

WEDNESDAY
DECEMBER 16, 2015
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 #

40073A Sean Delandro, 5035 SW 93 Avenue, Cooper City, FL 33026
Notice of Violation: 8/4/2015 By: BSO Deputy Erick Sanchez
Violation: Sec 25-11 Junked or Abandoned Vehicle-deposited, stored, or kept an abandoned vehicle in the open upon public or private property.
Disposition: October 21, 2015 Hearing: Continue to December 16, 2015
Disposition: December 16, 2015 Hearing: Continue to January 6, 2016 for lack of service. Post to property.

05266 Deutsche Bank Natl. Tr. Co. c/o Aldridge Connors LLP., 3890 Fern Forest Road, Cooper City, FL 33026
CERTIFICATION OF FINE Mailing Address: 1615 S. Congress Avenue., #200, Delray Beach, FL, 33445
Notice of Violation: 9/2/2015 By: Code Officer Belinda Graham
Violation: Sec 8-38 Excessive undergrowth-allowed grass to grow in excess of six inches in height which is a prohibited public nuisance. (grass & weeds)
Disposition: October 21, 2015 Hearing: Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 09/15/2015 until compliance. City is ordered to assume maintenance of the property.
Disposition: December 16, 2015 Hearing: Sheree Eriks was present. Code Officer Graham was present. Violation complied on 11/23/2015. Certification of Fine.

05267 Deutsche Bank Natl. tr. Co Trstee c/o Aldridge Connors LLP., 3890 Fern Forest Road, Cooper City, FL 33026
Mailing Address: 1615 S. Congress Avenue., Suite 200, Delray Beach, FL 33445
Notice of Violation: 9/2/2015 By: Code Officer Belinda Graham
Violation: Sec 23-90(i) Fences, walls and hedges-Fence Maintenance- for failed to maintain fence in structurally sound or aesthetically attractive manner.
Disposition: November 18, 2015 Hearing: Continuance granted to December 16, 2015
Disposition: December 16, 2015 Hearing: Sheree Eriks was present and admitted the violation. Code Officer Graham was present. FOV- Violation complied on 12/14/2015. No fine assessed. Must pay \$80 administrative fee on or before 01/15/2016.

05268 Deutsche Bank Natl. tr. Co Trstee c/o Aldridge Connors LLP., 3890 Fern Forest Road, Cooper City, FL 33026
Mailing Address: 1615 S. Congress Avenue., Suite 200, Delray Beach, FL 33445
Notice of Violation: 9/2/2015 By: Code Officer Belinda Graham
Violation: Sec 6-40(a)(1) Maintenance Standards-Exterior Building Condition- failure to maintain exterior wall surfaces in good condition and prevent deterioration. (mold/mildew)

Disposition: **November 18, 2015 Hearing: Continuance granted to December 16, 2015**

Disposition: **December 16, 2015 Hearing:** Sheree Eriks was present and admitted the violation. Code Officer Graham was present. FOV- Violation complied on 12/14/2015. No fine assessed. Must pay \$80 administrative fee on or before 01/15/2016.

05550 **Carmen & Carlos Corcuera., 9240 SW 49 Street, Cooper City, FL 33328**

Notice of Violation: 11/8/2015 By: Code Officer Jenny Walsh

Violation: Sec 17-23 Vehicle Covers- any vehicle parked outside may be covered with a custom vehicle cover or other such fitted cover with tag visible-tarps are not acceptable.

Disposition: **December 16, 2015 Hearing:** Respondent was not present. Code Officer Walsh was present. FOV- Must pay \$80 administrative fee on or before 01/15/2016. Must pay a \$10/day fine from 11/18/2015 until compliance.

05552 **Edn, Edn., 8881 SW 49 Court, Cooper City, FL 33328-3605**

Notice of Violation: 9/10/2015 By: Code Officer Belinda Graham

Violation: Sec 6-10(d)Storm Shutter Regulations-allowed storm shutters to be in a closed/secured position on a structure for periods in excess of (10) consecutive days.

Disposition: **December 16, 2015 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 01/15/2016. Must pay a \$150/day fine from 09/22/2015 until compliance.

05651 **Edn, Edn., 8881 SW 49 Court, Cooper City, FL 33328-3605**

Notice of Violation: 10/5/2015 By: Code Officer Belinda Graham

Violation: Sec 6-40(a) Maintenance Standards-failed to maintain shutters free from dirt, grime, stains, mildew and free from any signs of deterioration.

Disposition: **December 16, 2015 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 01/15/2016. Must pay a \$75/day fine from 11/09/2015 until compliance.

05570 **Ocwen Loan Servicing LLC c/o Busch White Norton LLP., 8695 SW 51 Place, Cooper City, FL 33328**

Mailing Address: 505 S. Flagler Drive, Suite 1325, West Palm Beach, FL 33401

Notice of Violation: 9/17/2015 By: Code Officer Belinda Graham

Violation: Sec 6-40(a)(3) Maintenance Standards- failed to maintain screens, shutters or awnings without rips and tears. (patio screens)

Disposition: **December 16, 2015 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 01/15/2016. Must pay \$250/day from 10/19/2015 until compliance.

EEN15-0049 **Deborah Valin., 4901 SW 94 Way, Cooper City, FL 33328-3426**

Notice of Violation: 10/1/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for screen replacement.

Disposition: **November 18, 2015 Hearing: Continue to December 16, 2015 for lack of service.**

Disposition: December 16, 2015 Hearing: **Complied on 12/08/2015. Case Closed**

EEN15-0050

Deborah Valin., 4901 SW 94 Way, Cooper City, FL 33328-3426

Notice of Violation: 10/1/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for A/C replacement.

Disposition: November 18, 2015 Hearing: **Continue to December 16, 2015 for lack of service.**

Disposition: December 16, 2015 Hearing: **Continue to 01/06/2015 for status review.**

EEN15-0054

Jazbrowhomes LLC., 10223 SW 51 Street, Cooper City, FL 33328-4931

Mailing Address: 3001 W. Hallandale Beach Blvd., #300, Pembroke Park, FL 33009

Notice of Violation: 10/9/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for a chain link fence.

Disposition: November 18, 2015 Hearing: **Continue to December 16, 2015 for lack of service.**

Disposition: December 16, 2015 Hearing: Dahyana Olivares was present and admitted the violation. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 01/15/2016. Continue to 03/02/2016 for status review.

EEN15-0058

Jacqueline T. Silva., 2901 Dorchester Lane , Cooper City, FL 33026

Notice of Violation: 10/27/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for window and door replacement.

Disposition: December 16, 2015 Hearing: **Complied on 12/08/2015. Case Closed**

EEN15-0060

Amy D. Lehmann., 5016 SW 105 Avenue, Cooper City, FL 33328

Notice of Violation: 10/22/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for screen enclosure.

Disposition: December 16, 2015 Hearing: **Complied on 12/08/2015. Case Closed**

EEN15-0061

Lisette Guttierrez., 2926 Dublin Circle, Cooper City, FL 33026

Notice of Violation: 10/22/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for screen enclosure

Disposition: December 16, 2015 Hearing: **Respondent requested a continuance to 03/02/2016 that was granted but the violation complied on 12/11/2015 so the case will be closed.**

EEN15-0062

Edward Pinkowski., 10212 SW 59 Street, Cooper City, FL 33328

Notice of Violation: 10/22/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for accordion shutters.

Disposition: December 16, 2015 Hearing: **Complied on 12/08/2015. Case Closed.**

EEN15-0063

Reno Dell'agnese., 5030 SW 90 Terrace, Cooper City, FL 33328-3503

Notice of Violation: 10/22/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for residential alteration.

Disposition: **December 16, 2015 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 01/15/2016. Must pay \$250/day from 11/22/2015 until complied. Continue to 01/06/2016. According to the building department the violation was complied on 08/12/2014.

EEN15-0064

Igor & Inna Ozerov., 13264 Lakeside Terrace, Cooper City, FL 33330-2663

Notice of Violation: 10/22/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for a plumbing permit.

Disposition: **December 16, 2015 Hearing:** **Complied on 11/09/2015. Case Closed**

EEN15-0065

Elizabeth A. Legacki., 5104 SW 87 Terrace, Cooper City, FL 33328-4336

Notice of Violation: 10/26/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for window replacement.

Disposition: **December 16, 2015 Hearing:** **Complied on 11/25/2015. Case Closed**

EEN15-0066

Amy Carrabba., 5103 SW 92 Terrace, Cooper City, FL 33328

Notice of Violation: 10/27/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for fence replacement.

Disposition: **December 16, 2015 Hearing:** **Complied on 12/07/2015. Case Closed**

EEN15-0067

Cheryl Lynn Pollack., 8677 SW 50 Street, Cooper City, FL 33328

Notice of Violation: 10/27/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for fence replacement.

Disposition: **December 16, 2015 Hearing:** Respondent's husband was present. Building Official Fowler was present. Must provide a statement from the next door neighbor accepting the fence as is. Continue to 03/02/2016 for status review.

EEN15-0068

Gary & Charlene Walker., 11930 SW 55 Street, Cooper City, FL 33330-3309

Notice of Violation: 10/27/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for fence replacement.

Disposition: **December 16, 2015 Hearing:** Respondent was present. Building Official Fowler was present. FOV-Must renew the permit and obtain final inspection. Continue to 03/02/2016 for status review. If the violation is complied then case will be closed.

- EEN15-0069 **Jonas Ches., 4940 SW 88 Terrace, Cooper City, FL 33328**
Notice of Violation: 10/27/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for fence replacement.
Disposition: December 16, 2015 Hearing: **Complied on 11/06/2015. Case Closed**
- EEN15-0070 **John Phillip Cooke., 10537 SW 53 Street, Cooper City, FL 33328-5609**
Notice of Violation: 10/27/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for driveway.
Disposition: December 16, 2015 Hearing: **Complied on 11/20/2015. Case Closed**
- EEN15-0071 **John Phillip Cooke., 10537 SW 53 Street, Cooper City, FL 33328-5609**
Notice of Violation: 10/27/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for window replacement.
Disposition: December 16, 2015 Hearing: **Complied on 11/30/2015. Case Closed**
- EEN15-0072 **Karen E. Henriquez., 5003 SW 92 Terrace, Cooper City, FL 33328**
Notice of Violation: 10/27/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for a shed permit.
Disposition: December 16, 2015 Hearing: **Complied on 11/13/2015. Case Closed**
- EEN15-0073 **Luis Alvarez., 4948 SW 92 Terrace, Cooper City, FL 33328**
Notice of Violation: 11/5/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for a driveway permit.
Disposition: December 16, 2015 Hearing: **Respondent was present. Building Official Fowler was present. Permit has been cancelled. Case Closed**
- EEN15-0074 **Luis Alvarez., 4948 SW 92 Terrace, Cooper City, FL 33328**
Notice of Violation: 11/5/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for an alarm permit.
Disposition: December 16, 2015 Hearing: Respondent was present. Building Official Fowler was present. Must renew the permit and obtain final inspection. **Continue to 03/02/2016 for status review.**
- EEN15-0075 **Alex Michael Bromir., 5085 SW 89 Avenue, Cooper City, FL 33328-3636**
Notice of Violation: 11/5/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for a chain link fence.

Disposition: December 16, 2015 Hearing: Respondent was present. Building Official Fowler was present. Case Closed

EEN15-0076

Sean Smith., 9404 SW 52 Place, Cooper City, FL 33328-4128

Notice of Violation: 11/5/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for a demolition permit.

Disposition: December 16, 2015 Hearing: Respondent was not present. Building Official Fowler was present. Violation complied on 12/15/2016. Case Closed

EEN15-0077

Erick R Viera., 5612 SW 118 Avenue, Cooper City, FL 33330-4173

Notice of Violation: 11/5/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for a chain link fence.

Disposition: December 16, 2015 Hearing: Violation is complied on 11/25/2015. Case Closed

EEN15-0078

Memorial Post #321., 9081 SW 51 Street, Cooper City, FL 33328-4201

Notice of Violation: 11/13/2015 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 GFCI electric outlets

Disposition: December 16, 2015 Hearing: Respondent was not present. Building Official Fowler was present. Violation complied. Case Closed

EEN15-0079

Syed K Hussain., 11802 SW 47 Court, Cooper City, FL 33330

Notice of Violation: 10/17/2015 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed to install above ground LP tank.

Disposition: December 16, 2015 Hearing: Continue to 01/06/2016 due to lack of service. Post Property.

4. IMPOSITION OF FINE HEARINGS

05270

Federal National Mortgage Assn c/o Financial Freedom., 3930 Fern Forest Road, Cooper City, FL 33026

Mailing Address: 2900 Esperanza Crossing., Austin, TX 78758

Notice of Violation: 9/2/2015 By: Code Officer Belinda Graham

Violation: Sec 6-40(b) Maintenance Standards-failed to keep exterior premises free of nuisances, unsafe or unsightly conditions. (litter, containers, misc items)

Disposition: October 21, 2015 Hearing: Respondent not present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 09/15/2015 until compliance. City is ordered to remove propane tank due to a health, safety and welfare issue.

Disposition: December 16, 2015 Hearing: Certification of Fine

05391

Federal National Mortgage Assn., 11803 SW 59 Court , Cooper City, FL 33330

Mailing Address: 14221 Dallas Parkway, Suite 100., Dallas, TX 75254

Notice of Violation: 7/20/2015 By: Code Officer Mark Reale

Violation: Sec 23-90(i) Fences, walls and hedges-Fence Maintenance- for failed to maintain fence in structurally sound or aesthetically attractive manner. (mold, mildew & dirt)

Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 08/25/2015 until compliance. **Paid admin fee on 11/18/2015. Complied 11/12/2015.**

Disposition: **December 16, 2015 Hearing:** Atty Edward McDeonough was present. Code Officer Reale was present. Fine was reduced to \$9,500.00 to be paid on or before 01/08/2016 or within 5 days of closing.

05394

Maria Mata., 5141 SW 101 Avenue, Cooper City, FL 33328

Notice of Violation: 7/23/2015 By: Code Officer Mark Reale

Violation: Sec 23-90 Fence Maintenance- failed to maintain wood fence in a structurally sound or aesthetically attractive manner. (broken slats-fence leaning-mildew)

Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$100/day fine from 07/27/2015 until compliance.

Disposition: **December 16, 2015 Hearing:** Certification of Fine

05413

Teresa Wooley.,5016 SW 123 Terrace , Cooper City, FL 33330

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

Violation: Sec 8-38 Excessive Undergrowth- allowed grass to grow in excess of six inches in height and allowing the existence of excessive accumulation of untended weeds.

Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must comply on or before 11/02/2015 if not complied then City is ordered to assume maintenance. Must pay \$150/day fine from 08/10/2015 until compliance.

Disposition: **December 16, 2015 Hearing:** **Violation complied on 11/18/2015.** Certification of Fine

05414

Teresa Wooley.,5016 SW 123 Terrace , Cooper City, FL 33330

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

Violation: Sec 6-40(a)(5) Maintenance Standards-Exterior Building Condition- failure to maintain doors (sliding glass doors) in rear in good repair and weather tight and infestation proof condition. (replace shattered sliding glass door in the rear).

Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 09/26/2015 until compliance. City to assume maintenance of the property immediately (secure opening) due to health, safety welfare issue.

Disposition: **December 16, 2015 Hearing:** **Violation complied on 11/17/2015.** Certification of Fine

05418

Deutsche Bank Natl Tr. Co. Trstee.Specialized Loan Servicing LLC., 10471 SW 51 Street, Cooper City, FL 33330

Mailing Address: 8742 Lucent Blvd, Suite 300., Highlands Ranch, Co. 80129

Notice of Violation: 8/28/2015 By: Code Officer Mark Reale

Violation: Sec 25-10(a) Parking of Commercial Vehicles RV's & Boats- parked, stored or kept a trailer and boat on privately owned property in a residentially zoned district (parked on driveway)

Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 08/26/2015 through

10/15/2015 on or before 11/20/2015.

Disposition: **December 16, 2015 Hearing:** Certification of Fine

05419

Deutsche Bank Natl Tr. Co. Trstee.Specialized Loan Servicing LLC., 10471 SW 51 Street, Cooper City, FL 33330

Mailing Address: 8742 Lucent Blvd, Suite 300., Highlands Ranch, Co. 80129

Notice of Violation: 8/28/2015 By: Code Officer Mark Reale

Violation: Sec 8-38 Excessive undergrowth-allowed grass to grow in excess of six inches in height which is a prohibited public nuisance. Allowed for the existence of excessive accumulation of untended weeds.

Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 09/07/2015 until compliance. City is ordered to assume maintenance.

Disposition: **December 16, 2015 Hearing:** **Violation complied on 11/4/2015 by the respondent.** Certification of Fine

05420

Claudia Matos & George Nunez., 10292 SW 49 Manor , Cooper City, FL 33330

Mailing Address: 4530 W. 8 Court., Hialeah, FL 33012

Notice of Violation: 9/2/2015 By: Code Officer Mark Reale

Violation: Sec 25-11 Junked or Abandoned Vehicle-deposited, stored, or kept an abandoned vehicle (tag expired) in the open upon public or private property.

Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$75/day from 09/02/2015 through 10/14/2015 on or before 11/20/2015.

Disposition: **December 16, 2015 Hearing:** Certification of Fine

05507

Claudia Matos & George Nunez., 10292 SW 49 Manor , Cooper City, FL 33330

Mailing Address: 4530 W. 8 Court., Hialeah, FL 33012

Notice of Violation: 8/20/2015 By: Code Officer Jenny Walsh

Violation: Sec 8-38 Excessive Undergrowth- allowed grass to grow in excess of 6 inches in height which is prohibited nuisance allowed for accumulation of untended weeds.

Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Walsh was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$75/day fine from 08/28/2015 through 10/14/2015 on or before 11/20/2015.

Disposition: **December 16, 2015 Hearing:** Certification of Fine

05464

Patrick M. & Easter M Stanbary Fairley., 2703 Rio De Janeiro Avenue , Cooper City, FL 33026

Notice of Violation: 8/6/2015 By: Code Officer Belinda Graham

Violation: Sec 25-95c- Prohibited Placement- placed, stored or kept other articles or materials within the public right of way which is prohibited. (pvc pipes)

Disposition: **September 16, 2015 Hearing:** Respondent was not present. Code Officer Graham was present. **Continuance granted to 10/21/2015.**

Disposition: **October 21, 2015 Hearing:** Respondent was present and admitted the violation. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 12/05/2015. No fine assessed. Must comply with the violation on or before 12/05/2015. Continue to 12/16/2015 for status review.

Paid admin fee on 11/04/2015. Complied 12/05/2015 per Code.

Disposition: December 16, 2015 Hearing: **Case Closed**

05467

Sulaiman & Husain M. & Mohammed A ET AL Husain., 5040 SW 87 Avenue , Cooper City, FL 33328

Mailing Address: 17450 SW 59 Court., Southwest Ranches, FL 33331

Notice of Violation: 8/11/2015 By: Code Officer Belinda Graham

Violation: Sec 6-40(b) Maintenance Standards- failure to keep exterior premises free of nuisances, unsafe or unsightly conditions by allowing green stagnant pool water to form. (pool cover in disrepair)

Disposition: **October 21, 2015 Hearing:** Respondent was present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Withheld imposing fine pending inspection. If violation is complied then case will be closed. If not complied then continue to 11/18/2015 for status review.

Disposition: **December 16, 2015 Hearing:** **Violation complied on 10/22/2015.** Certification of admin fee only.

05470

Jessica Glazer., 10766 S. Saratoga Drive , Cooper City, FL 33026-5004

Notice of Violation: 8/12/2015 By: Code Officer Belinda Graham

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

Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 08/27/2015 until compliance. City is ordered to assume maintenance of the property.

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

05477

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

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

Notice of Violation: 7/29/2015 By: Code Officer Jenny Walsh

Violation: Sec 8-38 Excessive Undergrowth- allowed grass to grow in excess of 6 inches and allowed existance of excessive accumulation of untended weeds. (vegetation encroaching sidewalk)

Disposition: **October 21, 2015 Hearing:** Respondent not present. Code Officer Walsh was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 08/11/2015 until compliance. City is ordered to assume maintenance of the property.

Disposition: **December 16, 2015 Hearing:** **Continue to 01/06/2016. Post to the property.**

05508

Jessica M. Pray & Gary L. Michael., 5341 SW 90 Avenue, Cooper City, FL 33328

Notice of Violation: 8/24/2015 By: Code Officer Jenny Walsh

Violation: Sec 8-38 Excessive Undergrowth- allowed grass to grow in excess of 6 inches in height which is prohibited nuisance allowed for accumulation of untended weeds.

Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Walsh was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 09/01/2015 through 10/14/2015 on or before 11/20/2015.

Disposition: **December 16, 2015 Hearing:** Certification of Fine

05517

Dennis A. Cravero., 9465 SW 52 Street, Cooper City, FL 33328

Mailing Address: 398 Old Patten Road., Island Falls, Maine 04747
Notice of Violation: 9/6/2015 By: Code Officer Jenny Walsh
Violation: Sec 8-38 Excessive undergrowth- for allowing grass to grow in excess of 6 inches in height and allowed for existence of excessive accumulation of untended weeds.

Disposition: **October 21, 2015 Hearing:** Respondent not present. Code Officer Walsh was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 09/13/2015 through 10/07/2015 on or before 11/20/2015.
Paid admin fee on 11/13/2015

Disposition: **December 16, 2015 Hearing:** Sandra Echeverry- Listing Agent was present. Code Officer Walsh was present. Certification of Fine.

05519

Patricia Controne-Restaino & Mariano G Restaino., 9901 SW 55 Court, Cooper City, FL 33328
Mailing Address: 1553 NE 162 Street., Citra, FL 32113
Mailing Address: Citimortgage Inc. Attn: REO Dept., 1000 Technology Drive, O'Fallon, MO 63368
Notice of Violation: 9/8/2015 By: Code Officer Jenny Walsh
Violation: Sec 8-38 Excessive undergrowth-allowed grass to grow in excess of six inches in height, which is a prohibited public nuisance.

Disposition: **October 21, 2015 Hearing:** Posted Notice on 09/28/2015. Respondent was not present. Code Officer Walsh was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 09/15/2015 until compliance. City to ordered to assume maintenance of the property.
Paid admin fee on 11/18/2015. Complied on 11/16/2015 by respondent.

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

EEN15-0031

Bank of New York Mellon Trstee c/o Frenkel Lambert Weiss LLP., 10189 SW 49 Manor, Cooper City, FL 33330
Mailing Address: 1 East Broward Blvd, Suite 1430, Fort Lauderdale, FL 33301
Notice of Violation: 8/31/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code provides that a permit for a window replacement must be renewed.

Disposition: **October 21, 2015 Hearing:** Respondent not present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day from 10/01/2015 until compliance.

Disposition: **December 16, 2015 Hearing:** Certification of Fine

EEN15-0057

Aimee Dolan., 5724 SW 116 Avenue, Cooper City, FL 33330-4108
Notice of Violation: 10/14/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for an addition and mechanical.

Disposition: **November 18, 2015 Hearing:** Robert Dolan was present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Permits must be renewed on or before 12/08/2015. **Continue to December 16, 2015 for status review.**
Admin fee paid on 12/07/2015.

Disposition: **December 16, 2015 Hearing:** **Case Closed**

5. REDUCTION OF FINE HEARINGS

04479
Violation
Complied

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
\$200.00 per day from 02/17/2014 thru 02/24/2015 (372 days)=\$74,400.00 + \$45.50 recording/release fees= \$74,445.50

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
Paid \$80.00 admin fee on 05/04/2015

Disposition: **May 20, 2015 Hearing:** Natalia Castro-representative from Trust Field Services was present. Code Officer Graham was present. Fine has been reduced to \$27,025.50 to be paid the earlier of 5 days from closing or June 19, 2015. If not paid then the fine will revert back to the full original amount.

Disposition: **November 18, 2015 Hearing:** Representative was not in attendance therefore reduction has been denied without prejudice.

Disposition: **December 16, 2015 Hearing:** Sheree Eriks was present. Code Officer Graham was present. Fine reduced to \$15,000 + \$45.50= \$15045.50 to be paid on or before 02/12/2016 if not paid then fine will revert back to the original amount.

05122

Deutsche Bank Natl Tr Co Trstee c/o Ocwen Loan Servicing LLC., 3125 E. Quayside Drive, Cooper City, Florida 33026
Mailing Address: 1661 Worthington Road #100., West Palm Beach, FL 33409
Notice of Violation: 2/25/2015 By: BSO Code Officer Belinda Graham
Violation: Sec 6-40(a)(5) Maintenance Standards- failure to maintain windows or doors in good repair and weather tight and infestation proof condition
\$250.00 per day from 02/25/2015 thru 08/20/2015 (176 days)=\$44,000.00 + \$45.50 recording/release fees= \$44,045.50

Disposition: **May 20, 2015 Hearing:** Natalia Castro representative from Trust Field Services was present and admitted the violation. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 06/19/2015. Must comply with the violation on or before 05/27/2015. If the violation is not complied then a fine in the amount of \$250/fine must be paid from 02/25/2015 until compliance.

Disposition: **July 15, 2015 Hearing:** Respondent not present. Code Officer Graham was present. Certification of fine and administrative fee. **Paid admin fee on 09/18/2015.**

Disposition: **November 18, 2015 Hearing:** Representative was not present therefore reduction is denied without prejudice.

Disposition: **December 16, 2015 Hearing:** Fine reduced to \$9,000 + \$45.50= \$9,045.50 due on or before 02/12/2016 if not paid then the fine will revert back to the original amount.

05317

Deutsche Bank Natl Tr Co Trstee c/o Ocwen Loan Servicing LLC., 3125 E. Quayside Drive, Cooper City, Florida 33026
Mailing Address: 1661 Worthington Road #100., West Palm Beach, FL 33409

Notice of Violation: 3/31/2015 By: BSO Code Officer Belinda Graham
Violation: Sec 6-40(b) Maintenance Standards-Exterior Premises-failure to keep exterior premises free of nuisances, unsafe or unsightly conditions by allowing green stagnant fountain water to form.
\$250.00 per day from 03/31/2014 thru 07/08/2015 (99 days)=\$24,750.00 + \$45.50 recording/release fees= \$24,795.50

Disposition: **May 20, 2015 Hearing:** Natalia Castro representative from Trust Field Services was present and admitted the violation. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 06/19/2015. Must comply with the violation on or before 05/27/2015. If the violation is not complied then a \$250/day fine must be paid from 03/31/2015 until compliance.

Disposition: **July 15, 2015 Hearing:** Respondent not present. Code Officer Graham was present. **Violation complied on July 8, 2015.** Certification of fine and administrative fee. **Paid admin fee on 09/18/2015**

Disposition: **November 18, 2015 Hearing:** Representative was not present therefore reduction is denied without prejudice.

Disposition: **December 16, 2015 Hearing:** Fine reduced to \$5000 + \$45.50= \$5,045.50 due on or before 02/12/2016 if not paid then fine will revert back to the original amount.

05092

Deutsche Bank Natl Tr Co Trstee c/o Ocwen Loan Servicing LLC., 10982 Boston Drive, Cooper City, Florida 33026
Mailing Address: 1661 Worthington Road #100., West Palm Beach, FL 33409
Notice of Violation: 12/9/2014 By: BSO Code Officer Belinda Graham
Violation: Sec 6-40(a)(1) Maintenance Standards-Exterior Building Condition-failed to maintain exterior wall surfaces in good condition and prevent deterioration (mold/mildew & rust)
\$250.00 per day from 01/09/2015 thru 03/31/2015 (81 days)=\$20,250.00 + \$45.50 recording/release fees= \$20,295.50

Disposition: **February 18, 2015 Hearing:** Respondent not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 03/20/2015. Must pay \$250/day fine from 01/09/2015 until compliance.

Disposition: **April 15, 2015 Hearing:** Violation complied on 03/31/2015. Certification of Fine from 01/09/2015 until 03/31/2015 and admin fee.
Paid admin fee on 12/02/2015.

Disposition: **December 16, 2015 Hearing:** Fine reduced to \$500 + \$45.50= \$545.50 due on or before 03/01/2016 if not paid then fine will revert back to the original amount. **Paid \$545.50 on 12/16/2015**

05093

Deutsche Bank Natl Tr Co Trstee c/o Ocwen Loan Servicing LLC., 10982 Boston Drive, Cooper City, Florida 33026
Mailing Address: 1661 Worthington Road #100., West Palm Beach, FL 33409
Notice of Violation: 12/9/2014 By: BSO Code Officer Belinda Graham
Violation: Sec 6-40(a)(2) Maintenance Standards-Exterior Building Condition-failed to maintain roof or gutters free of dirt, grime, stains, mildew, peeling and free from any signs of deterioration
\$250.00 per day from 01/09/2015 thru 03/13/2015 (63 days)=\$15,750.00 + \$45.50 recording/release fees= \$15,795.50

Disposition: **February 18, 2015 Hearing:** Respondent not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 03/20/2015. Must pay \$250/day fine from 01/09/2015 until compliance.

Disposition: **April 15, 2015 Hearing:** Certification of fine from 01/09/2015 until 03/13/2015 and admin fee.
Paid admin fee on 12/02/2015.

Disposition: **December 16, 2015 Hearing:** Fine reduced to \$500 + \$45.50= \$545.50 due on or before 03/01/2016 if not paid then fine will revert back to the original amount. **Paid \$545.50 on 12/16/2015**

EEN15-0013 **Linnet Family Limited Partnership., 9552 Griffin Road, Cooper City, FL 33328**
Mailing Address: 9552 Griffin Road, Cooper City, FL 33328
Notice of Violation: 6/18/2015 **By: Building Official Ted Fowler**
Violation: FBC 105.11.2 Sec 6-7 Adoption of Florida Building Code provides that a sign permit and sign electric permit need to be renewed.
\$100.00 per day from 06/29/2015 thru 11/04/2015 (128 days)=\$12,800.00 + \$45.50 recording/release fees= \$12,845.50
Disposition: **August 19, 2015 Hearing:** Respondent not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 09/18/2015. Must pay \$100/day fine from 06/29/2015 until compliance. **Admin fee has been paid on 10/21/2015.**
Disposition: **October 21, 2015 Hearing:** Certification of fine
Disposition: **November 18, 2015 Hearing:** Representative was not present therefore reduction is denied without prejudice. **Violation complied 11/04/2015**
Disposition: **December 16, 2015 Hearing:** Yolanda Perez was present. Fine reduced to \$3000 + \$45.50 due on or before 02/28/2016 if not paid then fine will revert back to the original amount.

EEN15-0059 **Berta L. Cardenas & Joshua D. Plantz., 9141 SW 55 Street, Cooper City, FL 33328-5811**
Notice of Violation: 10/23/2015 **By: Building Official Ted Fowler**
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for an addition and mechanical.
\$100.00 per day from 10/23/2015 thru 12/08/2015= \$4600.00 + \$80.00 admin fee + \$45.50 recording/release fees=(46 days)= \$4,725.50
Disposition: **November 18, 2015 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must pay \$100/day fine from 10/23/2015 until compliance. **Complied on 12/08/2015.**
Disposition: **December 16, 2015 Hearing:** Fine reduced to \$200 + \$80.00 + \$45.50= \$325.50 due on or before 01/15/2016 if the fine is not paid then it will revert back to the original amount.

05009 **Toni Lynn Mawby., 9600 NW 39 Street, Cooper City 33024**
Notice of Violation: 10/20/2014 **By: BSO Code Officer Lynn Duvall**
Violation: Sec 8-38 Excessive undergrowth-allowed grass to grow in excess of six inches in height, which is a prohibited public nuisance. (rear of wall-NW 38 St)
\$50.00 per day from 10/28/2014 thru 12/03/2015 (36 days)=\$1800.00 + \$45.50 recording/release fees= \$1,845.50
Disposition: **November 19, 2014 Hearing:** Respondent not present. Code Officer Duvall was present. FOV- Must pay \$80 administrative fee on or before 12/19/2014. Must comply with the violation and pay a \$50/day fine from 10/28/2014 until compliance.
Disposition: **January 21, 2015 Hearing:** Certification of Fine and admin fee. **Paid admin fee on 11/13/2015.**
Disposition: **November 18, 2015 Hearing:** Representative was not in attendance therefore reduction is denied without prejudice.
Disposition: **December 16, 2015 Hearing:** Fine reduced to \$180.00 + \$45.50= \$225.50 due on or before 01/15/2016 if not paid then fine will revert back to the original amount.

43851A **Javier Marcus Bernier., 9600 NW 39 Street, Cooper City, Florida 33024**
Notice of Violation: 5/26/2014 **By: Deputy Julio Rodriguez**

Violation: FSS 316.1945(1)(a)(2) Blocking Sidewalk
\$30.00 fine + \$80.00 administrative fee + \$28.50 recording/release fees= \$138.50

Disposition: **August 20, 2014 Hearing:** Respondent was not present. Deputy Julio Rodriguez was present. FOV- Must pay \$30.00 fine and \$80 admin fee on or before 09/19/2014.

Disposition: **November 18, 2015 Hearing:** Representation was not in attendance therefore reduction is denied without prejudice.

Disposition: **December 16, 2015 Hearing:** Reduction denied. Must pay full 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.