

WEDNESDAY  
OCTOBER 5, 2016  
9:00 A.M.



COOPER CITY HALL  
9090 SOUTHWEST 50 PLACE  
COOPER CITY, FLORIDA

**FINAL AGENDA**  
**CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**

**1. EXPLANATION OF PROCEDURES BY SPECIAL MAGISTRATE**

**2. SWEARING IN**

**3. NOTICE OF VIOLATION HEARINGS**

**CASE #**

44874A

**\$25.00 fine**

Jose I Veras Romero., 8398 NW 30 Street., Cooper City, FL 33024

Notice of Violation: 8/5/2016 By: Deputy D. Peterson

Violation: Sec. 5-3-Animals and fowl -Nuisances defined; actions constituting nuisances-barking dog (Habitual)

Disposition: October 5, 2016 Hearing:

44995A

**\$252.00 fine**

**NOT GUILTY PLEA**

Bina Fink Kohl., 4403 Foxtail Lane., Weston, FL 33331

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

Notice of Violation: 8/16/2016 By: CSIA Harold Berke

Violation: Sec 17-16(b) Vehicle parked in handicap access zone-no placard

Disposition: October 5, 2016 Hearing:

45133A

**\$30.00 fine**

Rodney F. Francois., 5293 NW 185 Street., Miami, FL 33055

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

Notice of Violation: 8/12/2016 By: CSIA James Marshall

Violation: Sec 7-10 Fire Lane-parking prohibited

Disposition: October 5, 2016 Hearing:

45357A

**\$150.00 fine**

CltiBank NA Trstee c/o Ocwen Loan Servicing., 1661 Worthington Road, #100., West Palm Beach, FL 33409

Location of Violation: 4010 Fern Forest Road, Cooper City, FL 33026

Notice of Violation: 8/9/2016 By: Code Officer Belinda Graham

Violation: Sec 8-26 Littering- placement of items for bulk pickup

Disposition: October 5, 2016 Hearing:

45400A

**\$25.00 fine**

Victoria Spadafora & Pamela Priester., 4001 E. Sailboat Drive, Cooper City, FL 33026

Location of Violation: 24 Forest Circle., Cooper City, FL 33026

Notice of Violation: 8/25/2016 By: Code Officer Belinda Graham

Violation: Sec 5-1(a) Animals and fowl- Defecation upon public domain

Disposition: October 5, 2016 Hearing:

05411

Ran & Limor Ben-David., 10492 SW 54 Street, Cooper City, FL 33328

Notice of Violation: 8/10/2015 By: Code Officer Mark Reale

Violation: FBC 105.1 Sec 6-7 Adoption of Florida Building Code for failure to make application and obtain permit for construction of a wood deck in rear

Disposition: **September 7, 2016 Hearing:** Respondent was present. Code Officer Reale was present. Continue to 10/05/2016 for status review. If violation is complied then case will be closed.

Disposition: **October 5, 2016 Hearing:**

**William Thomas Smith., 5645 SW 87 Avenue, Cooper City, FL 33328-5904**

**Notice of Violation:** 11/19/2015 By: Code Officer Belinda Graham

**Violation:** Sec 6-7 Permit Required- Failed to make application and obtain building permit prior to constructing structure 105.1 of the Fla Bldg Code

Disposition: **March 2, 2016 Hearing:** Respondent was not present. Code Officer Belinda Graham was present. FOV- Must pay \$80 admin fee on or before 04/01/2016. Must pay \$50/day fine from 12/03/2015 until compliance.

Disposition: **May 4, 2016 Hearing:** Respondent was present. Code Officer Graham was present. Must remove structure or have permit issued. If violation is complied then case will be closed and fines will be waived. Must pay \$80 admin fee on or before 06/03/2016. **Continue to 07/06/2016 for status review.**  
**Paid admin fee on 06/03/2016.**

Disposition: **July 6, 2016 Hearing:** **Continue to 08/03/2016 for status review.**

Disposition: **August 3, 2016 Hearing:** Respondent was present. Code Officer Graham was not present. **Continue to October 5, 2016.** If violation complied then case will be closed.

Disposition: **October 5, 2016 Hearing:**

**Walmart Stores East LP., 4700 S. Flamingo Road., Cooper City, FL 33330**

**Mailing Address:** PO Box 8050., Bentonville, AR 72712-8055

**Notice of Violation:** 8/9/2016 By: Code Officer Mark Reale

**Violation:** Sec 25-11 Junked or Abandoned Vehicles- deposited, stored, or kept an abandoned vehicle (no tag) in the open, upon public or private property. (vehicle must be removed)

Disposition: **October 5, 2016 Hearing:**

**Publix Supermarkets Inc. Expense Payables Lease Team., Folio#514105010360-Pine Island Rd., Cooper City, FL 33330**

**Mailing Address:** PO Box 32025., Lakeland, FL 33802-2025

**Notice of Violation:** 7/5/2016 By: Code Officer Jenny Walsh

**Violation:** Sec 8-38 Excessive undergrowth declared public nuisance; prohibited- excessive accumulation of untended growth of plants, trees, debris which threatens or endangers the public health, safety or welfare which is 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.

Disposition: **October 5, 2016 Hearing:**

**Robert M. Cohen., 10858 Limeberry Drive, Cooper City, FL 33026-4759**

**Notice of Violation:** 7/25/2016 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: **September 7, 2016 Hearing:** Respondent was not present. Code Officer Graham was present.  
**Continue to 10/05/2016.**

Disposition: **October 5, 2016 Hearing:**

05944

**Maria J. Marcanti & Maria Marcanti Rev Liv Tr., 4981 SW 88 Terrace, Cooper City, FL 33328**

**Notice of Violation:** 7/13/2013 By: Code Officer Belinda Graham

**Violation:** Sec 6-10 Shutter Regulations-allowed storm shutters to be maintain in a closed/secured position for and in excess of 10 consecutive days.

**Disposition:** **September 7, 2016 Hearing:** Respondent was not present (in hospital). Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 10/07/2016. Continue to 10/05/2016 for status review.

**Disposition:** **October 5, 2016 Hearing:**

05949

**Maria J. Marcantoni & Maria Marcantoni Rev Liv Tr., 4981 SW 88 Terrace., Cooper City, FL 33328**

**Notice of Violation:** 8/9/2016 By: Code Officer Belinda Graham

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

**Disposition:** **October 5, 2016 Hearing:**

05956

**Shops at Cooper City Investments LLC., 12397 Sheridan Street., Cooper City, FL 33330**

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

**Notice of Violation:** 8/29/2016 By: Code Officer Belinda Graham

**Violation:** Sec 25-22b&c Prohibited Signs- placed, stored or kept prohibited signs on property (snipe & sidewalk signs)

**Disposition:** **October 5, 2016 Hearing:**

05957

**Fetler LLC., 4904 SW 90 Avenue., Cooper City, FL 33328**

**Mailing Address:** 8665 E. Hartford Drive #200., Scottsdale, AZ 85255

**Notice of Violation:** 8/29/2016 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 5, 2016 Hearing:**

05979

**Brett Neiviller., 9412 SW 52 Place., Cooper City, FL 33328**

**Notice of Violation:** 9/6/2016 By: Code Officer Jenny Walsh

**Violation:** Sec 25-10(a) Parking in Commercial Districts-Parking, storing or keeping a pop up camper on privately owned property in a residentially zoned district which was not enclosed or screened from view.

**Disposition:** **October 5, 2016 Hearing:**

EEN16-0049

**Mary Jane Palm., 8964 SW 52 Street, Cooper City, FL 33328**

**Notice of Violation:** 1/27/2016 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 (3) front windows.

**Disposition:** **June 1, 2016 Hearing:** Respondent was not present. Building Inspector Lomastro was present. Must pay \$100/day fine from 01/27/2016 until compliance. Must pay \$80 administrative fee on or before 07/01/2016.  
**Respondent requested continuance granted to 09/07/2016.**

Disposition: September 7, 2016 Hearing: **Continue to 10/05/2016 for status review.**

Disposition: October 5, 2016 Hearing:

EEN16-0124      **Baffywoods Condominium Assoc., 5100 SW 90 Avenue., Cooper City, FL 33328**  
**Notice of Violation:** 6/16/2016 By: Building Official Ted Fowler  
**Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for electric permit has expired and needs to be renewed.  
  
Disposition: October 5, 2016 Hearing: **Violation complied on 08/09/2016.**

EEN16-0128      **Nathalia Ruiz., 2605 Garden Court, Cooper City, FL 33026**  
**Notice of Violation:** 6/29/2016 By: Building Official Ted Fowler  
**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to construct a new wood fence.  
  
Disposition: September 7, 2016 Hearing: **Respondent requested continuance granted to October 5, 2016.**  
  
Disposition: October 5, 2016 Hearing:

EEN16-0130      **Gabriel Alejandro Fernandez., 5248 SW 93 Avenue, Cooper City, FL 33328**  
**Notice of Violation:** 6/29/2016 By: Building Official Ted Fowler  
**Violation:** FBC Amendments to the Fifth Edition FBC 2014 Effective Date June 30, 2015 Section General 116.1.1- must apply for a electrical permit.  
  
Disposition: September 7, 2016 Hearing: Respondent was not present. Bldg Inspector Jerry Lomastro was present. **Continue to 10/05/2016 for status review.** Must obtain an electrical permit.  
  
Disposition: October 5, 2016 Hearing:

EEN16-0131      **Dallas Thomas., 11363 Hibbs Grove Place., Cooper City, FL 33330**  
**Notice of Violation:** 7/7/2016 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 master bathroom and office.  
  
Disposition: October 5, 2016 Hearing:

EEN16-0132      **Chong Huang Lin., 9465 SW 52 Place., Cooper City, FL 33328-4129**  
**Notice of Violation:** 7/7/2016 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 kitchen.  
  
Disposition: October 5, 2016 Hearing: **Violation complied on 08/16/2016 per Bldg Dept.**

EEN16-0133      **Candice Jones & Matthew Morrison., 5190 SW 89 Terrace., Cooper City, FL 33328**  
**Notice of Violation:** 7/7/2016 By: Building Official Ted Fowler  
**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to construct an elevated structure with air conditioning.  
  
Disposition: October 5, 2016 Hearing:

|            |  |
|------------|--|
| EEN16-0134 | <p><b>Zachary D. &amp; Pamela Sackley., 2650 NW 84 Way., Cooper City, FL 33024</b></p> <p><b>Notice of Violation:</b> 7/12/2016 By: Building Official Ted Fowler</p> <p><b>Violation:</b> FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install a roof covering on top of a previously permitted gazebo/trellis with no roof covering.</p> <p><b>Disposition:</b> October 5, 2016 Hearing:</p>     |
| EEN16-0135 | <p><b>Zachary D. &amp; Pamela Sackley., 2650 NW 84 Way., Cooper City, FL 33024</b></p> <p><b>Notice of Violation:</b> 7/12/2016 By: Building Official Ted Fowler</p> <p><b>Violation:</b> FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to construct a wall under the existing gazebo.</p> <p><b>Disposition:</b> October 5, 2016 Hearing:</p>  |
| EEN16-0136 | <p><b>Gladys A. Di Girolamo., 8684 SW 55 Street., Cooper City, FL 33328-4322</b></p> <p><b>Notice of Violation:</b> 7/13/2016 By: Building Official Ted Fowler</p> <p><b>Violation:</b> FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for aluminum patio roof has expired and needs to be renewed.</p> <p><b>Disposition:</b> October 5, 2016 Hearing: Violation complied on 08/12/2016 per Bldg Dept.</p>    |
| EEN16-0139 | <p><b>Murray Deckelbaum., 9410 Stirling Road., Cooper City, FL 33024</b></p> <p><b>Notice of Violation:</b> 7/27/2016 By: Building Official Ted Fowler</p> <p><b>Violation:</b> FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for sign has expired and needs to be renewed.</p> <p><b>Disposition:</b> October 5, 2016 Hearing: Violation complied on 08/24/2016 per Bldg Dept.</p>                           |
| EEN16-0140 | <p><b>Rodrigo F. Gallegos., 9417 SW 52 Place., Cooper City, FL 33328-4129</b></p> <p><b>Notice of Violation:</b> 8/2/2016 By: Building Official Ted Fowler</p> <p><b>Violation:</b> FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for hot water replacement has expired and needs to be renewed.</p> <p><b>Disposition:</b> October 5, 2016 Hearing: Violation complied on 08/16/2016 per Bldg Dept.</p>      |
| EEN16-0141 | <p><b>Kashmira P &amp; Polly M. Bhadha., 11603 Sunfish Way., Cooper City, FL 33026-1229</b></p> <p><b>Notice of Violation:</b> 8/4/2016 By: Building Official Ted Fowler</p> <p><b>Violation:</b> FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for a/c replacement has expired and needs to be renewed.</p> <p><b>Disposition:</b> October 5, 2016 Hearing: Violation complied 09/19/2016 per Bldg Dept.</p> |
| EEN16-0142 | <p><b>Perry Le Parang., 11335 N. Point Drive., Cooper City, FL 33026</b></p> <p><b>Notice of Violation:</b> 8/4/2016 By: Building Official Ted Fowler</p> <p><b>Violation:</b> FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for a/c replacement has expired and needs to be renewed.</p> <p><b>Disposition:</b> October 5, 2016 Hearing: Violation complied 08/31/2016 per Bldg Dept.</p>                    |

EEN16-0143      **Paul Bosse., 9424 SW 51 Place., Cooper City, FL 33328**  
**Notice of Violation:**                      8/8/2016 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 exterior windows.  
  
**Disposition:**                      **October 5, 2016 Hearing: Violation complied on 09/26/2016 per Bldg Dept.**

EEN16-0144      **Weingarten Realty Investors c/o Jeffrey A. Tucker., 2535 Hiatus Road., Cooper City, FL 33026**  
**Notice of Violation:**                      8/9/2016 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 has expired and needs to be renewed.  
  
**Disposition:**                      **October 5, 2016 Hearing: Business no longer at this address per Bldg Dept.**

EEN16-0145      **Ray I & Thea F. Sheppard., 8715 SW 57 Street., Cooper City, FL 33328-5929**  
**Notice of Violation:**                      8/9/2016 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 hot water heater has expired and needs to be renewed.  
  
**Disposition:**                      **October 5, 2016 Hearing:**

EEN16-0146      **Pink Angel., 9428 SW 51 Place., Cooper City, FL 33355-0695**  
**Notice of Violation:**                      8/11/2016 By: Building Official Ted Fowler  
**Violation:**                      FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to construct an accessory structure with electric.  
  
**Disposition:**                      **October 5, 2016 Hearing:**

EEN16-0147      **Pink Angel., 9428 SW 51 Place., Cooper City, FL 33355-0695**  
**Notice of Violation:**                      8/11/2016 By: Building Official Ted Fowler  
**Violation:**                      FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to construct and install aluminum patio roof.  
  
**Disposition:**                      **October 5, 2016 Hearing:**

EEN16-0151      **Marc J & Ingeborg Sauve., 5322 SW 86 Way., Cooper City, FL 33328-4343**  
**Notice of Violation:**                      8/26/2016 By: Building Official Ted Fowler  
**Violation:**                      FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for structural, Electrical, Plumbing and Mechanical has expired and needs to be renewed.  
  
**Disposition:**                      **October 5, 2016 Hearing:**

**4. IMPOSITION OF FINE HEARINGS**

05933      **Deutsche Bank National Tr. Co. c/o Ocwen Loan Servicing LLC., 3125 E. Quayside Drive, Cooper City, FL 33026**  
**Mailing Address:**                      **1661 Worthington Road., #100, West Palm Beach, FL 33409**  
**Notice of Violation:**                      6/27/2016 By: Code Officer Belinda Graham  
**Violation:**                      Sec 6-40(b)(5)Maintenance Standards-Exterior Premises Condition- Failed to keep exterior premises free from all nuisances. All parts of shall be maintain to prevent infestation. (bees)

Disposition: **August 3, 2016 Hearing:** Respondent was not present. Code Officer Walsh was present on behalf of Code Officer Graham. FOV- City has been ordered to remove the infestation of the bees. Must pay \$80 admin fee on or before 09/02/2016. Must pay \$250/day from 07/11/2016 until the City takes over the maintenance.

Disposition: **October 5, 2016 Hearing:**

05934

**Deutsche Bank National Tr. Co. c/o Ocwen Loan Servicing LLC., 3125 E. Quayside Drive, Cooper City, FL 33026**

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

**Notice of Violation:** 6/27/2016 By: Code Officer Belinda Graham

**Violation:** Sec 6-40(a)(2) Maintenance Standards-Exterior Premises Condition- failed to maintain roof free of dirt, grime, stains, mildew, peeling and free from any signs of deterioration. (loose tiles/hole in roof)

Disposition: **September 7, 2016 Hearing:** Respondent was not present. Code Officer Graham was present. FOV-Must pay \$80 administrative fee on or before 10/07/2016. Must pay \$250/day from 07/28/2016 until compliance.

Disposition: **October 5, 2016 Hearing:**

EEN16-0011

**Yaquelin Muradas., 4988 SW 122 Terrace, Cooper City, FL 33330-5434**

**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 construct a wood deck.

Disposition: **May 4, 2016 Hearing:** Respondent was present and denied the violation. Bldg Official Fowler was present. FOV- Must have permit issued on or before 07/03/2016. **Continue to 07/06/2016 hearing for status.** If violation is complied then case will be closed.

Disposition: **July 6, 2016 Hearing:** **Continue to 08/03/2016. If permit issued then case will be closed**

Disposition: **August 3, 2016 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 09/02/2016. Must pay \$50/day fine from 02/06/2016 until compliance. **Paid admin fee on 08/04/2016.**

Disposition: **October 5, 2016 Hearing:**

EEN16-0043

**Jeremy E. & M. Ellen Feinstein., 3795 Carson Avenue, Cooper City, FL 33026-4952**

**Notice of Violation:** 1/27/2016 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 accordion shutters.

Disposition: **June 1, 2016 Hearing:** Respondent was not present. Building Inspector Lomastro was present. Must pay \$100/day fine from 01/27/2016 until compliance. Must pay \$80 administrative fee on or before 07/01/2016.

Disposition: **August 3, 2016 Hearing:** Respondent was present. Bldg Official Fowler was present. Must obtain a permit. If permit is issued then case will be closed. Must pay \$80 admin fee on or before 09/02/2016. **Paid admin fee on 08/03/2016. Continue to 10/05/2016 for status review.**

Disposition: **October 5, 2016 Hearing:**

EEN16-0090

**Mehul V & Hemazi M. Rawal., 3860 Tree Tops Road, Cooper City, FL 33026**

**Notice of Violation:** 2/22/2016 By: Building Official Ted Fowler

**Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for an a/c replacement is required.

Disposition: **August 3, 2016 Hearing:** Respondent was not present. Bldg Official Fowler was present. FOV- Must comply with the violation. Must pay \$80 admin fee on or before 09/02/2016. Must pay \$50/day from 03/22/2016 until compliance.

Disposition: October 5, 2016 Hearing: **Violation complied 03/03/2016 per Bldg Dept.**

EEN16-0096

**Ralfs I Bruns., 5250 SW 90 Avenue, Cooper City, FL 33328-5111**

**Notice of Violation:** 3/16/2016 By: Building Official Ted Fowler

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

**Disposition:** **August 3, 2016 Hearing:** Respondent was not present. Bldg Official Fowler was present. FOV-Must pay \$80 admin fee on or before 09/02/2016. Must pay \$50/day fine from 04/17/2016 until compliance.

**Disposition:** **October 5, 2016 Hearing:** **Bldg Official requested continuance to November 2, 2016 granted**  
**Violation complied on 09/29/2016 per Bldg Dept.**

EEN16-0097

**Ralfs I Bruns., 5250 SW 90 Avenue, Cooper City, FL 33328-5111**

**Notice of Violation:** 3/16/2016 By: Building Official Ted Fowler

**Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for window replacement and shutter has expired and needs to be renewed.

**Disposition:** **August 3, 2016 Hearing:** Respondent was not present. Bldg Official Fowler was present. Window permit is ready for pickup. Shutter permit not renewed. FOV- Must pay \$80 admin fee on or before 09/02/2016. Must pay \$50/day fine from 04/17/2016 until compliance. **Violation complied on 07/26/2016 per Bldg dept.**

**Disposition:** **October 5, 2016 Hearing:** **Bldg Official requested continuance to November 2, 2016 granted**

EEN16-0099

**Clarke Fam Liv Tr., 8645 SW 57 Place, Cooper City, FL 33328**

**Mailing Address:** PO Box 1169., Hamilton City, CA 95951

**Notice of Violation:** 3/17/2016 By: Building Official Ted Fowler

**Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for hot water heater replacement has expired and needs to be renewed.

**Disposition:** **August 3, 2016 Hearing:** Respondent was not present. Bldg Official Fowler was present. No compliance of the violation. FOV- Must pay \$80 admin fee on or before 09/02/2016. Must pay \$50/day fine from 04/18/2016 until compliance.

**Disposition:** **October 5, 2016 Hearing:**

EEN16-0100

**Pine Lake Professional Center Inc., 10060 Griffin Road, Cooper City, FL 33328**

**Mailing Address:** 10400 Griffin Road #210., Cooper City, FL 33328

**Notice of Violation:** 3/17/2016 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 has expired and needs to be renewed.

**Disposition:** **August 3, 2016 Hearing:** Respondent was not present. Bldg Official Fowler was present. FOV- Must pay \$80 admin fee on or before 09/02/2016. Must pay \$100/day fine from 04/18/2016 until compliance.

**Disposition:** **October 5, 2016 Hearing:** **Violation complied on 01/07/2015 per Bldg Dept. Clerical Error**

EEN16-0114

**Erika Luterman., 2591 Lakeview Court, Cooper City, FL 33026-3663**

**Notice of Violation:** 5/3/2016 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:** **August 3, 2016 Hearing:** Respondent was present. Bldg Official Fowler was present. Must apply for a permit on or before 09/02/2016. No fine has been assessed. Must pay \$80 admin fee on or before 09/02/2016.  
**Admin fee paid on 08/26/2016. Violation complied on 09/08/2016.**

**Disposition:** **October 5, 2016 Hearing:**



EEN16-0116      **Yehudit Gold., 10925 Neptune Drive., Cooper City, FL 33026**  
**Mailing Address:**                    **10823 Limeberry Drive, Cooper City, FL 33026-4758**  
**Notice of Violation:**                    5/4/2016 By: Building Official Ted Fowler  
**Violation:**                    FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for window replacement has expired and needs to be renewed.

**Disposition:**                    **August 3, 2016 Hearing:** Respondent was not present. Bldg Official Fowler was present. FOV- Must pay \$80 admin fee on or before 09/02/2016. Must pay \$100/day fine from 06/05/2016 until compliance.

**Disposition:**                    **October 5, 2016 Hearing:**

EEN16-0120      **Gissell Ramirez De Veras., 8398 NW 30 Street, Cooper City, FL 33024**  
**Notice of Violation:**                    5/25/2016 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 an aluminum fence on the inside of the property line to create a dog pen.

**Disposition:**                    **August 3, 2016 Hearing:** Respondent was not present. Bldg Official Fowler was present. FOV- Must pay \$80 admin fee on or before 09/02/2016. Must pay \$50/day fine from 06/26/2016 until compliance.

**Disposition:**                    **October 5, 2016 Hearing:**

EEN16-0121      **Gissell Ramirez De Veras., 8398 NW 30 Street, Cooper City, FL 33024**  
**Notice of Violation:**                    5/25/2016 By: Building Official Ted Fowler  
**Violation:**                    FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to construct a chain link dog shelter.

**Disposition:**                    **August 3, 2016 Hearing:** Respondent was not present. Bldg Official Fowler was present. FOV- Must pay \$80 admin fee on or before 09/02/2016. Must pay \$50/day fine from 06/26/2016 until compliance.

**Disposition:**                    **October 5, 2016 Hearing:**

5.                    **REDUCTION OF FINE HEARINGS**

05501              **Todd Lucas Est., 9401 SW 51 Street , Cooper City, FL 33328**  
**Notice of Violation:**                    8/3/2015 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 green stagnant pool water to form.  
**\$100.00 per day from 08/13/2015 thru 10/20/2015 (68 days)=\$6,800.00 + \$45.50 recording/release fees=\$6,845.50**

**Disposition:**                    **September 16, 2015 Hearing:** Respondent not present. Code Officer Walsh was present. FOV- Must pay \$80 admin fee on or before 10/16/2015. Must pay \$100/day fine from 08/13/2015 until compliance. City is ordered to take over maintainance.

**Disposition:**                    **November 18, 2015 Hearing:** Certification of fine from 08/13/2015 through 10/20/2015 and administrative fee. **Paid admin fee on 09/22/2016.**

**Disposition:**                    **October 5, 2016 Hearing:**

05502              **Todd Lucas Est., 9401 SW 51 Street , Cooper City, FL 33328**  
**Check Compliance** **Notice of Violation:**                    8/3/2015 By: Code Officer Jenny Walsh  
**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 per day from 08/13/2015 until compliance (406 days)=\$10,150.00 (date of invoice) + \$45.50**

recording/release fees=\$10,195.50

Disposition: **September 16, 2015 Hearing:** Respondent not present. Code Officer Walsh was present. FOV- Must pay \$80 admin fee on or before 10/16/2015. Must pay \$25/day fine from 08/13/2015 until compliance.

Disposition: **November 18, 2015 Hearing:** Certification of fine and admin fee. **Paid admin fees on 09/22/2016.**

Disposition: **October 5, 2016 Hearing:**

05503

**Todd Lucas Est., 9401 SW 51 Street , Cooper City, FL 33328**

**Notice of Violation:** 8/3/2015 By: Code Officer Jenny Walsh

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

**\$50.00 per day from 08/13/2015 thru 10/20/2015 (68 days)=\$3,400.00 + \$45.50**

**recording/release fees=\$3,445.50**

Disposition: **September 16, 2015 Hearing:** Respondent not present. Code Officer Walsh was present. FOV- Must pay \$80 admin fee on or before 10/16/2015. Must pay \$50/day fine from 08/13/2015 until compliance. City is ordered to take over maintainance.

Disposition: **November 18, 2015 Hearing:** Certification of fine from 08/13/2015 through 10/20/2015 and administrative fee. **Paid admin fee on 09/22/2016.**

Disposition: **October 5, 2016 Hearing:**

EEN15-0119

[Check Compliance](#)

**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.

**\$50.00 per day from 12/26/2015 until compliance (271 days)=\$13,550.00 (date of invoice) + \$80.00 admin fee + \$45.50 recording/release fees=\$13,675.50**

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

Disposition: **May 4, 2016 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 06/03/2016. Must pay \$50/day fine from 12/26/2015 until compliance.

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

Disposition: **October 5, 2016 Hearing:**

EEN15-0120

[Check Compliance](#)

**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.

**\$50.00 per day from 12/26/2015 until compliance (271 days)=\$13,550.00 (date of invoice) + \$45.50 recording/release fees=\$13,595.50**

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

Disposition: **May 4, 2016 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 06/03/2016. Must pay \$50/day fine from 12/26/2015 until compliance.

Disposition: **July 6, 2016 Hearing:** Certification of Fine. **Paid admin fee on 09/22/2016.**

Disposition:       **October 5, 2016 Hearing:**

EEN15-0121

[Check Compliance](#)

**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.

**\$50.00 per day from 12/26/2015 until compliance (271 days)=\$13,550.00 (date of invoice) +**

**\$45.50 recording/release fees=\$13,595.50**

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

Disposition:       **May 4, 2016 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 06/03/2016. Must pay \$50/day fine from 12/26/2015 until compliance.

Disposition:       **July 6, 2016 Hearing:** Certification of Fine. **Paid admin fee on 09/22/2016.**

Disposition:       **October 5, 2016 Hearing:**

#### **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.