

WEDNESDAY  
APRIL 5, 2017  
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 #

05644

Deutsche Bank Natl Tr Co Trstee c/o Ocwen Loan Servicing Attn: Vault Department., 5949 SW 112 Way., CC, FL 33330

Mailing Address: 5720 Premier Park Drive., West Palm Beach, FL 33407

Notice of Violation: 1/30/2017 By: Mark Reale

Violation: Sec 23-90(i) Fences, Walls, Hedges- failed to maintain rear wood fence in a structurally sound or aesthetically attractive manner. (rotted slats, missing boards on ground, repair & paint fence)

Disposition: April 5, 2017 Hearing: Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 administrative fee on or before 05/05/2017. Must pay \$250/day from 03/09/2017 until compliance.

05833

Sharon Alderman., 2599 Garden Court., Cooper City, FL 33026-3654

Notice of Violation: 2/23/2017 By: Belinda Graham

Violation: Sec 6-40(b) Maintenance Standards-Exterior Premises Condition- failed to keep exterior premises free of all nuisances, unsafe or unsightly conditions. (litter, garbage, trash, etc)

Disposition: April 5, 2017 Hearing: Respondent requested continuance granted to May 3, 2017 hearing.

05828

Sunshine Gasoline Distributors Inc., 11173 Sheridan Street., Cooper City, FL 33330

Mailing Address: 1650 NW 87 Avenue., Miami, FL 33172

Notice of Violation: 2/3/2017 By: Belinda Graham

Violation: Sec 6-31(a/b) Property Maintenance-Conformance with City Codes- allowed exterior wall to show signs of deterioration and not in good condition(mold/mildew, grime and or rust)

Disposition: April 5, 2017 Hearing: Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 05/05/2017. Must pay \$250/day from 03/08/2017 until compliance.

05835

Natalie Shabet & Alexander Shabetayev., 11028 Mainsail Drive., Cooper City, FL 33026-4725

Notice of Violation: 2/25/2017 By: Belinda Graham

Violation: Sec 8-26 Placement of Trash Receptacles-placing trash bin out curbside prior to 6pm the day before a garbage pick up. Trash bin must be removed no later than 9pm the day of garbage pickup. Failure to store bin behind fence/hedge or in the garage.

Disposition: April 5, 2017 Hearing: Alexander Shabetayev was present and admitted the violation. Code Officer Graham was present. Must comply with the violation on or before 04/10/2017. If not complied then must pay \$25/day fine from 03/08/2017 until compliance. Must pay \$80 administrative fee on or before 05/05/2017. Admin fee paid on 04/05/2017.

05836

Steve M. Snyder Rev Tr/Steve Snyder Trstee., 11029 Mainsail Drive., Cooper City, FL 33026-4725

Mailing Address: 573 SW 169 Avenue., Weston, FL 33326

**Notice of Violation:** 2/25/2017 By: Belinda Graham  
**Violation:** Sec 8-26 Placement of Trash Receptacles-placing trash bin out curbside prior to 6pm the day before a garbage pick up. Trash bin must be removed no later than 9pm the day of garbage pickup. Failure to store bin behind fence/hedge or in the garage.  
**Disposition:** **April 5, 2017 Hearing:** Respondent was present. Code Officer Graham was present. Violation was complied. FOV- Must pay \$80 administrative fee on or before 05/05/2017. No fine assessed. **Paid admin fee on 04/05/2017. Case Closed.**

05837 **S&G Real Investment LLC., 11058 Mainsail Drive., Cooper City, FL 33026-4725**

**Mailing Address:** 1915 Harrison Street., Hollywood, FL 33020  
**Notice of Violation:** 2/25/2017 By: Belinda Graham  
**Violation:** Sec 8-26 Littering- Placement of Trash Receptacles- placing trash bin out curbside prior to 6pm the day before a garbage pick up. Trash bin must be removed no later than 9pm the day of garbage pickup. Failure to store bin behind fence/hedge or in the garage.  
**Disposition:** **April 5, 2017 Hearing:** Respondent was present and admitted the violation. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 05/05/2017. No fine assessed. Violation is complied.

05899 **Elizabeth J. Wells., 10396 SW 50 Street., Cooper City, FL 33328**

**Notice of Violation:** 10/28/2016 By: Code Officer Mark Reale  
**Violation:** Sec 105.1 of the FBC as adopted by Sec 6-7 of the Code- failed to make application and obtain building permit prior to installation of new fence and posts.  
**Disposition:** **December 7, 2016 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80.00 administrative fee and \$50.00 fine on or before 01/06/2017. Permit applied for on 11/29/2016.  
**Disposition:** **February 1, 2017 Hearing:** William Thompson was present for Ms. Wells. Code Officer Reale was present. **Continue to 03/01/2017 for fence inspection.** Must pay \$80 administrative fee on or before 02/13/2017. **Admin fee was paid on 02/01/2017.**  
**Disposition:** **March 1, 2017 Hearing:** **Continue to 04/05/2017 for status.**  
**Disposition:** **April 5, 2017 Hearing:** **Violation is complied. Case Closed**

05988 **Dominick M. Dinitto., 5056 SW 94 Avenue., Cooper City, FL 33328**

**Notice of Violation:** 10/3/2016 By: Jenny Walsh  
**Violation:** Sec 6-40(a) Maintenance Standards-Exterior Building Conditions-failed to maintain roof free of dirt, grime, stains, mildew and free from any signs of deterioration. (roof leak, fascia & soffit)  
**Disposition:** **April 5, 2017 Hearing:** Respondent was present. Code Officer Walsh was present. Continue to 06/07/2017 for status review. Admin fee has been withheld.

06036 **Cooper City Youth Investments LLC., 8951 Stirling Road., Cooper City, FL 33328**

**Mailing Address:** PO Box 291447., Davie, FL 33329-1447  
**Notice of Violation:** 1/11/2017 By: Belinda Graham  
**Violation:** Sec 25-27(a) Sign Permit Required- installed wall signs without obtaining a permit from the City Building department  
**Disposition:** **April 5, 2017 Hearing:** **Respondent requested continuance granted to June 7, 2017 hearing.**

- 06037 **Sheridan Professional Centre Ltd LLC., 11011 Sheridan Street., Cooper City, FL 33330**  
**Mailing Address:** 1800 SE 10 Avenue., Ste 300, Ft Lauderdale, FL 33316-2907  
**Notice of Violation:** 1/14/2017 By: Belinda Graham  
**Violation:** Sec 6-40(b) Maintenance Standards-Exterior Premises Condition- Failed to keep exterior premises free of all nuisances, unsafe or unsightly conditions. (overgrowth grass/weeds, dead tree limbs over hanging tree branches)  
**Disposition:** **April 5, 2017 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 05/05/2017. Must pay \$250/day from 01/25/2017 until compliance.
- 06042 **Xue Hui Si & Zecai Wu., 11151 Minneapolis Drive., Cooper City, FL 33026**  
**Mailing Address:** 536 Penta Court., Weston, FL 33327  
**Notice of Violation:** 2/2/2017 By: Belinda Graham  
**Violation:** Sec 6-40(a)(3) Maintenance Standards Exterior Premises Conditions- failed to maintain screens from rips and tears (patio & door screens)  
**Disposition:** **April 5, 2017 Hearing:** Respondent was present. Code Officer Graham was present. Violation was complied. **FOV- No fine and administrative fee assessed Case Closed.**
- 06046 **Jeanette V. & Ian A. Wooding., 8961 SW 57 Street., Cooper City, FL 33328-5120**  
**Notice of Violation:** 2/9/2017 By: Belinda Graham  
**Violation:** Sec 6-10 Storm Shutter Regulations-failed to comply with the storm shutter regulations. It is prohibited to maintain storm shutters in a closed/secured position.  
**Disposition:** **April 5, 2017 Hearing:** Deena Gray Esq was present. Code Officer Graham was present. Violation complied on 03/15/2017. FOV- Must pay \$80 administrative fee on or before 05/05/2017. No fine assessed. **Admin fee paid on 04/05/2017. Case Closed**
- 06114 **Michael & Catherine Stevenson., 5411 SW 94 Avenue., Cooper City, FL 33328-5832**  
**Notice of Violation:** 1/17/2017 By: Jenny Walsh  
**Violation:** Sec 25-10(a) Parking of Commercial Vehicle, RV's & Boats- parked, stored a commercial vehicle on right of way or privately owned property in a residential district which was not enclosed or screened from view.  
**Disposition:** **April 5, 2017 Hearing:** Respondent was present. Code Officer Walsh was present. Violation complied. FOV- Must pay \$80 administrative fee on or before 05/05/2017. No fine assessed. **Paid admin fee on 04/05/2017. Case Closed**
- 06122 **Abraha Taddese., 5281 SW 90 Way., Cooper City, FL 33328**  
**Mailing Address:** 1504 Bay Road., #2909, Miami Beach, FL 33139  
**Notice of Violation:** 1/31/2017 By: Jenny Walsh  
**Violation:** Sec 25-11 Junked or abandoned vehicle- deposited, stored or kept 3 trucks (2 Ford & 1 Chevy) without tags in the open upon public or private property.  
**Disposition:** **April 5, 2017 Hearing:** Cory Hawthorne was present and admitted the violation. Must comply on or before 04/20/2017 (remove trucks or put plates on vehicles). If not complied then \$50/day from 02/11/2017 until complied. Must pay \$80 administrative fee on or before 05/05/2017. **Paid admin fee on 04/05/2017.**
- 06123 **Abraha Taddese., 5281 SW 90 Way., Cooper City, FL 33328**  
**Mailing Address:** 1504 Bay Road., #2909, Miami Beach, FL 33139  
**Notice of Violation:** 1/31/2017 By: Jenny Walsh  
**Violation:** Sec 6-40(b) Maintenance Standards- Failed to keep exterior premises free of nuisances, unsafe or unsightly conditions by allowing litter and debris to be stored on property.

Disposition: **April 5, 2017 Hearing:** Cory Hawthorne was present and admitted the violation. Must comply on or before 04/20/2017 (remove trucks or put plates on vehicles). If not complied then \$50/day from 02/11/2017 until complied. Must pay \$80 administrative fee on or before 05/05/2017. **Paid admin fee on 04/05/2017.**

EEN16-0180

**Ernesto Ochoa., 5660 SW 99 Lane., Cooper City, FL 33328-5720**

**Notice of Violation:** 11/21/2016 By: Building Official Ted Fowler

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

Disposition: **January 4, 2017 Hearing:** **Request for continuance granted to February 1, 2017.**

Disposition: **February 1, 2017 Hearing:** **Request for continuance granted to April 5, 2017.**

Disposition: **April 5, 2017 Hearing:** **Violation complied per Bldg on 02/21/2017.**

EEN16-0183

**Clarence E. & Beulah R. Glover., 5166 Waters Edge Way., Cooper City, FL 33330**

**Notice of Violation:** 11/21/2016 By: Building Official Ted Fowler

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

Disposition: **January 4, 2017 Hearing:** Respondent was not present. Bldg Official Fowler was present. **Continue to 03/01/2017** to issue the permit for fence. Fence will need to be installed to close the case.

Disposition: **March 1, 2017 Hearing:** **Continue to 04/05/2017 for status review.**

Disposition: **April 5, 2017 Hearing:** **Continue to 06/07/2017 for status review.**

EEN16-0196

**Michael Greene., 11415 Lakeshore Drive., Cooper City, FL 33026-1120**

**Notice of Violation:** 12/16/2016 By: Building Official Ted Fowler

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

Disposition: **February 1, 2017 Hearing:** **Continue to 03/01/2017.**

Disposition: **March 1, 2017 Hearing:** Respondent was present. Building Official Fowler was present. Demo permit is issued. **Continue to 04/05/2017 if permit is issued then case will be closed.**

Disposition: **April 5, 2017 Hearing:** **Violation complied on 03/03/2017. Case Closed**

EEN16-0209

**Iliana Ramos., 9300 SW 49 Street., Cooper City, FL 33328-3430**

**Notice of Violation:** 12/29/2016 By: Building Official Ted Fowler

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

Disposition: **March 1, 2017 Hearing:** Respondent was present. Bldg Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 03/31/2017. Fine has been withheld. Continue to 04/05/2017 for status review. **Admin fee paid on 03/01/2017.**

Disposition: **April 5, 2017 Hearing:** Respondent was present. Building Official Fowler was present. Continue to 05/03/2017 for status review. If not complied on or before 05/03/2017 then must pay \$100/day from 04/05/2017 until compliance.

EEN17-0001      **US Bank Tr. NA/LSF8 Master Participation Tr., 5212 SW 90 Terrace., Cooper City, FL 33328**  
**Mailing Address:**                    **13801 Wireless Way., Oklahoma City, OK 73134**  
**Notice of Violation:**                    1/3/2017 By: Ted Fowler  
**Violation:**                    FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to reframe a existing flat roof.

**Disposition:**                    **April 5, 2017 Hearing: Violation complied on 01/13/2017. Case Closed**

EEN17-0018      **Michael R. Florio., 11665 SW 59 Court., Cooper City, FL 33330-4157**  
**Notice of Violation:**                    1/26/2017 By: Ted Fowler  
**Violation:**                    FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for shed has expired and needs to be renewed.

**Disposition:**                    **April 5, 2017 Hearing: Violation complied per Bldg Dept on 02/14/2017. Case Closed**

EEN17-0019      **Ross F. & Penney L. Holt., 5256 SW 93 Avenue., Cooper City, FL 33328-4225**  
**Notice of Violation:**                    1/30/2017 By: Ted Fowler  
**Violation:**                    FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to replace existing driveway with concrete.

**Disposition:**                    **April 5, 2017 Hearing: Violation complied per Bldg on 02/10/2017. Case Closed**

EEN17-0020      **Ross F. & Penney L. Holt., 5256 SW 93 Avenue., Cooper City, FL 33328-4225**  
**Notice of Violation:**                    1/30/2017 By: Ted Fowler  
**Violation:**                    FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for shed has expired and needs to be renewed.

**Disposition:**                    **April 5, 2017 Hearing: Violation complied per Bldg on 03/09/2017. Case Closed**

EEN17-0021      **Linnet Family Limited Partnership., 9410-9972 Griffin Road., Cooper City, FL 33328-4225**  
**Mailing Address:**                    **9598 Griffin Road., Suite A, Cooper City, FL 33328**  
**Notice of Violation:**                    1/31/2017 By: Ted Fowler  
**Violation:**                    FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit to install a wood fence on top of existing masonry privacy wall on south side of property.

**Disposition:**                    **April 5, 2017 Hearing: Respondent was not present. Bldg Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 05/05/2017. Must pay \$150/day from 03/02/2017 until complied.**

EEN17-0022      **Giuseppe & Carmen Le D'Agostino., 4071 NW 89 Way., Cooper City, FL 33024-8713**  
**Notice of Violation:**                    1/31/2017 By: Ted Fowler  
**Violation:**                    FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for pvc fence has expired and needs to be renewed.

**Disposition:**                    **April 5, 2017 Hearing: Violation complied per Bldg on 02/07/2017. Case Closed**

EEN17-0023      **Adam & Rachel Phillips., 8749 Estada Circle., Cooper City, FL 33024**  
**Notice of Violation:**                    1/8/2017 By: Ted Fowler  
**Violation:**                    FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for

a/c replacement has expired and needs to be renewed.

Disposition: April 5, 2017 Hearing: **Violation complied per Bldg on 02/23/2017. Case Closed**

EEN17-0024 Publix Super Markets Inc. c/o Expense Payables Lease Team, 9359 Sheridan Street., Cooper City, FL 33330  
Mailing Address: PO Box 32025., Lakeland, FL 33802-2025  
Notice of Violation: 2/8/2017 By: Ted Fowler  
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for a/c replacement has expired and needs to be renewed.  
Disposition: April 5, 2017 Hearing: **Case Closed**

EEN17-0025 Real Sub LLC, 10018 Griffin Road., Cooper City, FL 33328  
Mailing Address: PO Box 407., Lakeland, FL 33802-0407  
Notice of Violation: 2/8/2017 By: Ted Fowler  
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for a/c replacement has expired and needs to be renewed.  
Disposition: April 5, 2017 Hearing: **Violation complied. Case Closed**

EEN17-0026 Real Sub LLC, 10018 Griffin Road #68., Cooper City, FL 33328  
Mailing Address: PO Box 407., Lakeland, FL 33802-0407  
Notice of Violation: 2/9/2017 By: Ted Fowler  
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for plumbing has expired and needs to be renewed.  
Disposition: April 5, 2017 Hearing: **Violation complied per Bldg on 03/23/2017. Case Closed**

EEN17-0028 Real Sub LLC, 10006 Griffin Road., Cooper City, FL 33328  
Mailing Address: PO Box 407., Lakeland, FL 33802-0407  
Notice of Violation: 2/14/2017 By: Ted Fowler  
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to remodel restrooms.  
Disposition: April 5, 2017 Hearing: **Continue to 05/03/2017 for status review.**

EEN17-0027 Weingarten Realty Investors c/o Jeffrey A. Tucker, 2711 Hiatus Road., Cooper City, FL 33026  
Mailing Address: PO Box 924133., Houston, TX 77292  
Notice of Violation: 2/10/2017 By: Ted Fowler  
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for window lettering sign permit has expired and needs to be renewed.  
Disposition: April 5, 2017 Hearing: Respondent was not present. Bldg Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 05/05/2017. Must comply on or before 04/28/2017 (renew permit). If not complied then must pay \$50/day fine from 03/15/2017 until compliance.

EEN17-0029 2015-2 IH2 Borrower LP c/o Invitation Homes - Tax Dept, 5212 SW 91 Terrace., Cooper City, FL 33328  
Mailing Address: 1717 Main Street #2000., Dallas, TX 75201  
Notice of Violation: 2/22/2017 By: Ted Fowler  
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for a/c replacement has expired and needs to be renewed.

Disposition: **April 5, 2017 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 05/05/2017. Must pay \$150/day from 03/24/2017 until compliance.

EEN17-0030

**Anthony Clayton & Kaela Oliveri, 5111 SW 100 Avenue., Cooper City, FL 33328**

**Mailing Address: 9021 Johnson Street., Pembroke Pines, FL 33024**

**Notice of Violation: 2/22/2017 By: Ted Fowler**

**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to covert an existing garage into a living space.

Disposition: **April 5, 2017 Hearing:** Respondent was present and admitted the violation. Building Official Fowler was present. FOV- Must \$80 administrative fee on or before 05/05/2017. Must comply on or before 04/20/2017 to apply for permit. **Continue to 05/03/2017. Paid admin fee on 04/05/2017.**

EEN17-0031

**Anthony Clayton & Kaela Oliveri, 5111 SW 100 Avenue., Cooper City, FL 33328**

**Mailing Address: 9021 Johnson Street., Pembroke Pines, FL 33024**

**Notice of Violation: 2/22/2017 By: Ted Fowler**

**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install an asphalt driveway.

Disposition: **April 5, 2017 Hearing:** Respondent was present and admitted the violation. Bldg Official Fowler was present. FOV- Must comply on or before 04/20/2017 to apply permits. **Continue to 05/03/2017.**

EEN17-0032

**Jose Hernandez, 5137 SW 90 Avenue., Cooper City, FL 33328**

**Mailing Address: 12642 Grand Oaks Drive., Davie, FL 33330**

**Notice of Violation: 2/22/2017 By: Ted Fowler**

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

Disposition: **April 5, 2017 Hearing:** Respondent was present. Bldg Official Fowler was present. Must comply on or before 04/29/2017. Must pay \$80 administrative fee on or before 05/05/2017. **Paid admin fee on 04/05/2017.**

EEN17-0034

**Jose Hernandez, 5137 SW 90 Avenue., Cooper City, FL 33328**

**Mailing Address: 12642 Grand Oaks Drive., Davie, FL 33330**

**Notice of Violation: 3/7/2017 By: Ted Fowler**

**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install a wood fence.

Disposition: **April 5, 2017 Hearing:** Respondent was present. Bldg Official Fowler was present. Must comply on or before 04/29/2017.

EEN17-0033

**Equity One, 5602 Flamingo Road., Cooper City, FL 33330**

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

**Notice of Violation: 2/27/2017 By: Ted Fowler**

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

Disposition: **April 5, 2017 Hearing:** **Violation complied per Bldg Dept on 03/09/2017. Case Closed**

#### 4. IMPOSITION OF FINE HEARINGS

06110 Patricia Insel., 5225 SW 95 Avenue., Cooper City, FL 33328  
Mailing Address: 1910 SW 58 Avenue., Plantation, FL 33317  
Notice of Violation: 12/28/2016 By: Code Officer Jenny Walsh  
Violation: Sec 6-40(b) Maintenance Standards-Exterior Premises Condition- Failed to keep exterior premises free of nuisances, unsafe or unsightly conditions by allowing litter and debris to be stored on property.  
**(REPEAT VIOLATION)**  
Disposition: **February 1, 2017 Hearing:** Respondent was present and admitted the violation. Code Officer Walsh was present. Must pay \$80 administrative fee on or before 02/15/2017. Must comply with the violation on or before 02/06/2017. If violation is not complied then a fine of \$500/day must be paid from 02/07/2017 until compliance. **\$80 admin fee was paid on 02/01/2017. Violation complied on 03/20/2017.**  
Disposition: **April 5, 2017 Hearing:** Certification of Fine in the amount of \$500.00. If paid then case will close.

EEN16-0187 2640 NW 84 Way LLC., 2640 NW 84 Way., Cooper City, FL 33330  
Mailing Address: 4147 Stirling Road #102., Dania Beach, FL 33314  
Notice of Violation: 12/1/2016 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 roof covering and screen enclosure on a existing permitted pergola.  
Disposition: **January 4, 2017 Hearing:** Respondent was not present. Bldg Official Fowler was present. **Continue to 02/01/2017 due to lack of service. Post to property.**  
Disposition: **February 1, 2017 Hearing:** Respondent was not present. Bldg Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 03/03/2017. Must pay \$250/day fine from 01/01/2017 until compliance.  
Disposition: **April 5, 2017 Hearing:** David Cohen was present. Certification of fine and admin fee

5. **REDUCTION OF FINE HEARINGS**

05611 Federal National Mortgage Assn., 5111 SW 123 Avenue, Cooper City, FL 33328  
Mailing Address: 14221 Dallas Parkway., Dallas, TX 75254  
Notice of Violation: 1/7/2016 By: Code Officer Mark Reale  
Violation: Sec 6-40(a) Maintenance Standards-Exterior Building Condition- failed to maintain green awnings in good repair (black mildew) awning in front & rear. Failed to maintain screening on enclosure. Missing/deteriorated  
**\$250/day fine from 02/16/2016 thru 01/26/2017 (345 days)= \$86,250.00= \$86,250.00**  
Disposition: **April 6, 2016 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Violation is not complied. Must pay \$80 administrative fee on or before 05/06/2016. Must pay \$250/day fine from 02/16/2016 until compliance.  
Disposition: **July 6, 2016 Hearing:** Certification of fine and admin fee  
Disposition: **April 5, 2017 Hearing:** **Paid admin fee and recording/release fees on 03/07/2017.** Russell Hall was present. Fine reduced to \$17,250.00 to be paid 5 days from closing or May 5, 2017. If not paid then fine will revert back to the original amount.

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)  
**\$250/day fine from 07/11/2016 thru 08/18/2016 (38 days)= \$9,500.00 + \$45.50 recording/release fees= \$9,545.50**  
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:** Hearing cancelled due to hurricane. **Continue to 11/02/2016.**

Disposition: **November 2, 2016 Hearing:** Respondent was not present. Code Officer Graham was present. Bees removed per Diane in PW on 08/18/2016. Certification of fine and admin fee 07/11/2016 thru 08/18/2016.  
**Admin fee paid on 03/21/2017.**

Disposition: **April 5, 2017 Hearing:** Matthew Lerner was present. Request for reduction has been denied. Release of property has been granted. Must pay \$91.00 recording/release fees and \$250.00 = \$341.00 for both cases.  
**Paid release and fine on 04/05/2017.**

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)**

**\$250/day fine from 07/28/2016 thru 11/02/2016 (97 days)= \$24,250.00 + \$45.50 recording/release fees= \$24,295.50**

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:** Hearing cancelled due to hurricane. **Continue to 11/02/2016.**

Disposition: **November 2, 2016 Hearing:** Respondent was not present. Code Officer Graham was present. Must comply with the violation. If violation is not complied then case will be continued 12/07/2016 for Certification of Fine. Must pay \$80 administrative fee on or before 12/02/2016.  
**Admin fee paid on 03/21/2017.**

Disposition: **April 5, 2017 Hearing:** Matthew Lerner was present. Request for reduction has been denied. Release of property has been granted. Must pay \$91.00 recording/release fees and \$250.00 = \$341.00 for both cases.  
**Paid release and fine on 04/05/2017.**

05994

**Sean Leonard., 5842 SW 97 Terrace., Cooper City, FL 33328**

**Mailing Address: PO Box 1132., Pittsford, NY 14534**

**Notice of Violation: 11/1/2016 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 public nuisance.**

**\$250/day fine from 11/08/2016 thru 01/16/2017(69 days)= \$17,250.00 + \$80.00 admin fee + \$45.50 recording/release fees= \$17,375.50**

Disposition: **December 7, 2016 Hearing:** Richard Vendetti Esq. was present. Code Officer Walsh was present. FOV- Must pay \$80.00 administrative fee on or before 01/06/2017. Must pay \$250/day fine from 11/08/2016 until compliance. City ordered to assume maintenance of the grass.

Disposition: **February 1, 2017 Hearing:** **City maintained property on 01/16/2017.** Certification of Fine

Disposition: **April 5, 2017 Hearing:** Must pay reduced fine of \$690.00 + \$125.50= \$815.50 on or before 05/05/2017.  
**Paid amount on 04/05/2017.**

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.

**\$100/day fine from 06/05/2016 thru 10/31/2016(148 days)= \$14,800.00 + \$80.00 admin fee + \$45.50 recording/release fees= \$14,925.50**

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:** Hearing cancelled due to hurricane. **Continue to 11/02/2016.**

Disposition: **November 2, 2016 Hearing:** Respondent was not present. Bldg Official Fowler was present. **Violation complied on 10/31/2016.** Certification of fine and admin fee.

Disposition: **April 5, 2017 Hearing:** Must pay reduced fine of \$1480 + \$125.50= \$1605.50 on or before 05/05/2017. **Paid fine on 04/05/2017.**

EEN16-0178

**Jonathan J. Colpani., 11627 SW 50 Street., Cooper City, FL 33330**

**Notice of Violation:** 11/17/2016 By: Building Official Ted Fowler

**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required for construction of a pergola in the backyard..

**\$25/day fine from 12/17/2016 thru 02/02/2017 (47 days)= \$1,175.00 + \$45.50 recording/release fees= \$1,220.50**

Disposition: **January 4, 2017 Hearing:** Respondent was not present. Bldg Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 02/03/2017. Must pay \$25/day from 12/17/2016 until compliance.

Disposition: **March 1, 2017 Hearing:** **Violation complied on 02/02/2017. Certification of fine Admin fee paid on 03/15/2017.**

Disposition: **April 5, 2017 Hearing:** Must pay reduced fine of \$75.00 + \$45.50= \$120.50 on or before 05/05/2017. **Paid fine on 04/05/2017.**

#### 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.