

WEDNESDAY  
MARCH 18, 2015  
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 #

43457A

Adam J. Margoles., 4163 SW 67 Avenue, #101C, Davie, FL 33314

Location of Violation: Flamingo Road/Stirling Road

Notice of Violation: 1/20/2015 By: BSO Deputy Darren Rush

Violation: Sec 8-3 Littering- Lit Cigarette

**Not Guilty Plea**

Disposition: **February 18, 2015 Hearing: Respondent was not present. BSO Deputy Darren Rush was absent. Continue to 03/18/2015.**

Disposition: **March 18, 2015 Hearing:** Respondent was present. Deputy Darren Rush was present. Detective Rackey was witness. FOV- Must pay \$250.00 fine and \$80 administrative fee on or before 04/17/2015. Agreed to make a \$55.00 payment per month on the 18th for the next six months.

43459A

Amanda B. Pitofsky., 111 NW 190 Avenue, Pembroke Pines, FL 33029, FL 33328

Location of Violation: 10700 Stirling Road, Cooper City, FL 33330

Notice of Violation: 2/3/2015 By: Deputy Darren Rush

Violation: Sec 8-3 Littering-Cigarette pack wrappers

Disposition: **March 18, 2015 Hearing:** Respondent not present. Deputy Darren Rush was present. FOV- Must pay \$250 fine and \$80 administrative fee on or before 04/17/2015.

42240A

Dontel M. Pitts., 3525 Fort Sanders Road, Laramie, WY 82070

Location of Violation: 10485 Grove Lane, Cooper City, FL 33026

Notice of Violation: 12/12/2014 By: BSO Deputy Mitch Li

Violation: Sec 15-2 Solicitations restricted

**Deputy absent due to family emergency.**

Disposition: **January 21, 2015 Hearing: Continue to February 18, 2015.**

Disposition: **February 18, 2015 Hearing: Continue to 03/18/2015.**

Disposition: **March 18, 2015 Hearing: Case Dismissed**

43413A

Stephane Genereaux., 3308 Lincoln Way, Cooper City, FL 33026

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

Notice of Violation: 11/24/2014 By: BSO Deputy Wesley Haber

**Violation:** Sec 17-16(b) Vehicle parked in handicap access zone-unlawful for any person to stop, stand, or park a vehicle within any such specially designated and marked parking space

**Disposition:** **January 21, 2015 Hearing:** [Continue to March 18, 2015. No service](#)

**Disposition:** **March 18, 2015 Hearing:** Respondent not present. Deputy Wesley Haber was present. Continue to April for service. Send to address on DAVID.

43415A

**Samuel Boyd Jr., 3612 Churchill Downs Drive, Davie, FL 33328**

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

**Notice of Violation:** 11/26/2014 By: BSO Deputy Wesley Haber

**Violation:** Sec 10-6(2) Noise- Specific prohibitions-Radios, televisions, musical instruments and similar devices

**Disposition:** **January 21, 2015 Hearing:** [Continue to March 18, 2015. No service](#)

**Disposition:** **March 18, 2015 Hearing:** Respondent not present. Deputy Wesley Haber was present. Continue to April for service.

44329A

**Vincent Hughes., 2460 Huron Way, Miramar, FL 33025**

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

**Notice of Violation:** 2/2/2015 By: Deputy Wesley Haber

**Violation:** 17-16b "Parking places for handicapped persons-Prohibitions"

**Disposition:** **March 18, 2015 Hearing:** **Case Dismissed**

43657A

**Larisa Lordache., 2150-20 Madison Street, Hollywood, FL 33020**

**Location of Violation:** 4700 S. Flamingo Road

**Notice of Violation:** 10/11/2014 By: BSO Deputy Christopher Percival

**Violation:** Sec 11-4(a) Panhandling

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

**Disposition:** **January 21, 2015 Hearing:** [Continue to March 18, 2015.](#)

**Disposition:** **March 18, 2015 Hearing:** [Continue to April 15, 2015 hearing.](#)

43874A

**Julian Saldarriaga Murcia., 4602 NW 30 Street, Coconut Creek, FL 33063**

**Location of Violation:** 8753 SW 53 Street, Cooper City, FL 33328

**Notice of Violation:** 2/3/2015 By: BSO Deputy Julio Rodriguez

**Violation:** Sec 15-2 Solicitations restricted

**Disposition:** **March 18, 2015 Hearing:** **Payment made-03/03/2015-- prior to the hearing. Case Closed**

43879A

**Arielle Nicole Santiago., 9461 SW 52 Court, Cooper City, FL 33328**

**Location of Violation:** 5591 SW 90 Avenue, Cooper City, FL 33328

**Notice of Violation:** 2/2/2015 By: CSIA Dianne Petterson

**Violation:** FSS 316.1945 Stopping, standing, or parking prohibited in specified places--parked on swale with

posted sign

Disposition: **March 18, 2015 Hearing:** Respondent was present. CSIA Petterson was present. FOV-Must pay \$25 fine on or before 04/01/2015. If not paid then must pay \$25 fine and \$80 administrative fee.

44106A

**Senovia Lenell Morrison., 900 NE 209 Terrace #104, Miami, FL 33179**

**Location of Violation:** 3600 Blk Hiatus Road, Cooper City, FL 33026

**Notice of Violation:** 1/15/2015 By: Deputy Rick Hodgson

**Violation:** Sec 17-18c Roadway Obstruction--Vehicle left in roadway--hazards on

Disposition: **March 18, 2015 Hearing:** Respondent was present. Deputy Rick Hodgson was present. FOV- Must pay \$25 fine on or before 04/17/2015. \$80 administrative fee has been waived. **Fine was paid 03/18/2015.**  
**Case Closed**

44139A

**Maxwell K. Spencer., 9300 SW 49 Street, Cooper City, FL 33328**

**Location of Violation:** 5121 SW 90 Avenue, Cooper City, FL 33328

**Notice of Violation:** 1/23/2015 By: Deputy Jessica Abrams

**Violation:** Sec 8-3 Littering-Throw cigarette on floor twice

Disposition: **March 18, 2015 Hearing:** Respondent was present. Deputy Jessica Abrams was present. FOV- Must pay \$250 fine and \$80 administrative fee on or before 04/17/2015.

04825

**Deatrice Sanks., 4961 SW 123 Terrace, Cooper City, Florida 33330**

**Notice of Violation:** 1/15/2015 By: BSO Code Officer Mark Reale

**Violation:** Sec 8-26 Placement of Receptacles for failure to store garbage container in garage, behind privacy fence in rear, or otherwise screened from public view.

Disposition: **February 18, 2015 Hearing:** **Continue to March 18, 2015**

Disposition: **March 18, 2015 Hearing:** Respondent was present. Code Officer Reale was present. FOV- Must pay \$80 administrative fee on or before 04/17/2015. Violation compied. Fine is waived.

05055

**Begonia Portocarrerto., 11800 SW 48 Street, Cooper City, Florida 33330**

**Notice of Violation:** 12/9/2014 By: BSO Code Officer Mark Reale

**Violation:** Sec 6-40(a) Maintenance Standards-Exterior Building Conditions- failed to maintain exterior walls surfaces in good condition and prevent deterioration. Please paint home and maintain excessive mildew and stains

Disposition: **March 18, 2015 Hearing:** Respondent not present. Code Officer Reale was present. FOV- Must comply with the violation on or before 04/17/2015. If not complied then must pay \$50/day fine from 04/17/2015 until compliance. Must pay \$80 administrative fee on or before 04/17/2015.

EEN15-0005

**Michael T. Holman., 5318 SW 86 Way, Cooper City, Florida 33328**

**Notice of Violation:** 1/20/2015 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 new fence.

Disposition: **March 18, 2015 Hearing:** Respondent was present. Building Official Fowler was present. Permit was

finalized on 03/18/2015. **Case Closed**

EEN15-0006 **John Charles & Mary K Orlando., 11532 SW 55 Court , Cooper City, FL 33330-3356**  
Notice of Violation: 1/28/2015 By: Building Official Ted Fowler  
**Violation:** FBC 105.11.2 Sec 6-7 Adoption of Florida Building Code which provides that a structural, electric, plumbing and machanical permits have expired.  
**Disposition:** **March 18, 2015 Hearing:** Respondent was present. Building Official Fowler was present. **Case Closed**

EEN15-0008 **Alan H & Barbara Leber., 11210 Tradewinds Way , Cooper City, FL 33026**  
Notice of Violation: 2/23/2015 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 plumbing for an outside shower.  
**Disposition:** **March 18, 2015 Hearing:** Mindy (daughter) was present. Building Official Fowler was present. Continue to 04/15/2015 for status review.

#### 4. IMPOSITION OF FINE HEARINGS

04665 **Pink Angel., 9428 SW 51 Place., Cooper City, FL 33328**  
Notice of Violation: 8/12/2014 By: BSO Code Officer Belinda Graham  
**Violation:** FBC 105.1 Sec 6-7 "Adoption of Florida Building Code" Provides that a building permit is required within 10 days to complete process for fence permit.  
**Disposition:** **February 18, 2015 Hearing:** Respondent was present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 03/20/2015. Fine has been deferred. If permit is finalized before March hearing then close case. If not continue to 03/18/2015. **Paid \$80 administrative fee on 02/18/2015.**  
**Disposition:** **March 18, 2015 Hearing:** **Case Closed**

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**  
**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**

04958 **Steven & Ronni Rosen., 3301 Island Road, Cooper City, FL 33026**  
**Mailing Address:** 716 NE 85 Street., Apt 305, Miami, FL 33138-3638  
Notice of Violation: 10/10/2014 By: BSO Code Officer Belinda Graham

**Violation:** 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. (mold/mildew)

**Disposition:** December 17, 2014 Hearing: **Continuance granted to January 21, 2015**

**Disposition:** January 21, 2015 Hearing: Respondent not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 02/20/2015. Must pay \$250/day fine from 11/12/2014 until compliance.

**Disposition:** March 18, 2015 Hearing: Certification of fine and admin fee

04959

**Steven & Ronni Rosen., 3301 Island Road, Cooper City, FL 33026**

**Mailing Address:** 716 NE 85 Street., Apt 305, Miami, FL 33138-3638

**Notice of Violation:** 10/10/2014 By: BSO Code Officer Belinda Graham

**Violation:** Sec 6-40(a)(1) Maintenance Standards-failed to maintain exterior wall surfaces in good condition and prevent deterioration. (mold/mildew)

**Disposition:** December 17, 2014 Hearing: **Continuance granted to January 21, 2015**

**Disposition:** January 21, 2015 Hearing: Respondent not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 02/20/2015. Must pay \$250/day fine from 11/12/2014 until compliance.

**Disposition:** March 18, 2015 Hearing: Certification of fine and admin fee

05029

**Marlene G. Ratlieff., 11527 SW 56 Court, Cooper City, Florida 33330**

**Notice of Violation:** 10/21/2014 By: BSO Code Officer Mark Reale

**Violation:** Sec 6-40 Maintenance Standards-Exterior Building Conditions- failed to maintain exterior structure in good repair. (rotted wood in front-replace all rotted wood on structure)

**Disposition:** January 21, 2015 Hearing: Respondent not present. Code Officer Reale was present. FOV- Must pay \$80 administrative fee on or before 02/20/2015. Must pay \$25/day fine from 11/26/2014 until compliance.

**Disposition:** March 18, 2015 Hearing: Continue to 04/15/2015 for service and post property.

05078

**Deutsche Bank National Tr Co c/o Ocwen Loan Servicing LLC., 8820 SW 49 Place, Cooper City, Florida 33328**

**Notice of Violation:** 11/5/2014 By: BSO Code Officer Belinda Graham

**Violation:** Sec 6-40(b)(2) Maintenance Standards-Exterior Premises Conditions-allowed property to have nuisances. (natural growth dead & dying trees & limbs)

**Disposition:** January 21, 2015 Hearing: Respondent was present and denied the violation. Code Officer Graham e. was present. FOV- Must pay \$80 administrative fee on or before 02/20/2015. Must comply (have permits in place) on or before 02/20/2015. Continue to 03/18/2015 for status review. If complied then close if not complied then \$20/day from 12/8/2014 until compliance.

**Admin fee paid \$80.00 on 02/24/2015. Case complied per Belinda on 03/04/2015**

**Disposition:** March 18, 2015 Hearing: **Case Closed**

05088

**Robert & Gloria Fields., 10801 Santa Fe Drive, Cooper City, Florida 33026**

**Mailing Address:** 12917 Equestrian Trail, Davie, FL 33330-1268

**Notice of Violation:** 12/2/2014 By: BSO Code Officer Belinda Graham

**Violation:** Sec 25-95(d) Maintenance of Right of Way- failure to maintain that portion of the sidewalk within the width of the driveway or other entrance (mold/mildew)

**Disposition:** **January 21, 2015 Hearing:** Respondent not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 02/20/2015. Must pay \$50/day fine from 12/15/2014 until compliance.

**Disposition:** **March 18, 2015 Hearing:** Certification of fine and administrative fee.

EEN14-0112

**San Wah Wong., 9420 SW 51 Court, Cooper City, Florida 33328**

**Notice of Violation:** 11/20/2014 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 new windows.

**Disposition:** **January 21, 2015 Hearing:** Respondent was present. Building Official Fowler was present. FOV- No administrative fee assessed. Must obtain a permit on or before 02/20/2015 if not then a \$10/day fine from 01/21/2015 until compliance. Windows must be installed and final inspection obtained on or before 07/21/2015. [Continue to 03/18/2015 for status review.](#)

**Disposition:** **March 18, 2015 Hearing:** Respondent and contractor were present. Building Official Fowler was present. Continue to 04/15/2015 for status review.

EEN14-0114

**San Wah Wong., 9420 SW 51 Court, Cooper City, Florida 33328**

**Notice of Violation:** 11/20/2014 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:** **January 21, 2015 Hearing:** Respondent was present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 02/20/2015. Must comply on or before 03/18/2015. If permit is not finalized then \$25/day fine from 01/21/2015 until compliance. **Paid \$80 administrative fee on 01/21/2015.**

**Disposition:** **March 18, 2015 Hearing:** Respondent and contractor were present. Building Official Fowler were present. **Case Closed**

EEN14-0116

**Equity One., 5868 Flamingo Road, Cooper City, Florida 33330**

**Mailing Address:** 1600 NE Miami Gardens Drive, North Miami Beach, FL 33179

**Notice of Violation:** 11/25/2014 By: Building Official Ted Fowler

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

**Disposition:** **January 21, 2015 Hearing:** Respondent was present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 02/20/2015. No fine assessed.

**Disposition:** **March 18, 2015 Hearing:** **Case Closed**

EEN14-0120

**Ellen Lois Raab., 5581 SW 98 Way, Cooper City, Florida 33328**

**Notice of Violation:** 12/10/2014 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:** **January 21, 2015 Hearing:** Respondent not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 02/20/2015. Must pay \$10/day fine from 01/21/2015 until compliance.

**Disposition:** **March 18, 2015 Hearing:** Continue to 04/15/2015 must pay \$80 administrative fee.

## 5. REDUCTION OF FINE HEARINGS

### 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.