

WEDNESDAY  
FEBRUARY 19, 2014  
9:00 A.M.



COOPER CITY HALL  
9090 SOUTHWEST 50 PLACE  
COOPER CITY, FLORIDA

AGENDA  
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

1. EXPLANATION OF PROCEDURES BY SPECIAL MAGISTRATE

2. SWEARING IN

3. NOTICE OF VIOLATION HEARINGS

CASE #

41772A Debra Miller., 8654 Blaze Court, Davie, FL 33328

Location of Violation: 3900 Blk Palm Avenue

Notice of Violation: 12/17/2013 By: BSO Deputy Jay Robinson

Violation: City Code Section 8-3, "Litter in public places"

- throwing bag of trash on roadway

**NOT GUILTY PLEA**

Disposition: February 19, 2014 Hearing: Respondent was present. Violation was upheld. Must pay \$20 fine and \$80 Admin Fee by March 21, 2014.

41773A Christian Thomas Alvarez., 11014 Neptune Drive., Cooper City, FL 33026

Location of Violation: 11014 Neptune Drive

Notice of Violation: 12/22/2013 By: BSO Deputy Jay Robinson

Violation: City Code Section 10-6(5), "Noise-" Specific prohibitions (animals)- for barking dogs heard from the street.

Disposition: February 19, 2014 Hearing: Respondent was not present. Violation was upheld. Must pay \$25 fine and \$80 Admin Fee by March 21, 2014.

42017A Vector Security., 6555 N. Powerline Road., Ste. 413, Ft. Lauderdale, FL 33329

Location of Violation: 8684 SW 55 Street., Cooper City, FL 33328

Notice of Violation: 11/27/2013 By: BSO Deputy Julio Rodriguez

Violation: City Code Section 25-10(a), "Parking of Commercial Vehicles, RV's and Boats"

Disposition: February 19, 2014 Hearing: Anthony Digirolamo was present. Violation was upheld. Must pay \$20 fine and \$80 Admin Fee by March 21, 2014.

42019A Ralph Augustine Rossi Jr., 1943 Timberline Road., Weston, FL 33327

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

Notice of Violation: 1/5/2014 By: BSO Deputy Julio Rodriguez

Violation: City Code Section 7-10, "Fire Zone"

Disposition: February 19, 2014 Hearing: Paid. Case Closed.

- 42194A Christopher J. Santiago., 19147 NW 82 Cr. Ct, Miami, FL 33015  
Mailing Address: PO BOX 558014, Miami, Florida 33255-8014  
Location of Violation: West Lake Blvd.  
Notice of Violation: 10/25/2013 By: BSO CSIA Neil Berke  
Violation: City Code Section 25-11(a), "Abandoned/Junked Vehicle"  
- for abandoned-expired tag
- Disposition: **January 15, 2014 Hearing:** Respondent not present. CSIA Neil Berke was present. Continue to 02/19/2014 due to lack of service.
- Disposition: **February 19, 2014 Hearing:** Renotice sent on 01/29/2014 for March 19, 2014 hearing due to CSIA Neil Berke's absence.
- 42312A Kevin Ozrovitz., 3146 NW 83 Way, Cooper City, FL 33024  
Location of Violation: 3146 NW 83 Way, Cooper City, FL 33024  
Notice of Violation: 11/27/2013 By: BSO Deputy Andrew Clark  
Violation: City Code Section 10-6(2), "Noise" - music heard in neighbor's home.  
**NOT GUILTY PLEA**
- Disposition: **February 19, 2014 Hearing:** Respondent and his attorney, Guy Shir were present. Respondent's neighbor at 3156 NW 53 Way was present and gave testimony. Both the respondent's attorney and the City prosecutor are ordered to prepare legal briefs on the definition of public right-of-way and due process (including specificity of code section when issuing a citation) by February 28, 2014 to the City Clerk.
- 43396A Kevin Ozrovitz., 3146 NW 83 Way, Cooper City, FL 33024  
Location of Violation: 3146 NW 83 Way, Cooper City, FL 33024  
Notice of Violation: 10/28/2013 By: BSO Deputy Wes Haber  
Violation: City Code Section 10-6(2), "Noise"  
**NOT GUILTY PLEA**
- Disposition: **December 18, 2013 Hearing:** Continued to February 19, 2014 due to respondent's counsel could not attend.
- Disposition: **February 19, 2014 Hearing:** Respondent and his attorney, Guy Shir were present. Respondent's neighbor at 3156 NW 53 Way was present and gave testimony. Both the respondent's attorney and the City prosecutor are ordered to prepare legal briefs on the definition of public right-of-way and due process (including specificity of code section when issuing a citation) by February 28, 2014 to the City Clerk.
- 42660A Gladys Digirolamo., 8684 SW 55 Street., Cooper City, FL 33328  
Notice of Violation: 9/11/2013 By: BSO CSIA Jim Marshall  
Violation: City Code Section 25-11(a), "Abandoned/Junked Vehicle"  
no tag or tires
- Disposition: **January 15, 2014 Hearing:** Case Continued to February 19, 2014 due to CSIA

Marshall absence. [Renotice posted to property 01/09/2014 and send certified & regular.](#)

Disposition: **February 19, 2014 Hearing:** Respondent was present. Violation was upheld. Must pay \$15 fine and \$20 Admin Fee by March 21, 2014.

42667A **Alexander Rivera Hernandez., 306 SW 16 Street, #9, Dania Beach, FL 33004**

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

**Notice of Violation:** 10/31/2013 By: BSO CSIA Jim Marshall

**Violation:** City Code Section 7-10, "Fire Lanes - Parking Prohibited" - for parking in a fire zone.

Disposition: **December 18, 2013 Hearing:** Case continued for service.

Disposition: **January 15, 2014 Hearing:** Case Continued to February 19, 2014 due to CSIA Marshall absence. [Renotice mailed not posted.](#)

Disposition: **February 19, 2014 Hearing:** Continued to March 19, 2014 Hearing - POST NOTICE.

04263 **Maria Nichols., 5190 Lake Loop Road, Cooper City, FL 33330**

**Mailing Address:** 11810 SW 49 Court, Cooper City, FL 33330

**Notice of Violation:** 11/8/2013 By: BSO Code Officer Mark Reale

**Violation:** City Code Section 6-40, "Maintenance Standards - Exterior Building Condition" - failed to maintain ripped screens enclosure in the rear.

Disposition: **January 15, 2014 Hearing:** Case Continued to February 19, 2014 due to Code Officer Reale's absence. [Renotice posted to property 01/09/2014 and sent certified & regular.](#)

Disposition: **February 19, 2014 Hearing:** Respondent was not present. Must pay \$25 per day fine from 12/18/13 until compliance and pay \$80 Admin Fee by March 21, 2014.

04344 **James Auld and Noel Robertson., 5134 Lake Loop Rd. Cooper City, FL 33026**

**Mailing Address:** 3645 Marketplace Blvd., Ste. 130-16, Atlanta, GA, 30344-5747

**Notice of Violation:** 8/16/2013 By: BSO Code Officer Mark Reale

**Violation:** City Code Section 6-40(a), "Maintenance Standards - Exterior Building Condition" - failed to maintain front awning (second floor) from mold/mildew.

Disposition: **December 18, 2013 Hearing:** Continue and post property.

Disposition: **January 15, 2014 Hearing:** Case Continued to February 19, 2014 due to Code Officer Reale's absence. [Renotice posted to property 01/09/2014 and sent certified & regular.](#)

Disposition: **February 19, 2014 Hearing:** Respondent was present. Violation was upheld. Inspector Reale reinspected property on 2/19/14 and violation was complied. Respondent paid \$80 Admin Fee on 2/19/14. Case Closed.

04365 **Cooper City Associates/Kroenke Group/Great Clips., 4712 S. Flamingo Road, Cooper City, FL 33330**

**Mailing Address:** 211 N. Stadium Blvd., Suite 201, Columbus, MO 65203

**Notice of Violation:** 12/11/2013 By: BSO Code Officer Mark Reale

**Violation:** [Sec 25-22 Prohibited Signs](#)-Failure to remove and continue to display sidewalk sign.  
[Sec 25-26\(d\)\(6\) Window Signs](#)-Failure acquire sign permit for open sign in window. Remove open sign & sidewalk sign.

**Disposition:** **February 19, 2014 Hearing:** Respondent Ever Boza was present. Violation was upheld. Must pay \$50 fine and \$80 Admin Fee by March 21, 2014.

04366 **Augusto & Deborah De La Flor., 10781 Stirling Road, Cooper City, FL 33328**

**Notice of Violation:** 12/14/2013 By: BSO Code Officer Mark Reale

**Violation:** City Code Section 25-22, entitled "Prohibited Signs"-prohibited snipe signs and sandwich board sign on right of way.

**Disposition:** **January 15, 2014 Hearing:** Case Continued to February 19, 2014 due to Code Officer Reale's absence. [Renotice posted to property 01/09/2014 and sent certified & regular.](#)

**Disposition:** **February 19, 2014 Hearing:** Deborah De La Flor was present. Violation was upheld. Must pay \$50 fine and \$80 Admin Fee by March 21, 2014.

04367 **David & Janet Conde., 11424 Hibbs Grove Drive, Cooper City, FL 33330**

**Notice of Violation:** 12/18/2013 By: BSO Code Officer Mark Reale

**Violation:** City Code Section 25-10(a), entitled "Parking of Commercial Vehicles, RVs and Boats" which provides that it is prohibited to park, store or keep a trailer on privately owned residential property without enclosing or screening from public view. Please remove or park in garage.

**Disposition:** **January 15, 2014 Hearing:** Case Continued to February 19, 2014 due to Code Officer Reale's absence. [Renotice posted to property 01/09/2014 and sent certified & regular.](#)

**Disposition:** **February 19, 2014 Hearing:** David Conde was present. Violation was upheld. Must pay \$50 Admin Fee by March 21, 2014. PAID AF ON 2/19/14. CASE CLOSED.

04394 **Roland Smith Est., 9641 NW 28 Street, Cooper City, FL 33324**

**Notice of Violation:** 12/5/2013 By: BSO Code Officer Lynn Duvall

**Violation:** City Code Section 8-38, entitled "Excessive undergrowth, decalred public nuisance; prohibited" allowed grass to grow in excess of six inches in height, which is a prohibited public nuisance.

**REPEAT VIOLATION**

**Disposition:** **January 15, 2014 Hearing:** Respondent not present. Code Officer Duvall was present. Continue to 02/19/2014 due to lack of service and post property.

**Disposition:** **February 19, 2014 Hearing:** [Posted to property.](#) Respondent was not present. Complied. Must pay \$80 Admin Fee by March 21, 2014.

04423 **Sabine Thermitus., 11102 Boston Dr., 33026**

**Notice of Violation:** 10/11/2013 By: BSO Code Officer Belinda Graham

**Violation:** City Code Section 8-38, entitled "Excessive undergrowth, accumulation of junk, trash, etc. declared a public nuisance - prohibited" - which provides that grass allowed to grow in excess of six inches in height is a prohibited public nuisance.

Disposition: December 18, 2013 Hearing: Continue and post property.

Disposition: January 15, 2014 Hearing: Continue due to lack of service. **MUST POST PROPERTY.**

Disposition: February 19, 2014 Hearing: **Posted to property.** Respondent was not present. Must pay \$100 fine per day from 10/23/13 until cured. Must pay \$80 Admin Fee by March 21, 2014. City to assume maintenance on the property which shall become a separate lien.

04436

**Madelyn Shaw., 5616 SW 120 Avenue, Cooper City, FL 33330**

Notice of Violation: 11/14/2013 By: BSO Code Officer Belinda Graham

**Violation:** City Code Section 25-11(a) entitled "Junked or abandoned vehicles" - deposited, stored or kept an abandoned vehicle (expired tag) in the open, upon public or private property.

Disposition: January 15, 2014 Hearing: Continuance granted to the February 19, 2014 hearing.

Disposition: February 19, 2014 Hearing: **Complied.** Case closed.

04444

**Roberto A. Beltran Jr., 11570 N. Quayside Drive, Cooper City, FL 33026-3751**

Notice of Violation: 12/5/2013 By: BSO Code Officer Belinda Graham

**Violation:** City Code Section 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.

Disposition: February 19, 2014 Hearing: Respondent was not present. Violation was upheld. Must pay \$200/day from 1/8/14 until compliance. Must pay \$80 Admin Fee by March 21, 2014.

04508

**Frank Anzalone & Michelle Robineau., 9401 SW 49 Street, Cooper City, FL 33328**

Notice of Violation: 12/19/2013 By: BSO Code Officer Lynn Duvall

**Violation:** City Code Section 25-10(a), entitled "Parking of Trailer" parked, stored or kept a trailer in the public street, public right of way or privately owned property in a residentially zoned district which was not enclosed or screened from public view.

Disposition: February 19, 2014 Hearing: Respondent was present. Case Dismissed.

04509

**Frank Locasio., 9120 SW 53 Street, Cooper City, FL 33328**

Notice of Violation: 12/27/2013 By: BSO Code Officer Lynn Duvall

**Violation:** City Code Section 8-38, entitled "Excessive undergrowth, accumulation of junk, trash, etc. declared a public nuisance - prohibited" - Excessive accumulation of untended growth of plants, trees, debris which threatens or endangers the public health, safety or welfare which adversely affects and impairs the welfare of adjacent property or grass in excess of six (6) inches in height, is hereby prohibited and declared to be a public nuisance.

Disposition: February 19, 2014 Hearing: Respondent was not present. Violation was upheld. Must pay \$50/day from 1/6/14 until cured. Must pay \$80 Admin Fee by March 21, 2014.

04512

**Publix Super Markets Inc./Expense Payable Lease Team., 9329 Sheridan Street, Cooper City, FL 33330**

**Mailing Address:** P.O. Box 32025., Lakeland, FL 33802

Notice of Violation: 12/19/2013 By: BSO Code Officer Lynn Duvall

**Violation:** City Code Section 25-22, entitled "Prohibited Signs" for displaying various types of signs which are

prohibited within the City.

Disposition: **February 19, 2014 Hearing:** Sal Saleem of AT&T was present (att.cooper@gmail.com). Must pay \$50 fine and \$80 Admin Fee by March 21, 2014.

C13-00006 **Act Now Realty., 10400 Griffin Road, Suite 303A, Cooper City, FL 33328**

Notice of Violation: 12/5/2013 By: Erika Cooper

**Violation:** City Code Section 9-1, "Tax Receipt Required" - provides that it is unlawful to engage in, conduct or manage a business, occupation, or profession without a local business tax receipt from the City.

Disposition: **February 19, 2014 Hearing:** Respondent was present. Violation was upheld-complied. Must pay \$80 Admin Fee by March 21, 2014. No fine.

C13-00011 **All in 1 Commercial Cleaning, Inc., 12000 Landing Way, Cooper City, 33026**

**Mailing Address:** PO Box 260727, Pembroke Pines, FL 33026

Notice of Violation: 12/23/2013 By: Erika Cooper

**Violation:** City Code Section 9-1, "Tax Receipt Required" - provides that it is unlawful to engage in, conduct or manage a business, occupation, or profession without a local business tax receipt from the City.

Disposition: **January 15, 2014 Hearing:** Continue to February due to lack of service. Send to home address.

Disposition: **February 19, 2014 Hearing:** Respondent was not present. Violation was upheld. Must pay \$80 Admin Fee by March 21, 2014. Must pay \$25/day from 12/15/13 until cured or provide proof of dissolution of business by March 21, 2014.

C13-00022 **Cake Boutique & Catering., 12363 SW 51 Court, Cooper City, 33330**

**Mailing Address:** Kevin Glover., 5870 NW 17 Place, #C210, Sunrise, FL 33313

Notice of Violation: 12/5/2013 By: Erika Cooper

**Violation:** City Code Section 9-1, "Tax Receipt Required" - provides that it is unlawful to engage in, conduct or manage a business, occupation, or profession without a local business tax receipt from the City.

Disposition: **January 15, 2014 Hearing:** Continue to February due to lack of service. Send to Sunrise address.

Disposition: **February 19, 2014 Hearing:** Respondent was not present. Continue to March 19, 2014 Hearing. City Clerk will issue letter to property owner requesting verification that Kevin Glover dba Cake Boutique Catering has vacated the property.

C13-00065 **Jefferson Title & Escrow., 12169 Sheridan Street, Cooper City, 33026**

Notice of Violation: 12/6/2013 By: Erika Cooper

**Violation:** City Code Section 9-1, "Tax Receipt Required" - provides that it is unlawful to engage in, conduct or manage a business, occupation, or profession without a local business tax receipt from the City.

Disposition: **February 19, 2014 Hearing:** Respondent was not present. Violation was upheld. Must pay \$80 Admin Fee by March 21, 2014. Must pay \$25/day from 12/16/13 until cured or provide proof of dissolution of business by March 21, 2014.

C13-00072 **Mitchell E. Jacobs, P.A., 11931 SW 52 Street, Cooper City, 33330**

Notice of Violation: 12/6/2013 By: Erika Cooper

**Violation:** City Code Section 9-1, "Tax Receipt Required" - provides that it is unlawful to engage in, conduct or manage a business, occupation, or profession without a local business tax receipt from the City.

**Disposition:** **February 19, 2014 Hearing:** Respondent was present. Must provide completed affidavit by 2/28/14 or pay \$80 Admin Fee and fine of \$25/day until cured.

**C13-00073 Monterico Builders, LLC., 9110 Griffin Road, Cooper City, 33328**

**Notice of Violation:** 12/6/2013 By: Erika Cooper

**Violation:** City Code Section 9-1, "Tax Receipt Required" - provides that it is unlawful to engage in, conduct or manage a business, occupation, or profession without a local business tax receipt from the City.

**Disposition:** **February 19, 2014 Hearing:** Respondent was present. Violation was upheld. Must pay \$80 Admin Fee by March 21, 2014.

**C13-00075 Natha Communications, LLC., 9900 Griffin Road, Suite 408, Cooper City, FL 33328**

**Notice of Violation:** 12/6/2013 By: Erika Cooper

**Violation:** City Code Section 9-1, "Tax Receipt Required" - provides that it is unlawful to engage in, conduct or manage a business, occupation, or profession without a local business tax receipt from the City.

**Disposition:** **February 19, 2014 Hearing:** Continue to March 19, 2014 for posting.

**C13-00079 Nutrifitrx., 4125 Tree Tops Road, Cooper City, FL 33026**

**Notice of Violation:** 12/6/2013 By: Erika Cooper

**Violation:** City Code Section 9-1, "Tax Receipt Required" - provides that it is unlawful to engage in, conduct or manage a business, occupation, or profession without a local business tax receipt from the City.

**Disposition:** **February 19, 2014 Hearing:** Respondent was not present. Violation was upheld. Must pay \$80 Admin Fee by March 21, 2014. Must pay \$25/day from 12/7/13 until cured or provide proof of dissolution of business by March 21, 2014.

**C13-00112 Steve's Pizza., 5866 S. Flamingo Road, Cooper City, FL 33330**

**Notice of Violation:** 12/6/2013 By: Erika Cooper

**Violation:** City Code Section 9-1, "Tax Receipt Required" - provides that it is unlawful to engage in, conduct or manage a business, occupation, or profession without a local business tax receipt from the City.

**Disposition:** **February 19, 2014 Hearing:** Respondent was not present. Originally at the hearing violation was upheld. Must pay \$80 Admin Fee by March 21, 2014. Must pay \$25/day from 12/7/13 until cured or provide proof of dissolution of business by March 21, 2014. Record shows the the LBTR was paid on 02/03/2014. Magistrate orders the case to be dismissed.

**C13-00113 Sunoco (BOJA)., 11345 Stirling Road, Cooper City, FL 33026**

**Notice of Violation:** 12/6/2013 By: Erika Cooper

**Violation:** City Code Section 9-1, "Tax Receipt Required" - provides that it is unlawful to engage in, conduct or manage a business, occupation, or profession without a local business tax receipt from the City.

**Disposition:** **February 19, 2014 Hearing:** Respondent was not present. Violation was upheld. Must pay \$80 Admin Fee by March 21, 2014. Must pay \$25/day from 12/17/13 until cured or provide proof of

dissolution of business by March 21, 2014.

C13-00114 Sunoco (BOJA)., 11345 Stirling Road, Cooper City, FL 33026

Notice of Violation: 12/6/2013 By: Erika Cooper

**Violation:** City Code Section 9-1, "Tax Receipt Required" - provides that it is unlawful to engage in, conduct or manage a business, occupation, or profession without a local business tax receipt from the City.

**Disposition:** February 19, 2014 Hearing: Respondent was not present. Violation was upheld. Must pay \$80 Admin Fee by March 21, 2014. Must pay \$25/day from 12/17/13 until cured or provide proof of dissolution of business by March 21, 2014.

C13-00120 Thom Kuhns., 5057 SW 87 Terrace, Cooper City, FL 33328

Notice of Violation: 12/6/2013 By: Erika Cooper

**Violation:** City Code Section 9-1, "Tax Receipt Required" - provides that it is unlawful to engage in, conduct or manage a business, occupation, or profession without a local business tax receipt from the City.

**Disposition:** February 19, 2014 Hearing: Continue to March 19, 2014 Hearing. Post Notice.

#### 4. IMPOSITION OF FINE HEARINGS

02742 Homeland Realty Corp, 5013 SW 92 Terrace, Cooper City

**Mailing Address:** 6053 Miramar Pkwy, Miramar, FL 33023

Notice of Violation: 8/2/2013 By: BSO Code Officer Mark Reale

**Violation:** FBC Section 105.1 as adopted by City Code Section 6-7, provides that a permit is required prior to installing a new roof.

**Disposition:** October 16, 2013 Hearing: Continue for lack of service - Post Property

**Disposition:** November 13, 2013 Hearing: Mr. Mathews, Property Manager, was present. Violation was upheld. Must obtain permit and final inspections by 12/30/13.

**Disposition:** January 15, 2014 Hearing: Case Continued to February 19, 2014 due to Code Officer Reale's absence. [Renotice posted to property 01/09/2014 and sent certified & regular.](#)

**Disposition:** February 19, 2014 Hearing: Continue to March 19, 2014 Hearing.

04262 Jamie & Steffan Luck, 11680 SW 57 St., 33330

Notice of Violation: 11/8/2013 By: BSO Code Officer Mark Reale

**Violation:** City Code Section 6-40(b), "Maintenance Standards - Exterior Premises Condition" - failed to keep exterior premises free of nuisances by allowing green stagnant pool water to form.

**Disposition:** December 18, 2013 Hearing: Respondent was not present. Violation was upheld, City to assume maintenance. Must pay \$250 per day from 11/18/13 until compliance and pay an \$80 Admin Fee by 1/2/14.

Disposition: **January 15, 2014 Hearing:** Case Continued to February 19, 2014 due to Code Officer Reale's absence. [Renotice posted to property 01/09/2014 and sent certified & regular.](#)

Disposition: **February 19, 2014 Hearing:** COF \$250/day from 11/18/13 until 1/17/14 and \$80 Admin Fee.

04331 **Suntrust Mortgage Inc. formerly Denise Moini, 12388 SW 52 St., Cooper City, FL 33330**

**Mailing Address:** 901 Semmes Ave., Richmond, VA 23224

**Notice of Violation:** 8/9/2013 By: BSO Code Officer Mark Reale

**Violation:** City Code Section 6-40, "Maintenance Standards - Exterior Building Condition" - failed to maintain front awning (bottom front) from deteriorated condition (mold/mildew).

Disposition: **December 18, 2013 Hearing:** Respondent was not present. Violation was upheld. Must pay \$250 per day from 9/23/13 until compliance. Must pay \$80 Admin Fee by 1/2/14.

Disposition: **February 19, 2014 Hearing:** COF

04332 **Debra Coley, 12374 SW 51 Ct., Cooper City, FL 33330**

**Notice of Violation:** 8/9/2013 By: BSO Code Officer Mark Reale

**Violation:** City Code Section 6-40(a), "Maintenance Standards - Exterior Building Condition" - failed to maintain torn awning first floor in rear.

Disposition: **December 18, 2013 Hearing:** Respondent was not present. Violation was upheld. Must pay \$25 per day from 9/23/13 until compliance. Must pay \$80 Admin Fee by 1/2/14.

Disposition: **February 19, 2014 Hearing:** Continue to March 19, 2014 Hearing. Post Property.

04339 **Olympia Vilma Ramirez, 5166 Lake Loop Rd., Cooper City, FL 33026**

**Notice of Violation:** 8/16/2013 By: BSO Code Officer Mark Reale

**Violation:** City Code Section 6-40(a), "Maintenance Standards - Exterior Building Condition" - failed to maintain front awning, mold/mildew and failed to maintain screen in rear without rips & tears.

Disposition: **December 18, 2013 Hearing:** Respondent was not present. Violation was upheld. Must pay \$25 per day from 9/30/13 until compliance. Must pay \$80 Admin Fee by 1/2/14.

Disposition: **February 19, 2014 Hearing:** Respondent was present. Complied. Case Closed.

04345 **Gwendolyn & Michael Martin, 5142 Lake Loop Rd, Cooper City, FL 33026**

**Mailing Address:** 6418 NW 82 Ave., Parkland, FL 33067

**Notice of Violation:** 8/16/2013 By: BSO Code Officer Mark Reale

**Violation:** City Code Section 6-40(a), "Maintenance Standards - Exterior Building Condition" - failed to maintain front awning from mold/mildew and screen in rear without rips and tears (second floor).

Disposition: **December 18, 2013 Hearing:** Respondent was not present. Violation was upheld. Must pay \$25 per day from 9/30/13 until compliance. Must pay \$80 Admin Fee by 1/2/14.

Disposition: **February 19, 2014 Hearing:** COF

04362 **Brian & Christine McKenzie, 5132 SW 104 Ave, Cooper City, FL 33328**

**Mailing Address:** 4908 Dorian Ave., Orlando, FL 32812

**Notice of Violation:** 11/6/2013 By: BSO Code Officer Mark Reale

**Violation:** City Code Section 25-10(a), entitled "Parking of Commercial Vehicles, RVs and Boats" which provides that it is prohibited to park, store or keep a trailer on privately owned residential property without enclosing or screening from public view.

Disposition: **December 18, 2013 Hearing:** Respondent was not present. Violation was upheld and complied. Must pay \$25 per day from 11/14 - 12/9/13 and an \$80 Admin Fee by 1/2/14.

Disposition: **February 19, 2014 Hearing:** Jeff Ryan was present. COF \$100 fine and \$80 Admin Fee. PAID \$180 on 2/19/14. Case Closed.

04398 **RGR, LLC., 9990 NW 41 Street, Cooper City, FL 33330**

**Mailing Address:** 6187 NW 167 Street., Ste H23, Miami, FL 33015

**Notice of Violation:** 12/16/2013 By: BSO Code Officer Lynn Duvall

**Violation:** City Code Section 8-38, entitled "Excessive undergrowth, accumulation of junk, trash, etc. declared a public nuisance - prohibited" - which provides that grass allowed to grow in excess of six inches in height is a prohibited public nuisance.

**REPEAT VIOLATION**

Disposition: **January 15, 2014 Hearing:** Respondent was not present. Code Officer Duvall was present. FOV- Must pay \$500/day fine to begin 12/16/2013 until compliance and \$80 administrative fee on or before 01/30/2014.

Disposition: **February 19, 2014 Hearing:** COF

04425 **Solitude Ltd., 11345 Stirling Rd. Cooper City, FL 33330**

**Mailing Address:** 7190 SW 62 Ave., Ocala, FL 34476

**Notice of Violation:** 10/17/2013 By: BSO Code Officer Belinda Graham

**Violation:** City Code Section 25-48(b) & (c), entitled "Landscape installation and maintenance" - for failure to maintain all landscape in good condition and replace dead or dying plant material.

Disposition: **December 18, 2013 Hearing:** Respondent was not present. Violation was upheld. Must pay \$100 per day from 11/18/13 until compliance and \$80 Admin Fee by 1/2/14.

Disposition: **January 15, 2014 Hearing:** John Stephens was present. Code Officer Graham was present. Must be in full compliance on or before 02/14/2014. Continue to 02/19/2014 for Certification of Fine if not complied.

Disposition: **February 19, 2014 Hearing:** J. D. Stephens present. Complied 1/29/14. Case Closed.

04432 **Shops of Cooper City, Ltd., c/o Gary L. Brown, Esq., 12247 Sheridan St., (Pizza Mia)**

**Mailing Address:** 4000 Hollywood Blvd., Ste. 265, Hollywood, FL 33021

**Notice of Violation:** 11/6/2013 By: BSO Code Officer Belinda Graham

**Violation:** City Code Section 25-117(a) entitled "Outdoor Seating" - for failure to meet the regulations required by City.

**Disposition:** **December 18, 2013 Hearing:** Respondent was not present. Violation was upheld and complied on 11/22/13. Must pay \$100 per day from 11/18/13 - 11/21/13 and an \$80 Admin Fee by 1/2/14.

**Disposition:** **February 19, 2014 Hearing:** COF

04467 **Sims & Son LLC, 9489 Sheridan St., Cooper City, FL 33330**

**Mailing Address:** 21200 Pointe Pl, #1603, Aventura, FL 33180

**Notice of Violation:** 10/22/2013 By: BSO Code Officer Lynn Duvall

**Violation:** City Code Section 25-22 entitled "Prohibited Signs" - for displaying a pole sign which is prohibited within the City (Pizza).

**Disposition:** **December 18, 2013 Hearing:** Daniel Sims was present. Violation was upheld and complied. Must pay \$50 fine and \$80 Admin Fee by 1/17/14.

**Disposition:** **February 19, 2014 Hearing:** Case Closed.

B13-00022 **Maria C. Mata, 5141 SW 101 Ave., Cooper City, FL 33328-4935**

**Notice of Violation:** 9/5/2013 By: Building Official Ted Fowler

**Violation:** FBC Section 105.1 as adopted by City Code Section 6-7, provides that a permit is required to prevent further physical deterioration of the structure.

**Disposition:** **November 13, 2013 Hearing:** Continued to 12/18/13 Hearing. Request Lt. Patrick Talbert of BSO Fire Rescue be present.

**Disposition:** **December 18, 2013 Hearing:** Renoticed to January 15, 2014

**Disposition:** **January 15, 2014 Hearing:** Lt. Patrick Talbert was present. Building Official Ted Fowler was present. FOV- Must pay \$80 administrative fee on or before 01/30/2014. Must pay \$250/day fine from 09/05/2013 until compliance. There is a finding of endangerment of public health and safety issued to the resident and first responders. Order of entry to be enforced by Broward Sheriff's Office in favor of the Building Dept to determine the nature of the condition of the premises and what action needs to be taken to secure the health safety and welfare of the resident and the members of the City. A subpoena is ordered to be issued to the occupants in possession of the property to testify concerning the conditions and maintenance of the property by the tenant or landlord also to be served by Broward Sheriff's Office.

Disposition: **February 19, 2014 Hearing:** Gustavo Lopez was present. Building Official will inspect property at 8:30 a.m. on 2/20/14. If there are no health, safety issues, the case will be closed. If Case is continued to the March 19, 2014 hearing for status update.

B13-00031 **Roxie Pelliccia., 5137 SW 90 Avenue, Cooper City FL 33328**

Notice of Violation: 12/6/2013 By: Building Inspector Gerald Lamastro

**Violation:** FBC Section 105.1 as adopted by City Code Section 6-7, provides that a permit is required for structural bathroom renovation.

Disposition: **January 15, 2014 Hearing:** Respondent was present and admitted the violation. Building Inspector Jerry Lamastro was present. FOV-No fine is assessed. Must pay \$40 administrative fee on or before 03/03/2014. Continue to February hearing for status review (permit issued).

Disposition: **February 19, 2014 Hearing:** Respondent was not present. Building Inspector Gerry Lamastro will contact respondent for status update. Case is continued to March 19, 2014 Hearing.

C13-00002 **A K Electric Co, Inc., 5280 SW 94 Avenue, Cooper City, FL 33328**

Notice of Violation: 12/23/2013 By: Erika Cooper

**Violation:** City Code Section 9-1, "Tax Receipt Required" - provides that it is unlawful to engage in, conduct or manage a business, occupation, or profession without a local business tax receipt from the City.

Disposition: **January 15, 2014 Hearing:** Respondent not present. Ruth Freeston was present. Must pay renewal fee or show proof of dissolution and \$80 administrative fee must be paid on or before 01/30/2014. If not then a \$25/day fine will begin from 12/16/2013 until compliance.

Disposition: **February 19, 2014 Hearing:** COF

## 5. REDUCTION OF FINE HEARINGS

02273 **Steven Sultan., 10718 S. Saratoga Drive, Cooper City, 33328**

**Mailing Address:** 99-65 64 Rd # 1-K, Rego Park, NY 11374

Notice of Violation: 8/6/2012 By: BSO Code Officer Belinda Graham

**Violation:** City Code Section 25-11(a), entitled "Junked or abandoned vehicle - Prohibition and Exemptions" which prohibits the parking or storage of an abandoned vehicle in the open on public or private property (no tag).

### **Repeat Violation**

Disposition: **October 17, 2012 Hearing:** Kim Rosenberg (owner's niece) was present and admitted to the violation. Must comply by 11/16/12 or fine of \$100. If more time to comply is needed, must request prior to 11/16/12. Must pay \$80 administrative fee by 11/16/12.

Disposition: **December 19, 2012 Hearing:** Kim Rosenberg (owner's niece). Code Officer Graham was present. Certification of fine and admin fee.

**PAID \$80 ADMIN FEE ON 12/5/13 - TOTAL DUE \$100 FINE AND \$45.50 RECORDING = \$145.50**

Disposition: **December 18, 2013 Hearing:** Kim Rosenberg was present. Must comply before consideration of reduction of fine. Request denied.

Disposition: **February 19, 2014 Hearing:** Kim Rosenberg was present. Reduction of Fine request was granted and fines were reduced from \$145.50 to \$125.00 to be paid by April 7, 2014 or fines will revert to original amount of \$145.50.

02380

**Steven Sultan, 10718 S. Saratoga Dr., Cooper City**

**Mailing Address: 99-65 64 Rd., #1-K, Rego Park, NY 11374**

**Notice of Violation: 2/8/2013 By: BSO Code Officer Belinda Graham**

**Violation:** City Code Section 25-11(a), entitled "Junked or abandoned vehicle (no tag)" which prohibits depositing, storing or keeping an abandoned vehicle in the open, upon public or private property.

Disposition: **March 20, 2013 Hearing:** Kim Rosenberg (tenant) was present. Finding of Violation, must comply by April 4, 2013 or \$25/day fine beginning 2/8/13, must pay \$80 Admin Fee by May 6, 2013.

Disposition: **May 15, 2013 Hearing:** Kim Rosenberg was present. Code Officer Belinda Graham was present. COF of fine and admin fee. \$25/day from 02/08/2013-05/15/2013.  
**PAID \$80 ADMIN FEE ON 12/5/13 - TOTAL DUE \$25 PER DAY FINE FOR 96 DAYS = \$2,400.00 PLUS \$45.50 RECORDING = \$2,445.50.**

Disposition: **December 18, 2013 Hearing:** Kim Rosenberg was present. Must comply before consideration of reduction of fine. Request denied.

Disposition: **February 19, 2014 Hearing:** Kim Rosenberg was present. Reduction of Fine request was granted and fines were reduced from \$2,445.50 to \$1,000.00 to be paid by April 7, 2014 or fines will revert to original amount of \$2,445.50.

#### 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.