof.

Disposition: **January 6, 2016 Hearing:** Respondent was not present. Bldg Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 02/05/2016. Must pay \$10/day fine from 12/06/2015 until

compliance.

Disposition: **March 2, 2016 Hearing: Continue to April 6, 2016.**

Disposition: **April 6, 2016 Hearing:** Contractor was present. Building Official Fowler was present. Continue to 05/04/2016 for Certification of Fine. If violation is complied and administrative fee paid then case will close.

5. REDUCTION OF FINE HEARINGS

39750A

Audrey Osceola, 3007 Bogota Avenue, Cooper City, FL 33026
Location of Violation: 3007 Bogota Avenue, Cooper City, FL 33026
Notice of Violation: 12/3/2012 By: BSO CSIA Neil Berke
Violation: Sec 5-17 Loose Dog
\$25.00 fine + \$80.00 admin fee + \$28.50 recording/release fees= \$133.50

Disposition: **January 16, 2013 Hearing:** Respondent was not present. CSIA Berke was present. FOV- Must pay \$25 fine & \$80 admin fee by 02/15/13.

Disposition: **April 6, 2016 Hearing:** Reduction denied.

42178A

Audrey Osceola, 3007 Bogota Avenue, Cooper City, FL 33026
Location of Violation: 3007 Bogota Avenue, Cooper City, FL 33026
Notice of Violation: 1/3/2013 By: BSO CSIA Neil Berke
Violation: City Code Section 5-17 Loose Dog REPEAT VIOLATION
\$25.00 fine + \$500.00 admin fee + \$28.50 recording/release fees= \$553.50

Disposition: **February 13, 2013 Hearing:** Respondent was not present. BSO CSIA Neil Berke was present. Must pay \$25 fine and \$500 admin fee immediately.

Disposition: **April 6, 2016 Hearing:** Fine reduced from \$553.50 to \$80 admin fee + \$25 fine + \$28.50= \$133.50 due on or before 05/06/2016. If not paid then fine reverts back to the original amount.

42179A

Audrey Osceola, 3007 Bogota Avenue, Cooper City, FL 33026
Location of Violation: 3007 Bogota Avenue, Cooper City, FL 33026
Notice of Violation: 1/3/2013 By: BSO CSIA Neil Berke
Violation: City Code Section 5-17 Loose Dog REPEAT VIOLATION
\$25.00 fine + \$500.00 admin fee + \$28.50 recording/release fees= \$553.50

Disposition: **February 13, 2013 Hearing:** Respondent was not present. BSO CSIA Neil Berke was present. Must pay \$25 fine and \$500 admin fee immediately.

Disposition: **April 6, 2016 Hearing:** Fine reduced from \$553.50 to \$80 admin fee + \$25 fine + \$28.50= \$133.50 due on or before 05/06/2016. If not paid the fine will revert back to the original amount.

04331

Suntrust Mortgage Inc. formerly Denise Moini, 12388 SW 52 St., Cooper City, FL 33330
Mailing Address: 901 Semmes Ave., Richmond, VA 23224
Notice of Violation: 8/9/2013 By: BSO Code Officer Mark Reale
Violation: City Code Section 6-40, "Maintenance Standards - Exterior Building Condition" - failed to maintain front awning (bottom front) from deteriorated condition (mold/mildew).
\$250.00 fine per day from 09/23/2013 - 03/31/2014 (189 days)= \$47,250.00
+ \$45.50 recording/release fees Total= \$47,495.50
Admin fee paid 07/09/2014

Disposition: **December 18, 2013 Hearing:** Respondent was not present. Violation was upheld. Must pay \$250 per day from 9/23/13 until compliance. Must pay \$80 Admin Fee by 1/2/14.

Disposition: **February 19, 2014 Hearing:** COF

Disposition: **February 18, 2015 Hearing:** Amend prior order to extend payment date \$33,700.00 from prior hearing stands, must pay on or before 03/20/2015.

Disposition: **April 6, 2016 Hearing:** Matthew Mcguane was present from Fannie Mae. Reduction that was granted from February 18, 2015 as been extended, \$33,700 + \$45.50= \$33,745.50 must be paid on or before 05/03/2016. If not paid then the fine reverts back to the original amount and no further request for reductions will be granted.

04872

Richard Gaskill., 9452 SW 51 Court, Cooper City, FL 33328

Notice of Violation: 8/24/2014 By: BSO Code Officer Lynn Duvall

Violation: **Sec 6-40(a) Maintenance Standards-Exterior Building Conditions-** Failed to maintain awnings. (need of cleaning) **Sec 8-13 Owner to maintain premises free of litter-**litter in front of property (door & tables)-**Complied**

\$25.00 fine per day from 01/21/2015 - 10/01/2015 (253 days)= \$6,325.00 + \$80.00 administrative fee + \$45.50 recording/release fees Total= \$6,450.50

Disposition: **November 19, 2014 Hearing: Continue to January 21, 2015.**

Disposition: **January 21, 2015 Hearing:** Respondent was not present. Code Officer Duvall was present. **Complied with Sec 08-13.** Not complied with Sec 6-40(a). FOV- Must pay \$80 administrative fee on or before 02/20/2015. Must pay \$25/day fine from 01/21/2015 until compliance.

Disposition: **March 18, 2015 Hearing: Continuance granted to April 15, 2015**

Disposition: **April 15, 2015 Hearing:** Certification of fine and admin fee

Disposition: **April 6, 2016 Hearing:** Atty Joshua Pinsky was present. Fine reduced from \$6,450.50 to \$125.00 + \$80 admin fee + \$45.50 recording/release fees= \$250.50 due on or before 05/06/2016. If not paid then fine will revert back to the original amount.

05014

Richard Gaskill., 9452 SW 51 Court, Cooper City, Florida 33328

Notice of Violation: 1/6/2015 By: BSO Code Officer Lynn Duvall

Violation: Sec 8-38 Excessive undergrowth-allowed grass to grow in excess of six inches in height, which is a prohibited public nuisance. **REPEAT VIOLATION**

\$200.00 fine per day from 01/06/2015 - 10/01/2015 (268 days)= \$53,600.00 + \$80.00 administrative fee + \$45.50 recording/release fees Total= \$53,725.50

Disposition: **February 18, 2015 Hearing: Continue to 04/15/2015**

Disposition: **April 15, 2015 Hearing:** Respondent not present. Code Officer Duvall was present. FOV- Must pay \$80 administrative fee on or before 05/15/2015. Must pay \$200/day fine from 01/06/2015 until compliance.

Disposition: **April 6, 2016 Hearing:** Atty Joshua Pinsky was present. Fine reduced from \$53,725.50 to \$125.00 + \$80 admin fee + \$45.50 recording/release fees= \$250.50 due on or before 05/06/2016. If not paid then fine will revert back to the original amount.

EEN14-0005

Richard S. Gaskill, 9452 SW 51 Court., Cooper City, FL 33328

Notice of Violation: 3/19/2014 By: Building Official Ted Fowler
Violation: FBC 105.11.2 SEC 6-7 Adoption of Florida Building Code-which provides that a building permit to install a new shingle roof has expired must renew within 10 days.
\$200.00 fine per day from 03/29/2014 - 02/12/2016 (685 days)= \$137,000.00 + \$80.00 administrative fee + \$45.50 recording/release fees Total= \$137,125.50

Disposition: **April 16, 2014 Hearing:** Respondent not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 05/16/2014. Must pay \$200/day fine from 03/29/2014 until compliance.

Disposition: **June 18, 2014 Hearing:** Continue to July 16, 2014. POST PROPERTY

Disposition: **July 16, 2014 Hearing:** Certification of Fine

Disposition: April 6, 2016 Hearing: **Violation complied with Bldg Dept on 02/12/2016.** Atty Joshua Pinsky was present. Fine reduced from \$137,125.50 to \$137.00 + \$80 admin fee + \$45.50 recording/release fees= \$262.50 due on or before 05/06/2016. If not paid then fine will revert back to the original amount.

05418

Deutsche Bank Natl Tr. Co. Trstee.Specialized Loan Servicing LLC., 10471 SW 51 Street, Cooper City, FL 33330

Mailing Address: 8742 Lucent Blvd, Suite 300., Highlands Ranch, Co. 80129

Notice of Violation: 8/28/2015 By: Code Officer Mark Reale

Violation: Sec 25-10(a) Parking of Commercial Vehicles RV's & Boats- parked, stored or kept a trailer and boat on privately owned property in a residentially zoned district (parked on driveway)

\$250.00 fine per day from 08/26/2015 - 10/15/2015 (50 days)= \$12,500.00 + \$45.50 recording/release fees Total= \$12,545.50

Admin fee paid on 01/26/2016

Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 08/26/2015 through 10/15/2015 on or before 11/20/2015.

Disposition: **December 16, 2015 Hearing:** Certification of Fine

Disposition: **April 6, 2016 Hearing:** Fine reduced from \$12,545.50 to \$6,250 + \$45.50= \$6,295.50 due on or before 05/06/2016. If not paid then fine will revert back to the original amount.

05419

Deutsche Bank Natl Tr. Co. Trstee.Specialized Loan Servicing LLC., 10471 SW 51 Street, Cooper City, FL 33330

Mailing Address: 8742 Lucent Blvd, Suite 300., Highlands Ranch, Co. 80129

Notice of Violation: 8/28/2015 By: Code Officer Mark Reale

Violation: Sec 8-38 Excessive undergrowth-allowed grass to grow in excess of six inches in height which is a prohibited public nuisance. Allowed for the existence of excessive accumulation of untended weeds.

\$250.00 fine per day from 09/07/2015- 11/04/2015 (58 days)= \$14,500.00 + \$45.50 recording/release fees Total= \$14,545.50

Admin fee paid on 01/26/2016

Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 09/07/2015 until compliance. City is ordered to assume maintenance.

Disposition: **December 16, 2015 Hearing:** **Violation complied on 11/4/2015 by the respondent.** Certification of Fine

Disposition: **April 6, 2016 Hearing:** **Reduction denied.**

05623
NEW CASE

Deutsche Bank Natl Tr. Co. Trstee.Specialized Loan Servicing LLC., 10471 SW 51 Street, Cooper City, FL 33330

Mailing Address: 8742 Lucent Blvd, Suite 300., Highlands Ranch, Co. 80129

Notice of Violation: 8/28/2015 By: Code Officer Mark Reale

Violation: Sec 8-38 Excessive undergrowth-allowed grass to grow in excess of six inches in height which is a prohibited public nuisance. Allowed for the existence of excessive accumulation of untended weeds.

Disposition: April 6, 2016 Hearing: Sofia Salazar was present and admitted the violation. Code Officer Reale was present. FOV- Violation complied on 03/03/2016. Must pay \$80 administrative fee on or before 05/06/2016. Must pay \$250/day fine from 02/08/2016 thru 03/03/2016 on or before 05/06/2016. Continue to June 1, 2016.

05463

Deutsche Bank Natl. Tr Co. Trstee c/o Ocwen Loan Servicing,Suite 100., 11580 S. Quayside Drive,Cooper City, FL 33026

Mailing Address: 1661 Worthington Road #100., West Palm Beach, FL 33409

Notice of Violation: 7/29/2015 By: Code Officer Belinda Graham

Violation: Sec 6-40(a)(2) Maintenance Standards-Exterior Building Condition- failed to maintain roof in good condition free of dirt, grime, stains, mildew, peeling and free from any signs of deterioration.

\$250.00 fine per day from 08/31/2015- 12/09/2015 (100 days)= \$25,000.00

Admin fee paid on 12/30/2015

Disposition: October 21, 2015 Hearing: Continuance granted to November 18, 2015.

Disposition: November 18, 2015 Hearing: Atty Erin Ward was present and denied the violation. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must pay a \$250/day fine from 08/31/2015 until compliance. Paid admin fee on 12/30/2015.

Disposition: March 2, 2016 Hearing: Maria Agudelo was present. Code Officer Belinda Graham was present. Violation complied on 12/09/2015. Continue to 04/06/2016 for reduction of fine.

Disposition: April 6, 2016 Hearing: Maria Agudelo-owner was present. Fine reduced from \$25,000.00 to \$250.00 due on or before 05/06/2016. Paid \$250.00 on 04/06/2016. Case Closed

05477

Stirling Retail Center LLC c/o Albert Naon Jr PA., Folio#514105120020, Cooper City, FL 33328

Mailing Address: 3785 NW 82 Avenue., Suite 107, Doral, FL 33166

Notice of Violation: 7/29/2015 By: Code Officer Jenny Walsh

Violation: Sec 8-38 Excessive Undergrowth- allowed grass to grow in excess of 6 inches and allowed existance of excessive accumulation of untended weeds. (vegetation encroaching sidewalk)

\$250.00 fine per day from 08/11/2015- 12/17/2015 (128 days)= \$32,000.00

Admin fee paid on 03/01/2016

Disposition: October 21, 2015 Hearing: Respondent not present. Code Officer Walsh was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 08/11/2015 until compliance. City is ordered to assume maintenance of the property.

Disposition: December 16, 2015 Hearing: Continue to 01/06/2016. Post to the property. Admin fee paid on 03/01/2016

Disposition: March 2, 2016 Hearing: Respondent was present. Code Officer Jenny Walsh was present. Violation is complied by the City on 12/17/2015. Continue to April 6, 2016 for reduction of fine.

Disposition: April 6, 2016 Hearing: Albert Naon was present. Code Officer Jenny Walsh was present. Daily fine reduced from \$250/day= \$32,000.00 to \$25/day= \$3200.00. If fine is paid on or before 05/06/2016 then case will be closed.

EEN15-0080

Bryan & Becky Leiman., 5721 SW 111 Terrace, Cooper City, FL 33328

Notice of Violation: 11/24/2015 By: Building Official Ted Fowler

Violation: Broward County Amendments to the Fifth Edition FBC 2014 Effective Date: June 30, 2015 Section FBC Admin Chapter 1 Section 111.1 Certificate of Occupancy 111.1.1 Use and Occupancy. No building or structure shall be used or occupied and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy there for as provided herein.

\$100.00 fine per day from 12/05/2015- 01/21/2016 (47 days)= \$4,700.00

Admin fee paid on 03/02/2016

Disposition: **January 6, 2016 Hearing:** Respondent not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 02/05/2016. Must pay \$100/day fine from 12/5/2015 until compliance. **Violation complied on 01/21/2016.**

Disposition: **March 2, 2016 Hearing:** Respondent was present. Building Official Ted Fowler was present. **Continue to 04/06/2016 for reduction of fine. Paid admin fee on 03/02/2016.**

Disposition: **April 6, 2016 Hearing: Case Closed**

05508

Jessica M. Pray & Gary L. Michael., 5341 SW 90 Avenue, Cooper City, FL 33328

Notice of Violation: 8/24/2015 By: Code Officer Jenny Walsh

Violation: Sec 8-38 Excessive Undergrowth- allowed grass to grow in excess of 6 inches in height which is prohibited nuisance allowed for accumulation of untended weeds.

\$250.00 fine per day from 09/01/2015- 10/14/2015 (43 days)= \$10,750.00 + \$45.50 recording/release fees

\$10,795.50 Admin fee paid on 01/29/2016

Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Walsh was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 09/01/2015 through 10/14/2015 on or before 11/20/2015.

Disposition: **December 16, 2015 Hearing: Certification of Fine**

Disposition: **April 6, 2016 Hearing:** Atty from US Bank Auri Ben-Hamo was present. Code Officer Jenny Walsh was present. Certificate of Title was issued 10/16/2015. **Fines are extinguished. Case Closed.**

05318

Steven C & Teresa J Ocksrider., 2644 Baccarat Drive, Cooper City, FL 33026

Mailing Address: 823 SW 88 Street , Gainesville, FL 32607-4941

Notice of Violation: 4/2/2015 By: Code Officer Belinda Graham

Violation: Sec 6-40(b) Maintenance Standards-Exterior Premises Condition- failed to keep exterior premises free of nuisances, unsafe or unsightly conditions by allowing green stagnant pool water to form.

\$150.00 fine per day from 04/17/2015- 06/24/2015 (68 days)= \$10,200.00 + \$45.50 recording/release fees

\$10,245.50 Admin fee paid on 02/24/2016

Disposition: **May 20, 2015 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 06/19/2015. Must pay a \$150/day fine from 04/17/2015 until compliance. The City is ordered to take over maintainance of the property.

Disposition: **July 15, 2015 Hearing:** Respondent not present. Code Officer Graham was present. City drained to pool on June 24, 2015. Certification of Fine from April 17, 2015 through June 24, 2015 and administrative fee

Disposition: **April 6, 2016 Hearing:** Request for reduction denied- No representative was present.

Evidence

In general, evidence which is relevant will be admitted if, in the opinion of the Special Magistrate, it is the type of evidence upon which reasonable and responsible persons would normally rely in the conduct of everyday business and other affairs. Relevant evidence is evidence which tends to prove or disprove a matter in issue.

Respondents shall be strictly limited to presenting evidence and testimony to those matters specifically set forth within their written statement, as noticed in the Notice of Hearing Before Special Magistrate.

Any person requiring auxiliary aids and services to participate in this proceeding should contact the Office of the Clerk to the Special Magistrate at (954) 434-4300, ext. 250, at least forty-eight (48) hours prior to the hearing.

If you obtain an attorney, you or your attorney should notify the Special Magistrate Clerk in writing of the representation at least five (5) working days prior to your hearing.

One or more members of the City Commission and/or advisory boards of the City may be in attendance at the Special Magistrate proceedings.