

WEDNESDAY
JANUARY 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.

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

44509A

Pinchas J. Andrusier., 5585 SW 105 Avenue, Cooper City, FL 33328

Notice of Violation: 9/18/2015 By: BSO Deputy Eugenio Legra

Violation: Sec 17-18(b) Roadway Obstruction- Blocking southbound on 105 avenue in front of house with the driveway available.--\$25.00 fine

Disposition: January 6, 2016 Hearing: Respondent was present but came in late. BSO Deputy Eugenio Legra was present. FOV- Must pay \$25 fine and \$80 administrative fee on or before 02/05/2016.

44555A

Olexandr Gavrtlov., 3624 Estate Oad Circle, Ft. Lauderdale, FL 33312

Location of Violation: 10018 Griffin Road., Cooper City, FL 33328

Notice of Violation: 11/3/2015 By: BSO Deputy James Lemieux

Violation: Sec 7-10(a) Fire Zone-It shall be unlawful for any person to park in or otherwise obstruct a fire lane.
\$30.00 fine

Disposition: January 6, 2016 Hearing: Fine paid on 12/29/2015. Payment was made on 12/29/2015.
Case Closed

44580A

Jennifer Marie Hance., 10000 Sheridan Street., #211, Cooper City, FL 33024

Location of Violation: 9359 Sheridan Street., Cooper City, FL 33328

Notice of Violation: 9/29/2015 By: BSO CSIA Susan McCarthy

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. --\$25.00 fine

Disposition: January 6, 2016 Hearing: Respondent was present. BSO CSIA Susan McCarthy was present. FOV- No fine assessed. Must pay \$80 administrative fee on or before 02/05/2016.

44780A

Maria T Fuentes Gonzalez., 4637 Foxtail Lane, Weston, FL 33331

Location of Violation: 4700 S. Flamingo Road., Cooper City, FL 33330

Notice of Violation: 9/11/2015 By: BSO CSIA Jim Marshall

Violation: Sec 17-16b "Parking places for handicapped persons-Prohibitions"-no placard--\$252.00 fine

Disposition: November 18, 2015 Hearing: Respondent was not present. CSIA Jim Marshall was present. Continue to 01/06/2016 for service.

Disposition: January 6, 2016 Hearing: Respondent was not present. CSIA Marshall was present. FOV- Must pay \$252.00 fine and \$80.00 administrative fee on or before 02/05/2016.

44903A

Lisette Camejo-Paan., 5270 SW 90 Way, Cooper City, FL 33328

Location of Violation: 5080 SW 92 Avenue., Cooper City, FL 33328

Notice of Violation: 10/14/2015 By: BSO CSIA Harold Berke

Violation: Sec 316-1945 Posted Sign- Parked where No Parking sign was posted--\$25.00 fine

Disposition: January 6, 2016 Hearing: Respondent was not present. CSIA Berke was present. FOV- Must pay \$25 fine and \$80 administrative fee on or before 02/05/2016.

05708

Juan and Karen Carmona., 9444 SW 52 Court, Cooper City, FL 33328

Notice of Violation: 11/22/2015 By: Code Officer Jenny Walsh

Violation: Sec 25-10(a) Parking of Commercial Vehicles RV's & Boats- parked, stored or kept a commercial vehicle on privately owned property in a residentially zoned district (not enclosed or screened from view)

Disposition: January 6, 2016 Hearing: Respondent was present and admitted the violation. Code Officer Walsh was present. FOV- Must pay \$80 administrative fee on or before 02/05/2016. Must comply with the violation on or before 01/21/2016. If not complied then a \$25/day fine will begin from 01/22/2016 until compliance.

05711

Ryan Wissow., 5034 SW 92 Terrace, Cooper City, FL 33328

Notice of Violation: 11/23/2015 By: Code Officer Jenny Walsh

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

Disposition: January 6, 2016 Hearing: Respondent was present and admitted the violation. Code Officer Walsh was present. FOV- Violation complied on 12/21/2015. No fine assessed. Must pay \$80 administrative fee on or before 02/05/2016.

05715

Sean Smith & Stacy Baio., 9404 SW 52 Place, Cooper City, FL 33328

Notice of Violation: 11/29/2015 By: Code Officer Jenny Walsh

Violation: Sec 25-10(a) Parking of Commercial Vehicles RV's & Boats- parked, stored or kept a boat on privately owned property in a residentially zoned district (not enclosed or screened from view)

Disposition: January 6, 2016 Hearing: Mark Baio (Stacy Husband) was present. Code Officer Walsh was present. FOV- Violation complied on 12/21/2015. No fine assessed. Must pay \$80 administrative fee on or before 02/05/2016.

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.

EEN15-0050 **Deborah Valin., 4901 SW 94 Way, Cooper City, FL 33328-3426**
Notice of Violation: 10/1/2015 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:** **Continue to December 16, 2015 for lack of service.**
Disposition: **December 16, 2015 Hearing:** **Continue to 01/06/2015 for status review.**
Disposition: **January 6, 2016 Hearing:** **Violation complied per Bldg Dept. Case Closed**

EEN15-0079 **Syed K Hussain., 11802 SW 47 Court, Cooper City, FL 33330**
Notice of Violation: 10/17/2015 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 to install above ground LP tank.
Disposition: **December 16, 2015 Hearing:** **Continue to 01/06/2016 due to lack of service. Post Property.**
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 \$25/day fine from 12/18/2015 until compliance.

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.
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.

EEN15-0081 **Jerold Ross Patterson Jr., 5078 SW 88 Terrace, Cooper City, FL 33328**
Notice of Violation: 11/24/2015 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 shed.

Disposition: January 6, 2016 Hearing: **Continue to 03/02/2016 for status review.**

EEN15-0082

Jerold Ross Patterson Jr., 5078 SW 88 Terrace, Cooper City, FL 33328

Notice of Violation: 11/24/2015 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 spa with electric.

Disposition: January 6, 2016 Hearing: **Continue to 03/02/2016 for status review.**

EEN15-0083

Jerold Ross Patterson Jr., 5078 SW 88 Terrace, Cooper City, FL 33328

Notice of Violation: 11/24/2015 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 window replacement.

Disposition: January 6, 2016 Hearing: **Continue to 03/02/2016 for status review.**

EEN15-0084

Jerold Ross Patterson Jr., 5078 SW 88 Terrace, Cooper City, FL 33328

Notice of Violation: 11/24/2015 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 concrete circular driveway.

Disposition: January 6, 2016 Hearing: **Continue to 03/02/2016 for status review.**

EEN15-0085

Zoltan A. & Tatiana M Bodor., 11798 SW 51 Court, Cooper City, FL 33330-5417

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/c replacement.

Disposition: January 6, 2016 Hearing: **Violation complied per Bldg Dept. Case Closed**

EEN15-0086

Andrew & Luz Alexandra Wehmeyer., 4984 SW 92 Terrace, Cooper City, FL 33328-3532

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 fence.

Disposition: January 6, 2016 Hearing: **Violation complied per Bldg Dept. Case Closed**

EEN15-0087

Publix Super Markets Inc., PO Box 32025, Lakeland, FL 33802-2025

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 sign.

Disposition: January 6, 2016 Hearing: Ms Handchen-owner was present. Leonardo Avidar-translator. Building Official Fowler was present. FOV- Must renew permit on or before 02/05/2016. Must pay \$80 administrative fee on or before 02/05/2016. Continue to 03/02/2016 for status review.

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.

EEN15-0089 **Dana Allison Daufeldt., 5150 SW 89 Avenue, Cooper City, FL 33328-3638**
Notice of Violation: 12/1/2015 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 fence permit.

Disposition: **January 6, 2016 Hearing:** **Violation complied per Bldg Dept. Case Closed**

4. IMPOSITION OF FINE HEARINGS

04994 **First Baptist Church of Davie/Cooper City Inc., 8950 Stirling Road, Cooper City, Florida 33024**
Notice of Violation: 9/25/2014 By: BSO Code Officer Lynn Duvall
Violation: Broward County Zoning Code Sec 39-249 "Uses Permitted"-Violation of permitted uses-Zone A-1 -places of worship and accessory schools and Day Care Centers. Chapter 24-Site Plan Review-failed to obtain site plan approval.

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

Disposition: **April 15, 2015 Hearing:** Respondents were present. Atty. Rod A. Feiner was present. Code Officer Duvall was present. **Continue to 05/20/2015 for status review.**

Disposition: **May 20, 2015 Hearing:** Attorney Rod Feiner was present. Code Officer Duvall was present. Continue to 07/15/2015 for status review.

Disposition: **July 15, 2015 Hearing:** Attorney Rod Feiner was present and denied the violation. Growth Management Director Matt Wood was present. Code Officer Lynn Duvall was present. Must submit an amended site plan application prior to August 19, 2015. Must submit a traffic study to the City on or before September 30, 2015. If documents are not submitted then the Church will be in violation and \$250.00 per day fine will be assessed and the school will be shut down. **Continue to August 19, 2015 for status review.**

Disposition: **August 19, 2015 Hearing:** Attorney Feiner was present. **\$80 administrative fee was paid on 08/14/2015.** Site plan has been filed. Continue to 10/21/2015.

Disposition: **October 21, 2015 Hearing:** Attorney Rod Feiner was present. Code Officer Duvall was present. Matt Wood from Growth Management was present. Traffic study was submitted. **Continue to January 6, 2016 for status review.**

Disposition: **January 6, 2016 Hearing:** **Matt Wood testified.** Continue to 03/02/2016 for status review and imposition of fine.

05470 **Jessica Glazer., 10766 S. Saratoga Drive , Cooper City, FL 33026-5004**
Notice of Violation: 8/12/2015 By: Code Officer Belinda Graham
Violation: Sec 8-38 Excessive Undergrowth- allowed grass to grow in excess of six inches in height, which is prohibited public nuisance.

Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must

pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 08/27/2015 until compliance. City is ordered to assume maintenance of the property.

Disposition: **December 16, 2015 Hearing: Violation complied by the City on 11/23/2015. Continue to 01/06/2016.**

Disposition: **January 6, 2016 Hearing: Continue to 03/02/2016. Post to property**

05477

Stirling Retail Center LLC c/o James R. Mclean., Folio#514105120020, Cooper City, FL 33328

Mailing Address: 2227 N. Federal Hwy #204., Hollywood, FL 33020-2229

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)

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.**

Disposition: **January 6, 2016 Hearing: Continue to 03/02/2015. Post to property.**

EEN15-0047

Shops at Cooper City Investments LLC., 12117 Sheridan Street, Cooper City, FL 33330

Mailing Address: 2199 Ponce De Leon Blvd #301., Coral Gables, FL 33134

Notice of Violation: 9/28/2015 By: Building Official Ted Fowler

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

Disposition: **November 18, 2015 Hearing: Dagmar Riviera from Stiles Property Mgmt was present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 12/18/2015. Magistrate ordered that no work to be performed until permits are issued. Fines are withheld. Continue to 01/06/2016.**

Disposition: **January 6, 2016 Hearing: Violation complied per Bldg Dept. Dagmar Riviera was present. Building Official Fowler was present. Case Closed**

5. REDUCTION OF FINE HEARINGS

05519

Patricia Controne-Restaino & Mariano G Restaino., 9901 SW 55 Court, Cooper City, FL 33328

Mailing Address: 1553 NE 162 Street., Citra, FL 32113

Mailing Address: Citimortgage Inc. Attn: REO Dept., 1000 Technology Drive, O'Fallon, MO 63368

Notice of Violation: 9/8/2015 By: Code Officer Jenny Walsh

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

\$250.00/day from 09/15/2015 thru 11/16/2015= \$15,500.00 + \$45.50= \$15,545.50

Disposition: **October 21, 2015 Hearing: Posted Notice on 09/28/2015. 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 09/15/2015 until compliance. City to ordered to assume maintenance of the property. Paid admin fee on 11/18/2015. Complied on 11/16/2015 by respondent.**

Disposition: **December 16, 2015 Hearing: Dehyana Olivares was present. Code Officer Walsh was present. Certification of Fine**

Disposition: **January 6, 2016 Hearing: Reduced to \$1550.00 + \$45.50 on or before 01/21/2016.**

05561 Ocwen Loan Servicing c/o Busch White Norton LLP., 8695 SW 51 Place, Cooper City, FL 33328
Mailing Address: 505 Flagler Drive., Suite 1325, West Palm Beach, FL 33401
Notice of Violation: 9/10/2015 By: Code Officer Belinda Graham
Violation: Sec 8-38 Excessive undergrowth declared public nuisance; prohibited- allowed grass to grow in excess of six inches in height, which is a prohibited public nuisance.
\$250.00/day from 09/24/2015 thru 12/10/2015= \$19,250.00 ----not recorded yet
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 fine from 09/24/2015 until compliance. **Paid admin fee on 01/04/2016**
Disposition: **January 6, 2016 Hearing:** Reduced to \$1925.00 on or before 01/29/2016.

05568 Ocwen Loan Servicing c/o Busch White Norton LLP., 8695 SW 51 Place, Cooper City, FL 33328
Mailing Address: 505 Flagler Drive., Suite 1325, West Palm Beach, FL 33401
Notice of Violation: 9/17/2015 By: Code Officer Belinda Graham
Violation: Sec 6-40(b) Maintenance Standards-failed to keep exterior premises free of nuisances, unsafe or unsightly conditions by allowing green stagnant pool water to form.
\$250.00/day from 09/28/2015 thru compliance = \$25,000.00 (as of date of hearing--continuing daily)
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 fine from 09/28/2015 until compliance. City is ordered to assume maintenance of the pool. **Paid admin fee on 01/04/2016**
Disposition: **January 6, 2016 Hearing:** Reduced to \$2500.00 to be paid on or before 01/29/2016. Code Officer needs to verify compliance.

05570 Ocwen Loan Servicing LLC c/o Busch White Norton LLP., 8695 SW 51 Place, Cooper City, FL 33328
Mailing Address: 505 S. Flagler Drive, Suite 1325, West Palm Beach, FL 33401
Notice of Violation: 9/17/2015 By: Code Officer Belinda Graham
Violation: Sec 6-40(a)(3) Maintenance Standards- failed to maintain screens, shutters or awnings without rips and tears. (patio screens)
\$250.00/day from 09/15/2015 thru compliance= \$19,750.00(as of date of hearing--continuing daily)
Disposition: **December 16, 2015 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 01/15/2016. Must pay \$250/day from 10/19/2015 until compliance. **Paid admin fee on 01/04/2016**
Disposition: **January 6, 2016 Hearing:** Reduced to \$1975.00 to be paid on or before 01/21/2016. Violation needs to be complied on or before 01/21/2016. If not complied then fine will revert back to the full original amount.

05532 Zoltan M. Connor., 10406 SW 52 Street, Cooper City, Florida 33328
Mailing Address: 4270 SW 105 Avenue., Davie, FL 33328
Notice of Violation: 10/27/2014 By: BSO Code Officer Mark Reale
Violation: Sec 6-40(a) Maintenance Standards-Exterior Building Conditions- failed to maintain exterior structure in good condition. (mildew) areas in front unpainted. (Please paint home).
Disposition: **February 18, 2015 Hearing:** Respondent not present. Code Officer Reale was present. FOV- Must pay \$80 administrative fee on or before 03/20/2015. No fine assessed. Violation is complied.

Disposition: **April 15, 2015 Hearing:** Certification of Admin Fee.

Disposition: **January 6, 2016 Hearing:** Reduction Denied--Fine in the amount of \$125.50 needs to be paid the earlier of 5 days of closing or 02/01/2016 whichever occurs first.

05068
Not Complied

Zolton Connor., 10168 SW 52 Street, Cooper City, Florida 33330

Mailing Address: 4270 SW 105 Avenue., Davie, FL 33328

Also Mail To: 543 Main Street., Vintondale, PA 15961

Notice of Violation: 3/3/2015 By: BSO Code Officer Mark Reale

Violation: Sec 6-40(a)(2) Maintenance Standards-Exterior Building Condition- failed to maintain roof in good condition (missing , mildew, loose, deteriorated roof tiles. Roof must be maintained to prevent water from leaking).

**\$150.00/day from 04/07/2015 thru compliance= \$41,100.00 - as of date of hearing +
80.00 administrative fee + \$45.50 recording/release of lien fees= \$41,225.50**

Disposition: **May 20, 2015 Hearing:** Respondent requested and was granted a continuance for 06/17/2015.

Disposition: **June 17, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 administrative fee on or before 07/17/2015. Must pay \$150/day from 04/07/2015 until compliance.

Disposition: **September 16, 2015 Hearing:** Certification of fine and admin fee

Disposition: **January 6, 2016 Hearing:** Fine reduced to \$3,000.00 + \$80 admin fee + \$45.50 recording/release fees. Must comply with the violation on or before 04/20/2016. If not complied then fine will revert back to the full original amount. upon compliance with the violation the lien will be released provided that the roof is complied.

05069

Zolton Connor., 10168 SW 52 Street, Cooper City, Florida 33330

Mailing Address: 4270 SW 105 Avenue., Davie, FL 33328

Also Mail To: 543 Main Street., Vintondale, PA 15961

Notice of Violation: 3/3/2015 By: BSO Code Officer Mark Reale

Violation: Sec 8-38 Excessive undergrowth- large fallen tree in rear in lake. Please remove from property.

**\$150.00/day from 03/18/2015 thru 08/28/2015= \$24,450.00 + \$80 administrative fee +
\$45.50 recording/release of lien fees= \$24,575.50**

Disposition: **May 20, 2015 Hearing:** Respondent requested and was granted a continuance for 06/17/2015.

Disposition: **June 17, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 administrative fee on or before 07/17/2015. Must pay \$150/day from 03/18/2015 until compliance.

Disposition: **September 16, 2015 Hearing:** Violation complied on 08/28/2015. Certification of fine and admin fee.

Disposition: **January 6, 2016 Hearing:** Fine reduced to \$2,445.00 + \$80 admin fee + \$45.50 recording/release fees to be paid on or before the earlier of 02/01/2016 or 5 days of closing.

05071

Zolton Connor., 10168 SW 52 Street, Cooper City, Florida 33330

Mailing Address: 4270 SW 105 Avenue., Davie, FL 33328

Also Mail To: 543 Main Street., Vintondale, PA 15961

Notice of Violation: 3/3/2015 By: BSO Code Officer Mark Reale

Violation: Sec 6-40(B) Maintenance Standards-Exterior Building Condition- failed to maintain dock in rear mildew, slats not secured. Please maintain.

**\$200.00/day from 04/07/2015 thru 08/27/2015= \$28,400.00 + \$80 administrative fee +
\$45.50 recording/release of lien fees= \$28,525.50**

- Disposition: **May 20, 2015 Hearing:** Respondent requested and was granted a continuance for 06/17/2015.
- Disposition: **June 17, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 administrative fee on or before 07/17/2015. Must pay \$200/day from 04/07/2015 until compliance.
- Disposition: **September 16, 2015 Hearing:** Violation complied on 08/27/2015. Certification of fine and admin fee
- Disposition: **January 6, 2016 Hearing:** Fine reduced to \$2,840.00 + \$80 admin fee + \$45.50 recording/release fees to be paid the earlier of 02/01/2016 or 5 days of closing.

04324

Federal National Mortgage Assn., 2560 Rampart Way, N. Cooper City

Mailing Address: 7255 Baymeadows Way, Jacksonville, FL 32256
Notice of Violation: 8/30/2013 By: BSO Code Officer Belinda Graham
Violation: City Code Section 8-38, entitled "Excessive undergrowth, accumulation of junk, trash, etc. declared a public nuisance - prohibited" - allowed untended growth of plants, trees, dead trees, standing or fallen
\$250.00/day from 09/13/2013 thru 10/09/2014= \$97,750.00 + \$45.50 recording/release of lien fees= \$97,795.50

- Disposition: **October 16, 2013 Hearing:** Respondent was not present. Violation was upheld. Must comply by 10/31/13 and pay \$80 Admin Fee by 11/15/13 or \$250/day fine from 9/13/13 until compliance.
- Disposition: **December 18, 2013 Hearing:** Respondent was not present. COF **Admin fee paid on 04/16/2015.**
- Disposition: **January 6, 2016 Hearing:** Fine reduced to \$9,775.00 + \$45.50 to be paid the earlier of 02/01/2016 or 5 days of closing.

04325

Federal National Mortgage Assn., 2560 Rampart Way, N. Cooper City

Mailing Address: 7255 Baymeadows Way, Jacksonville, FL 32256
Notice of Violation: 8/30/2013 By: BSO Code Officer Belinda Graham
Violation: City Code Section 6-40(b), "Maintenance Standards - Exterior Premises Condition" - failed to keep exterior premises free of nuisances by allowing green stagnant pool water to form.
\$250.00/day from 09/13/2013 thru 12/12/2013= \$22,500.00 + \$45.50 recording/release of lien fees= \$22,545.50

- Disposition: **October 16, 2013 Hearing:** Respondent was not present. Violation was upheld. Must pay \$80 Admin Fee by 11/15/13 and \$250/day from 9/13/13 until cured. This is a health, safety, welfare concern - City maintain the pool.
- Disposition: **December 18, 2013 Hearing:** Respondent was not present. City assumed maintenance on 12/12/13. COF of \$250/day from 9/13/13 - 12/12/13 and \$80 Admin Fee. **Admin fee paid on 04/16/2015.**
- Disposition: **January 6, 2016 Hearing:** Fine reduced to \$2250.00 + \$45.50 recording/release of lien fees to be paid the earlier of 02/01/2016 or 5 days of closing.

04534

Federal National Mortgage Assn, 2560 Rampart Way N., Cooper City, FL 33026

Mailing Address: 7255 Baymeadows Way., Jacksonville, FL 32256
Notice of Violation: 3/13/2014 By: BSO Code Officer Belinda Graham
Violation: City Code Sec 6-40(a) Maintenance Standards-Exterior Building Conditions failed to maintain windows

or doors in good repair and weather tight and infestation proof condition.
\$250.00/day from 04/14/2014 thru 11/13/2014= \$53,250.00 +
\$45.50 recording/release of lien fees= \$53,295.50

Disposition: **May 14, 2014 Hearing:** Respondent not present. Code Officer Graham was present. FOV_ Must pay \$80.00 administrative fee on or before 06/13/2014. Must pay \$250/day fine beginning on 04/14/2014 until compliance.

Disposition: **July 16, 2014 Hearing:** Certification of Fine. **Admin fee paid on 04/16/2015**

Disposition: **January 6, 2016 Hearing:** Fine reduced to \$5,325.00 + \$45.50 recording/release fees to be paid the earlier of 02/01/2016 or 5 days of closing.

EEN15-0011

Federal National Mortgage Assn., 2560 Rampart Way N. , Cooper City, FL 33026

Mailing Address: 7255 Baymeadows Way., Jacksonville, FL 32256

Notice of Violation: 3/17/2015 By: Building Official Ted Fowler

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to remodel interior, kitchen & bathrooms
\$250.00/day from 03/17/2015 thru 12/09/2015= \$66,750.00 + \$80 administrative fee +
\$45.50 recording/release of lien fees= \$66,875.50

Disposition: **April 15, 2015 Hearing:** Respondent not present. Bldg Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 05/15/2015. Must pay \$250/day from 03/17/2015 until compliance.

Disposition: **June 17, 2015 Hearing:** Violation is not complied. Certification of Fine

Disposition: **January 6, 2016 Hearing:** Fine reduced to \$6,675 + \$80 admin fee + \$45.50 recording/release of liens fees to be paid the earlier of 02/01/2016 or 5 days of closing.

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.