

WEDNESDAY
JULY 16, 2014
9:00 A.M.



COOPER CITY HALL
9090 SOUTHWEST 50 PLACE
COOPER CITY, FLORIDA

POST AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING-

1. EXPLANATION OF PROCEDURES BY SPECIAL MAGISTRATE

2. SWEARING IN

3. NOTICE OF VIOLATION HEARINGS

CASE #

02706 Javier & Peggy Padron., 5610 SW 98 Way, Cooper City, Florida 33328

Notice of Violation: 4/25/2014 By: Code Officer Lynn Duvall

Violation: City Code Sec 25-10(a) Parking of Commercial Vehicles-parked, stored or kept a commercial vehicle on privately owned property in a residentially zoned district without enclosing or screening from public view.

REPEAT VIOLATION

Disposition: July 16, 2014 Hearing: Respondent was present and denied violation. Code Officer Duvall was present. FOV- Must pay \$80 admin fee and \$150 fine on or before 08/15/2014. Paid fine and admin fee on 07/16/2014. **Case Closed**

02721 Palm & Sheridan Associates LLC., 10001 Sheridan Street, Cooper City, Florida 33328

Mailing Address: 1765 Merriman Road., Akron OH, 44313

Notice of Violation: 6/19/2014 By: Code Officer Lynn Duvall

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

Disposition: July 16, 2014 Hearing: Respondent continuance granted to August 20, 2014.

02723 Roseline Duberceau Baptiste., 9710 NW 26 Court, Cooper City, FL 33024

Notice of Violation: 6/19/2014 By: Code Officer Lynn Duvall

Violation: City Code Sec 25-10(a) Parking of Commercial Vehicles-parked, stored or kept a trailer (flat tires) and a vehicle (no tag) on privately owned property in a residentially zoned district without enclosing or screening from public view.

REPEAT VIOLATION

Disposition: July 16, 2014 Hearing: Respondent was grated a continuance to August 20, 2014.

04351 Bryan Farrell., 5820 SW 102 Avenue, Cooper City, FL 33328

Notice of Violation: 9/13/2013 By: Code Officer Mark Reale

Violation: City Code Sec 18-4(a) Tree Removal-failure to make application and obtain a tree removal permit prior to swale tree being removed. Apply at public works dept.

Disposition: July 16, 2014 Hearing: Respondent was present and denied violation. Code Officer Reale was present. Withheld judacation. Must install a tree that meets with City Code on or before 08/15/2014. If complied then no fine will be assessed. Admin fee has been withheld. If not complied then continue to August 20, 2014.

04575 Timothy James & Tracey Anne Russow., 5271 SW 88 Terrace, Cooper City, FL 33328
Notice of Violation: 5/8/2014 By: Code Officer Belinda Graham
Violation: City Code Sec 7-9(b) Annual Inspections-Fire Inspection required for child care home business.
Disposition: July 16, 2014 Hearing: Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80.00 admin fee and \$50 fine on or before 08/15/2014.

04585 CGNR LLC., 9990 NW 41 Street, Cooper City, FL 33024
Mailing Address: 11121 Minneapolis Drive., Cooper City, FL 33026
Notice of Violation: 5/7/2014 By: Code Officer Lynn Duvall
Violation: City Code Sec 8-38 Excessive undergrowth, accumulation of junk, trash, etc; declared public nuisance; prohibited -Excessive accumulation of untended growth of plants, trees, debris which threatens or endangers the public health, safety or welfare which adversely affects and impairs the welfare of adjacent property or grass in excess of six (6) inches in height, is hereby prohibited and declared to be a public nuisance.
REPEAT VIOLATION
Disposition: July 16, 2014 Hearing: Respondent not present. Code Officer Duvall was present. FOV- Must pay \$80.00 admin fee on or before 08/15/2014. Must pay \$500/day fine from 05/07/2014 until compliance.

04587 Barbara Kronk., Folio# 5141 0501 0190, Cooper City, FL 33328
Mailing Address: 9990 NW 39 Street., Cooper City, FL 33024
Notice of Violation: 5/7/2014 By: Code Officer Lynn Duvall
Violation: City Code 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: July 16, 2014 Hearing: Respondent was present. Code Officer Duvall was present. FOV- Must pay \$80 admin fee on or before 08/15/2014. Paid admin fee on 07/16/2014. **Case Closed**

04591 Louis Dos Santos ., 3501 NW 94 Avenue, Hollywood, FL 33024
Mailing Address: 3411 NW 94 Avenue., Cooper City, FL 33024
Notice of Violation: 5/7/2014 By: Code Officer Lynn Duvall
Violation: City Code Sec 6-40(b)(4) Maintenance Standards-Exterior Premises Condition-ground surface standards-failure to maintain roadway in good condition and prevent deterioration. Holes shall be filled and repaired.
Disposition: July 16, 2014 Hearing: Respondent was present. Code Officer Duvall was present. FOV- Must pay \$80 admin fee on or before 08/15/2014. Violation is complied. No fine assessed.

04597 Metropolitan Baptist Church of Miami FI Inc., 8701 Sheridan Street, Cooper City, FL 33024
Mailing Address: 7200 Davie Road Ext., Hollywood, FL 33024
Notice of Violation: 6/23/2014 By: Code Officer Lynn Duvall
Violation: City Code Sec 8-38 Excessive undergrowth-failed to maintain overgrowth by allowing weeds/trees to encroach sidewalk and power lines.
Disposition: July 16, 2014 Hearing: Ivan Wallace and Rupert Burey were present. Code Officer Duvall was present. FOV- Must pay \$80 admin fee on or before 08/15/2014. No fine assessed. **Paid admin fee**

on 07/16/2014. **Case Closed**

04606 Theodore & Suzanne Seims., 10165 SW 53 Street, Cooper City, FL 33328
Notice of Violation: 4/3/2014 By: Code Officer Mark Reale
Violation: City Code Sec 6-40(a)(2) Maintenance Standards-Exterior Building Condition-failed to maintain roof without showing any signs of deterioration. (blue tarp) Please repair or replace roof so blue tarp can be removed
Disposition: **July 16, 2014 Hearing:** Respondents were present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 09/14/2014. No fine assessed. **Violation complied on 07/11/2014.**

04622 Maria Conboy., 5313 SW 118 Avenue , Cooper City, FL 33330
Notice of Violation: 5/9/2014 By: Code Officer Mark Reale
Violation: City Code 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: **July 16, 2014 Hearing:** Respondent not present. Code Officer Reale was present. FOV- Must pay \$80.00 admin fee on or before 08/15/2014. Must pay \$250/day fine from 05/22/2014 until 07/11/2014 on or before 08/15/2014.

04680 Maria Conboy., 5313 SW 118 Avenue , Cooper City, FL 33330
Notice of Violation: 5/30/2014 By: Code Officer Mark Reale
Violation: City Code Sec 8-38 Excessive undergrowth-allowed grass to grow in excess of six inches in height allowed for the existence of excessive accumulation of untended weeds which is a prohibited public nuisance.
Disposition: **July 16, 2014 Hearing:** Respondent not present. Code Officer Reale was present. FOV- Must pay \$80.00 admin fee on or before 08/15/2014. Must pay \$250/day fine from 06/06/2014 until 06/19/2014 on or before 08/15/2014.

04635 Deutsche Bank National Tr Co c/o Ocwen Loan Servicing LLC., 8820 SW 49 Place, Cooper City, FL 33328
Mailing Address: 1661 Worthington Road., #100, West Palm Beach, FL 33409
Notice of Violation: 6/5/2014 By: Code Officer Belinda Graham
Violation: City Code Sec 8-13 Owner to maintain premises-free of litter-failed to maintain property premises free of litter at all times. (dead palm fronds)
Disposition: **July 16, 2014 Hearing:** Respondent not present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 08/15/2014. Must pay \$250/day fine from 06/17/2014 until compliance.

04645 David & Caroline Church, 8711 SW 51 Street., Cooper City, FL 33323-4303
Notice of Violation: 6/23/2014 By: BSO Code Officer Belinda Graham
Violation: City Code 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.
REPEAT VIOLATION
Disposition: **July 16, 2014 Hearing:** Respondent not present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 08/15/2014. Must pay \$250/day fine from 06/23/2014 until 07/10/2014 on or before 08/15/2014.

04638 Jay L & Susan Lee Mayer, 10851 London Street., Cooper City, FL 33026
Mailing Address: 1000 Saint Charles Place., Apt. 409, Pembroke Pines, FL 33026-3356
Notice of Violation: 6/17/2014 By: BSO Code Officer Belinda Graham
Violation: City Code Sec 8-38, Excessive undergrowth-allowed grass to grow in excess of six inches in height which is a prohibited public nuisance.
REPEAT VIOLATION
Disposition: **July 16, 2014 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80.00 admin fee on or before 08/15/2014. Must pay \$250/day from 06/17/2014 until 07/10/2014 on or before 08/15/2014.

04676 Vivian Klincewicz, 11536 SW 55 Court., Cooper City, FL 33330
Notice of Violation: 5/21/2014 By: BSO Code Officer Mark Reale
Violation: Sec 6-10 Storm Shutter Regulation-failure to remove metal shutters (east side of home-please remove)
Disposition: **July 16, 2014 Hearing:** Respondent was present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 08/30/2014. Must comply (remove shutters) on or before 08/30/2014. If not complied then \$25/day fine from 07/16/2014 until compliance.

04679 Louis Blache Rev Liv Tr., 8830 SW 49 Place., Cooper City, FL 33328
Mailing Address: 1475 SE 15 Street., #109, Fort Lauderdale, FL 33316
Notice of Violation: 5/27/2014 By: BSO 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: **July 16, 2014 Hearing:** Debbie Zetty was present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 08/15/2014. No fine assessed. **Violation complied 07/08/2014.**

04687 Allen & Linda Nattboy, 10290 Grove Lane., Cooper City, FL 33328
Notice of Violation: 6/25/2014 By: BSO Code Officer Mark Reale
Violation: Sec 8-38 Excessive undergrowth-allowed grass to grow in excess of six inches in height allowed for the existence of excessive accumulation of untended weeds which is a prohibited public nuisance.
Disposition: **July 16, 2014 Hearing:** Respondent not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 08/15/2014. Must pay \$250/day fine from 06/25/2014 until compliance. Continue to August 20, 2014.

EEN14-0012 Antonio Faratro, 8411 NW 38 Street., Cooper City, FL 33024
Notice of Violation: 4/4/2014 By: Building Inspector Jerry Lamastro
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code provides that a permit is required to construct a covered roof.
Disposition: **May 14, 2014 Hearing:** Respondent not present. Building Inspector Jerry Lomastro was present. Continue to 07/16/2014.
Disposition: **July 16, 2014 Hearing:** Respondent was present. Sal Hasbun was translating. FOV- Must pay \$80

admin fee on or before 08/15/2014. Must comply (obtain a permit and final inspection on or before 08/15/2014 or obtain demolition permit and final inspection on or before 09/14/2014. **Paid admin fee on 07/16/2014.**

- EEN14-0020 **Dana Anne Shapiro & Lonny Steven, 12480 Countryside Terrace., Cooper City, FL 33330**
Notice of Violation: 4/23/2014 By: Building Official Ted Fowler
Violation: City Code FBC 105.11.2 Sec 6-7 Adoption of Florida Building Code provides that a permit must be renewed within 10 days to install accordion shutters.

Disposition: **June 18, 2014 Hearing:** Respondent not present. Building Official Fowler was present. Continue to July 16, 2014. **Post Property.**

Disposition: **July 16, 2014 Hearing:** Respondent not present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 08/15/2014. Must pay \$50/day fine from 05/04/2014 until compliance.
- EEN14-0032 **Darcee Mixon, 3225 E. Quayside Drive., Cooper City, FL 33026**
Notice of Violation: 6/4/2014 By: Building Official Ted Fowler
Violation: FBC 105.11.2 Sec 6-7 Adoption of Florida Building Code which provides that an expired permit to install a concrete driveway must be renewed within 10 days.

Disposition: **July 16, 2014 Hearing:** Respondent was present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 08/15/2014. Paid admin fee on 07/16/2014. Must comply (obtain signed permit card or renew and finalize permit) on or before 08/15/2014. If not complied then continue to 08/20/2014 hearing.
- EEN14-0033 **Charles Guillaume, 9980 SW 59 Court., Cooper City, FL 33328**
Notice of Violation: 6/19/2014 By: Building Official Ted Fowler
Violation: FBC 105.11.2 Sec 6-7 Adoption of Florida Building Code which provides that an expired permit for pool-structural, aluminum fence and pool electric must be renewed within 10 days.

Disposition: **July 16, 2014 Hearing:** Respondent was present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 08/15/2014. Paid admin fee on 07/16/2014. Must comply (renew and finalize permit) on or before 08/15/2014. **Continue to August 20, 2014.**
- EEN14-0034 **C-C Golf Course Inc., 5050 SW 90 Avenue., Cooper City, FL 33328**
Notice of Violation: 6/23/2014 By: Building Official Ted Fowler
Violation: FBC 105.11.2 Sec 6-7 Adoption of Florida Building Code which provides that an expired permit to install an interior door must be renewed within 10 days.

Disposition: **July 16, 2014 Hearing:** Respondent was not present. Building Official Fowler was present. Violation complied. **Case Dismissed**
- EEN14-0035 **Jacqueline A Novak & Taco DeVries formerly Abigail Lee Elliot-Sink, 10344 Brasilia Street., Cooper City, FL 33026**
Notice of Violation: 6/23/2014 By: Building Official Ted Fowler
Violation: FBC 105.11.2 Sec 6-7 Adoption of Florida Building Code which provides that an expired permit to replace a garage door must be renewed within 10 days.

Disposition: **July 16, 2014 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 08/15/2014. Must pay \$50/day fine from 07/5/2014 until compliance.

EEN14-0036 **Federal Home Loan Mortgage Corp c/o Provident Funding Associates, 5272 SW 94 Avenue, Cooper City, FL 33328**
Mailing Address: 851 Traeger Avenue., Suite 100, San Bruno, CA 94066
Notice of Violation: 6/23/2014 By: Building Official Ted Fowler
Violation: FBC 105.11.2 Sec 6-7 Adoption of Florida Building Code which provides that an expired permit to install accordion shutters must be renewed within 10 days.

Disposition: **July 16, 2014 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 08/15/2014. Must pay \$250/day fine from 07/5/2014 until compliance.

EEN14-0037 **Daryle Larsen, 4103 W. Sailboat Drive., Cooper City, FL 33026**
Notice of Violation: 6/23/2014 By: Building Official Ted Fowler
Violation: FBC 105.11.2 Sec 6-7 Adoption of Florida Building Code which provides that an expired permit to install patio/roof permit with electric must be renewed within 10 days.

Disposition: **July 16, 2014 Hearing:** Respondent was present. Building Official Fowler was present. **Violation complied on 07/15/2014. Case Dismissed**

4. IMPOSITION OF FINE HEARINGS

02539 **US Bank National Assn c/o Ocwen Loan Svcng LLC**
formerly Francisco & Aurora Ocasio, 4981 SW 95 Avenue, Cooper City, FL 33328
Mailing Address: 1661 Worthington Road., Suite 100, West Palm Beach, FL 33409
Notice of Violation: 3/7/2013 By: BSO Code Officer Lynn Duvall
Violation: City Code Section 23-90(i), entitled "Fences, walls and Hedges - Maintenance," which provides that fences must be maintained in structurally sound or aesthetically attractive manner (fence portion on top of wall must be removed).

Disposition: **May 15, 2013 Hearing:** Respondent was not present. Code Officer Duvall was not present. (left early). Continue to 06/12/2013.

Disposition: **June 12, 2013 Hearing:** Respondents were present and the fence had been removed. Broward County will pressure clean and paint the exterior of the wall. Notice will be provided as to whether Broward County will also repair the cracks. If the respondent is responsible for repairing the cracks, then compliance must be by 11/11/13.

Disposition: **April 16, 2014 Hearing:** **Renotice for April was posted to the property.** Respondent not present. Code Officer Duvall was present. Property vacant. City to take over maintenance of pool immediately. FOV for fence- Must pay \$80 administrative fee on or before 05/16/2014. Must pay \$250/day fine immediately until compliance.

Disposition: **June 18, 2014 Hearing:** Respondent was not present. Code Officer Duvall was present. Continue to July 16, 2014. **POST PROPERTY**

Disposition: **July 16, 2014 Hearing:** Certification of fine and admin fee.

04390 Murray Zedeck Tr., 8870 W Oakland Park Blvd #101, Sunrise, FL 33351
Location of Violation: Folio# 5041 2901 0350
Notice of Violation: 10/29/2013 By: Code Officer Lynn Duvall
Violation: City Code Sec 6-32(a)(5)c(e)(h)(j)(1)(3) Minimum Standards for maintenance of commercial developments-failed to maintain commercial development within minimum standards. (vacant lot) (fence) (parking lot) (curbs) (dumpster enclosure)

Disposition: **April 16, 2014 Hearing:** Robert Codling-owner was present. Code Officer Duvall was present. FOV- Must pay \$80 administrative fee must be paid on or before 05/1/2014. Must comply with the violation on or before 05/01/2014. If not complied then a \$250/day will be assessed until compliance.

Disposition: **June 18, 2014 Hearing:** **Attorney's office was grated a continuance to July 16, 2014.**

Disposition: **July 16, 2014 Hearing:** **Attorney's office was grated a continuance to August 20, 2014.**

04438 Tofi M. Atohi., 5012 SW 87 Avenue, Cooper City, FL 33328
Notice of Violation: 12/3/2013 By: Code Officer Belinda Graham
Violation: City Code Sec 6-40(a)(1) Maintenance Standards-Failed to maintain exterior wall surfaces in good condition and prevent deterioration.

Disposition: **March 19, 2014 Hearing:** **Respondent request for a continuance granted prior to hearing.**

Disposition: **May 14, 2014 Hearing:** Respondent was present and denied the violation. Code Officer Graham was present. FOV- Must pay \$80 administrative fee and pay \$20/day fine beginning from 01/03/2014 until 05/09/2014 on or before 06/13/2014. **Paid \$80 admin fee on 06/11/2014**

Disposition: **July 16, 2014 Hearing:** Respondent was present. Code Officer Graham was present. Reduced previously ordered fine from \$2500.00 to \$400.00 and must be paid on or before 07/31/2014. If not paid in full the amount will revert back to the original ordered amount.

04479 Nelida M Robles & Lourdes C. Lavastida, 3125 E. Quayside Drive., Cooper City, FL 33026
Notice of Violation: 1/14/2014 By: BSO Code Officer Belinda Graham
Violation: City Code Section 6-40(a)(2), "Maintenance Standards" for failure to maintain roof or gutters free of dirt, grime, stains, mildew, peeling and free from any signs of deterioration

Disposition: **March 19, 2014 Hearing:** Respondent not present. Code Officer Graham was present. Continue to 04/16/2014. **Post to property.**

Disposition: **April 16, 2014 Hearing:** Respondent not present. Code Officer Graham was present. Continue to May for service. **Post property.**

Disposition: **May 14, 2014 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80.00 administrative fee on or before 06/13/2014. Must pay \$200/day from 02/17/2014 until compliance on or before 06/13/2014.

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

04490 Jay L & Susan Lee Mayer., 10851 London Street., Cooper City, FL 33026
Mailing Address: 1000 Saint Charles Place Apt 409., Pembroke Pines, FL 33026-3356

Notice of Violation: 2/21/2014 By: Code Officer Belinda Graham
Violation: City Code Sec 6-40(a)(2) Maintenance Standards-Failed to maintain roof or gutters free of dirt, grime, stains, mildew, peeling and free from any signs of deterioration. Failed to keep water from leaking into building structure.

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 from 03/26/2014 until compliance.

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

04499

Deutsche Bank National Tr. Co c/o Homewired Residential Inc
formerly Carlos Orozco.,4000 Fern Forest Road.,Cooper City, FL 33026

Mailing Address: 1525 S. Belt Line Road, Coppell, TX 75019

Notice of Violation: 3/3/2014 By: Code Officer Belinda Graham

Violation: City Code 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: **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 \$50/day from 04/07/2014 until compliance.

Disposition: **July 16, 2014 Hearing:** Certification of fine & admin fee

04514

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

Mailing Address: 700 E. Dania Beach Blvd, Dania Beach, FL 33004

Notice of Violation: 1/22/2014 By: BSO Code Officer Lynn Duvall

Violation: City Code Sec 6-32(k)Minimum Standards for maintenance of commercial developments-General Maintenance- The owner of a commercial development and within areas of a commercial development not occupied by a tenant shall maintain building or structures (require painting, sidewalk repair, dumpster enclosure)

Disposition: **May 14, 2014 Hearing:** Christopher Ryan-property manager was present. Code Officer Duvall was present. Must comply with the violation on or before 07/13/2014. No fine will be assessed at this time. Continue to July 16 hearing for status review. Must pay \$80.00 administrative fee on or before 06/13/2014. **Paid \$80 admin fee on 05/30/2014.**

Disposition: **July 16, 2014 Hearing:** Continue to August 20, 2014.

04516

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

Notice of Violation: 2/25/2014 By: BSO Code Officer Lynn Duvall

Violation: City Code Sec 8-38 Excessive undergrowth, accumulation of junk, trash, etc., declared public nuisance; prohibited. Excessive accumulation of untended growth of plants, trees, debris which threatens or endangers the public health, safety or welfare which adversely affects and impairs the welfare of adjacent property or grass in excess of six inches in height, is hereby prohibited and declared to be a public nuisance.

Disposition: **April 16, 2014 Hearing:** Respondent not present. Code Officer Duvall was present. FOV-Must pay \$80 administrative fee on or before 05/16/2014. Must pay \$200/day fine from 02/25/2014 until compliance

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

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

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.

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

04530 **David & Caroline Church, 8711 SW 51 Street., Cooper City, FL 33328-4303**

Mailing Address: 8711 SW 51 Street., Cooper City, FL 33328-4303

Notice of Violation: 3/6/2014 By: BSO Code Officer Belinda Graham

Violation: City Code Sec 6-40(b) Miantenance 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: **May 14, 2014 Hearing:** Respondent was present then left before case was called. Code Officer Graham was present. Case complied on 04/21/2014. FOV- No fine assessed. Must pay \$80.00 administrative fee on or before 06/13/2014.

Disposition: **July 16, 2014 Hearing:** Certification of Admin Fee

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.

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

04535 **US Bank National Assn Trstee c/o Nationstar Mortgage, 11102 Boston Drive.,Cooper City, FL 33026**

Mailing Address: 2617 College Park Drive., Scottsbluff, NE 69361

Notice of Violation: 3/12/2014 By: BSO Code Officer Belinda Graham

Violation: City Code 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: **May 14, 2014 Hearing:** Respondent not present. Code Officer Graham was present. Complied on 05/08/2014. FOV- Must pay \$80.00 administrative fee on or before 06/13/2014. Must pay \$250/day fine beginning on 03/25/2014 -05/082014.

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

04536 **US Bank National Assn Trstee c/o Nationstar Mortgage, 11102 Boston Drive., Cooper City, FL 33026**
Mailing Address: 2617 College Park Drive., Scottsbluff, NE 69361
Notice of Violation: 3/12/2014 By: BSO Code Officer Belinda Graham
Violation: City Code Sec 6-40(a)(1) Maintenance Standards-Failed to maintain exterior wall surfaces in good condition and prevent deterioration. Mold/Mildew

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 04/15/2014 until complied. **Stop fines as of 07/09/2014 per Belinda in Code**

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

04537 **US Bank National Assn Trstee c/o Nationstar Mortgage, 11102 Boston Drive., Cooper City, FL 33026**
Mailing Address: 2617 College Park Drive., Scottsbluff, NE 69361
Notice of Violation: 3/12/2014 By: BSO Code Officer Belinda Graham
Violation: City Code Sec 6-40(a)(2) Maintenance Standards-Failed to maintain roof or gutters free of dirt, grime, stains, mildew, peeling and free from any signs of deterioration.

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 04/15/2014 until 06/17/2014.

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

04551 **Darcee Mixon, 3225 E. Quayside Drive., Cooper City, FL 33026**
Notice of Violation: 3/6/2014 By: BSO Code Officer Belinda Graham
Violation: City Code Sec 8-26 Placement of Receptacles-failed to store garbage container in garage, behind privacy fence or hedge, or otherwise screened from public view or in rear yard of residence.

Disposition: **May 14, 2014 Hearing:** Respondent not present. Code Officer Graham was present. Complied on 05/08/2014. FOV- Must pay \$80.00 administrative fee and a \$250.00 fine on or before 06/13/2014. **Paid \$80 admin fee on 06/12/2014.**

Disposition: **July 16, 2014 Hearing:** Reduced originally ordered fine from \$250.00 to \$100.00 to be paid on or before 07/31/2014. **Paid fine on 07/16/2014. Case Closed**

EEN14-0008 **9700 Stirling Road., Unit 101B-106B & 108B-11B Cooper City, FL 33328**
Mailing Address: 6325 Tweksbury Terrace., Davie, FL 33331
Notice of Violation: 4/1/2014 By: Building Official Ted Fowler
Violation: City Code FBC 105 Sec 6-7 Adoption of Florida Building Code provides that a permit is required to re-stripe and re-seal the existing parking lot.
9 SEPARATE CASES FOR EACH PARKING SPACE

Disposition: **May 14, 2014 Hearing:** Dennis Sobiewski (property manager) was present. Building Inspector Jerry Lomastro was present. FOV- Must comply (close permit & obtain a final inspection) on or before 06/13/2014. If not then continue to June 18 hearing. Must pay \$80.00 administrative fee on or

before 06/13/2014. Paid \$80 admin fee on 05/30/2014. Violation complied on 06/24/2014.

Disposition: July 16, 2014 Hearing: Violation complied. **Case Dismissed**

EEN14-0011 Zhi Q Su, 8289 NW 38 Street., Cooper City, FL 33024

Notice of Violation: 4/4/2014 By: Building Inspector Jerry Lamastro

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code provides that a permit is required to install a screen enclosure

Disposition: **May 14, 2014 Hearing:** Respondent was present and denied the violation. Building Inspector Jerry Lomastro was present. Must comply (obtain permit and final inspection) on or before 06/28/2014. If not complied then \$25/day fine will begin from 05/14/2014 until compliance. Must pay \$80.00 administrative fee on or before 06/13/2014. **Paid \$80 admin fee on 06/17/2014**

Disposition: **July 16, 2014 Hearing:** Respondent was present. Building Insp Lamastro was present. Must obtain and finalize a demolition permit to remove screen enclosure on or before 08/15/2014. Continue to August 20, 2014 if not complied.

EEN14-0019 Gerald Iacofano & Gina Marie Oliviero, 5196 SW 94 Avenue., Cooper City, FL 33328-4116

Notice of Violation: 4/22/2014 By: Building Official Ted Fowler

Violation: City Code FBC 105.11.2 Sec 6-7 Adoption of Florida Building Code provides that a permit must be renewed within 10 days to install a wood fence.

Disposition: **June 18, 2014 Hearing:** Respondent was present and denied the violation. Building Official Fowler was present. FOV-Must pay \$80 admin fee on or before 07/18/2014. Must obtain final inspection on or before 06/28/2014. If final inspection is not obtained then continue to 07/16/2014.

Disposition: **July 16, 2014 Hearing:** Continue to August 20, 2014 for status review.

5. REDUCTION OF FINE HEARINGS

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 fine per day from 09/23/2013 thru 03/31/2014 = \$47,250.00 + \$45.50 recording /release fees Total- \$47,295.50

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: **July 16, 2014 Hearing:** Paid \$80 admin fee on 07/09/2014. Fine reduced from \$47,295.50 to \$32,500.00 + \$1200.00 = \$33,700.00 payable on or before 09/14/2014. If not paid then the amount reverts back to the original amount.

04450 Nationstar Mortgage LLC formerly Kamchoi Tang & Cuiyi Chan., 11240 Rockinghorse Road., Cooper City, FL 33026
Mailing Address: 4311 W 10 Court., Hialeah, FL 33012
Notice of Violation: 12/10/2013 By: Code Officer Belinda Graham
Violation: City Code Section 6-40(a)(2), "Maintenance Standards"-failure to maintain roof and gutters free of dirt, grime, stains, mildew, peeling and free from any signs of deterioration.
(\$250 fine per day from 01/21/2014 thru 04/09/2014 = Total= \$19,500.00

Disposition: **April 16, 2014 Hearing:** Vivian from Mortgage Company was present and denied the violation. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 05/31/2014. Must pay \$250/day fine from 01/21/2014 thru 04/9/2014 on or before 05/31/2014. **Paid \$80 admin fee on 04/16/2014.**

Disposition: **June 18, 2014 Hearing:** Certification of Fine

Disposition: **July 16, 2014 Hearing:** Fine reduced from \$19,500.00 to \$8,800.00 + \$1200.00 = \$10,000.00 payable on or before 08/15/2014 or 5 days of closing date. If not paid the reduced fine reverts back to original amount.

B11-00054 Joel and Katherine Savitch, 4920 SW 94 Ave, Cooper City, FL 33328
Notice of Violation: 7/26/2011 By: Ted Fowler, Building Official
Violation: Florida Building Code Section 105.10.3 as adopted by City Code Section 6-7, which provides that a new patio slab permit must be obtained after the original permit becomes null and void or expired because of lack of progress/abandonment.
(\$100 fine per day from 10/22/2011 thru 03/14/2014 = 87,400.00 + 45.50 recording/release fees
Total= 87,445.50

Disposition: **September 21, 2011 Hearing:** Joel Savitch present. Must pay \$80 administrative fee and obtain and close a new permit or show proof of prior permit closure by 10/21/11 or \$100/day fine.

Disposition: **November 16, 2011 Hearing:** Respondent not present. Building Inspector Ted Fowler present. Certification of Fine of \$100/day beginning on 10/22/11 until compliance and \$80 administrative fee. To comply a permit must be obtained or show proof of a previous permit being closed.

Disposition: **July 16, 2014 Hearing:** Fine reduced from \$87,445.50 to \$11,000 + \$1000.00 = \$12,000.00 payable on or before 08/15/2014 or 5 days of closing. If not paid then reduced amount reverts back to the original amount.

B11-00055 Joel and Katherine Savitch, 4920 SW 94 Ave, Cooper City, FL 33328
Notice of Violation: 7/26/2011 By: Ted Fowler, Building Official
Violation: Florida Building Code Section 105.1 as adopted by City Code Section 6-7, which provides that a permit is required prior to replacing a front entry door and exterior windows.
(\$100 fine per day from 10/22/2011 and ongoing = 99,300.00 (as of July 11, 2014) + 45.50 recording/release fees Total= \$99,345.50

Disposition: **September 21, 2011 Hearing:** Joel Savitch present. Must pay \$80 administrative fee and obtain and close a new permit or show proof of prior permit closure by 10/21/11 or \$100/day fine.

Disposition: **November 16, 2011 Hearing:** Respondent not present. Building Inspector Ted Fowler present. Certification of Fine of \$100/day beginning on 10/22/11 until compliance and Certification of \$80 administrative fee. To comply a permit must be obtained or show proof of a previous permit being closed.

Disposition: **July 16, 2014 Hearing:** Fine reduced from \$99,345.50 to \$1000.00 + \$200.00 = \$1200.00 --provided that a permit is issued and finalized on or before 09/02/2014. If not then reduced amount reverts back to the original amount.

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.