

WEDNESDAY  
MARCH 1, 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 #

44692A

\$252.00 Fine

Johanna Velasquez., 18970 NE 2 Avenue #202., Miami, FL 33179

Location of Violation: 9501 Sheridan Street., Cooper City, FL 33330

Notice of Violation: 1/20/2017 By: Deputy Carolyn Lamy

Violation: Sec 17-16(b) Vehicle parked in handicap access zone

Disposition: **March 1, 2017 Hearing:** Respondent was present. Deputy Carolyn Lamy was present. FOV- Must pay \$80.00 administrative fee on or before 03/31/2017. Fine has been waived. **Paid admin fee on 03/01/2017.**

**Case Closed**

44693A

\$252.00 Fine

NOT GUILTY PLEA

Vernon Lee Nelson., 3120 NW 73 Avenue., Hollywood, FL 33024

Location of Violation: 9501 Sheridan Street., Cooper City, FL 33330

Notice of Violation: 1/20/2017 By: Deputy Michael Herrera

Violation: Sec 17-16(b) Vehicle parked in handicap access zone

Disposition: **March 1, 2017 Hearing:** Respondent was present. Deputy Micheal Herrera was present. FOV- Must pay \$80.00 administrative fee on or before 03/31/2017. Fine has been waived. **Paid admin fee on 03/01/2017.**

**Case Closed**

44729A

\$30.00 Fine

Rachel Diane Brown., 5805 SW 120 Avenue., Cooper City, FL 33330

Location of Violation: 9161 SW 55 Street., Cooper City, FL 33328

Notice of Violation: 1/20/2017 By: Deputy Michael Delenuz

Violation: Sec 316-1945(1)(a)(2) Blocking Sidewalk

Disposition: **March 1, 2017 Hearing:** **Paid fine on 02/21/2017 per Lynn in PD. Case Closed**

44731A

\$25.00 Fine

Luis Rafael Sanchez., 2360 SW 45 Street., Dania, FL 33312

Location of Violation: 9161 SW 55 Street., Cooper City, FL 33328

Notice of Violation: 1/20/2017 By: Deputy Michael Delenuz

Violation: Sec 17-18(b) Roadway Obstruction-prohibited parking in roadway.

Disposition: **March 1, 2017 Hearing:** **Paid fine on 02/21/2017 per Lynn in PD. Case Closed**

44813A

\$30.00 Fine

Lois Lee Ogren., 1925 SW 87 Terrace., Davie, FL 33324

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

Notice of Violation: 12/20/2016 By: CSIA James Marshall

Violation: Sec 7-10 Fire Lane-parking prohibited

Disposition: **March 1, 2017 Hearing:** Respondent was present and admitted the violation. CSIA Marshall was present. No

fine has been assessed. Must pay \$80.00 administrative fee on or before 06/29/2017. **Admin fee was paid on 03/01/2017. Case Closed**

44814A  
\$30.00 Fine  
Chantyle Lauren Hicklee., 7421 Douglas Street., Hollywood, FL 33024  
Location of Violation: 9359 Sheridan Street., Cooper City, FL 33330  
Notice of Violation: 1/10/2017 By: CSIA James Marshall  
Violation: Sec 7-10 Fire Lane-parking prohibited  
Disposition: **March 1, 2017 Hearing:** Respondent was present. CSIA Marshall was present. FOV- Must pay \$30 fine and \$80 administrative fee on or before 03/31/2017.

45133A  
\$30.00 fine  
Rodney F. Francois., 5293 NW 185 Street., Miami, FL 33055  
Location of Violation: 9359 Sheridan Street., Cooper City, FL 33328  
Notice of Violation: 8/12/2016 By: CSIA James Marshall  
Violation: Sec 7-10 Fire Lane-parking prohibited  
Disposition: **October 5, 2016 Hearing:** Hearing cancelled due to Hurricane. **Continued to November 2, 2016.**  
Disposition: **November 2, 2016 Hearing:** Respondent was not present. CSIA Marshall was not present. **Continue to 12/07/2016.**  
Disposition: **December 7, 2016 Hearing:** **Renotice sent-Continue to 01/04/2017 due to CSIA Marshall absence.**  
Disposition: **January 4, 2017 Hearing:** **Continue to 02/01/2017 for service.**  
Disposition: **February 1, 2017 Hearing:** Respondent was not present. CSIA Marshall was not present. Continue to 03/01/2017 due to absence of Deputy.  
Disposition: **March 1, 2017 Hearing:** Respondent was not present. CSIA Marshall was present. FOV- Must pay \$30.00 fine and \$80.00 administrative fee on or before 03/31/2017.

45236A  
\$25.00 fine  
Katherine Dawn Gillespie., 10736 S. Saratoga Drive., Hollywood, FL 33026-5004  
Notice of Violation: 1/12/2017 By: Deputy Belinda Graham  
Violation: Sec 17-18(b) Roadway Obstruction-prohibited parking in roadway. (swale)  
Disposition: **March 1, 2017 Hearing:** Respondent not present. Deputy Belinda Graham was present. FOV- Must pay \$80 administrative fee on or before 03/31/2017. Fine was paid on 02/14/2017.

45267A  
\$50.00 fine  
Dennis Taylor II., 5201 SW 92 Terrace., Cooper City, FL 33328  
Notice of Violation: 12/27/2016 By: Deputy Wesley Haber  
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: **March 1, 2017 Hearing:** Respondent was not present. Deputy Haber was present. FOV- Must pay \$50 fine and \$80 administrative fee on or before 03/31/2017.

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.**

06014

- Chase Home Finance LLC., 8788 SW 57 Street., Cooper City, FL 33328**  
**Mailing Address: 10790 Rancho Bernardo Road., San Diego, CA 92127**  
**Notice of Violation: 10/17/2016 By: Code Officer Belinda Graham**  
**Violation: Sec 6-40(a)(1) Maintenance Standards-failed to maintain exterior walls in good condition and prevent deterioration (mold/mildew)**
- Disposition: **December 7, 2016 Hearing:** Respondent was not present. Code Officer Graham was present. Violation complied on 11/29/2016 per Belinda. FOV- Must pay \$80.00 administrative fee on or before 01/06/2017. No fine assessed.
- Disposition: **February 1, 2017 Hearing:** **Continue to 03/01/2017 due to lack of service.**
- Disposition: **March 1, 2017 Hearing:** Certification of Admin fee.

06060

- Richard Ambers., 10100 SW 49 Manor., Cooper City, FL 33328**  
**Notice of Violation: 12/2/2016 By: Mark Reale**  
**Violation: Sec 23-90(i) Fence Maintenance- failed to maintain wood fence without black mildew in a aesthetically attractive manner.**
- Disposition: **March 1, 2017 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$50/day fine from 01/12/2017 until compliance. Must pay \$80.00 administrative fee on or before 03/31/2017.

06061

- Richard Ambers., 10100 SW 49 Manor., Cooper City, FL 33328**  
**Notice of Violation: 12/2/2016 By: Mark Reale**  
**Violation: Sec 6-40(a) Maintenance Standards- failure to maintain exterior wall surfaces in good condition and prevent deterioration. (black mildew and front walls)**
- Disposition: **March 1, 2017 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$50/day fine from 01/17/2017 until compliance. Must pay \$80.00 administrative fee on or before 03/31/2017.

06076

- Guy Victor, Edith Solages & Anne Rey., 10224 SW 50 Street., Cooper City, FL 33328**  
**Notice of Violation: 2/1/2017 By: Mark Reale**  
**Violation: Sec 6-40(b) Maintenance Standards-Exterior Premises Condition- failed to keep exterior premises free of nuisances, unsafe or unsightly conditions by allowing green stagnant pool water to form. (REPEAT VIOLATION)**
- Disposition: **March 1, 2017 Hearing:** Respondent was present. Code Officer Reale was present. FOV- Must comply with the violation by 03/03/2017 at 3pm. If not complied then must pay \$500/day fine from 02/01/2017 until compliance. Must pay \$80 administrative fee on or before 03/16/2017. **Violation complied on 03/03/2017.**

EEN16-0204

- Guy Victor, Edith Solages & Anne Rey., 10224 SW 50 Street., Cooper City, FL 33328**  
**Notice of Violation: 12/27/2016 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 driveway permit has**

expired and needs to be renewed.

Disposition: **March 1, 2017 Hearing: Violation complied on 01/06/2017 per Bldg. Case Closed**

06112 **Sosamma & Binu Geevarghese., 9421 SW 52 Court., Cooper City, FL 33328**

**Mailing Address: 3935 Pinegate Trail., Orlando, FL 32824**

**Notice of Violation:** 1/10/2017 By: Jenny Walsh

**Violation:** Sec 25-95c Prohibited Placement- articles or materials within the public right of way is prohibited.(basketball hoop)

**Disposition:** **March 1, 2017 Hearing:** Respondent was not present. Code Officer Walsh was present. FOV- Must pay \$80 administrative fee on or before 03/31/2017. Violation complied on 02/14/2017. Must pay \$50 fine on or before 03/31/2017.

EEN16-0160 **Michelle & Guy Phillip Morfesti., 3415 E. Point Drive., Cooper City, FL 33026**

**Notice of Violation:** 10/3/2016 By: Building Official Ted Fowler

**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to construct a covered roof accessory building structure with electric in the rear yard.

**Disposition:** **December 7, 2016 Hearing:** Respondent was present. Bldg Official Fowler was present. **Continue to 02/01/2017. If violation is complied then case will be closed.**

**Disposition:** **February 1, 2017 Hearing:** Respondent was present. Bldg Official Fowler was present. Continue to 03/01/2017 for status review. If permit is issued then case will be closed.

**Disposition:** **March 1, 2017 Hearing: Permit issued on 02/22/2017. Case Closed**

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.**

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.**

EEN16-0200 **Natalie R. Adkins., 5051 SW 92 Avenue., Cooper City, FL 33328**

**Notice of Violation:** 12/20/2016 By: Building Official Ted Fowler

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

Disposition: **February 1, 2017 Hearing: Continuance granted to 03/01/2017**

Disposition: **March 1, 2017 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 03/31/2017. Must pay \$25/day fine from 01/20/2017 until compliance.

EEN16-0202

**Syed Mahaboob Ali., 17 Chestnut Circle., Cooper City, FL 33026**

**Notice of Violation:** 12/27/2016 By: Building Official Ted Fowler

**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to enclose the patio in the back of the residence with a wood wall, french doors and an exterior door.

Disposition: **March 1, 2017 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay 80 administrative fee on or before 03/31/2017. Must pay \$100/day fine from 01/27/2017 until compliance.

EEN16-0203

**AA 10295 Holding Company., 10295 Stirling Road., Cooper City, FL 33328**

**Mailing Address: PO Box 546752., Surfside, FL 33154-0752**

**Notice of Violation:** 12/27/2016 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 aluminum fence has expired and needs to be renewed.

Disposition: **March 1, 2017 Hearing: Violation complied on 01/31/2017 per Bldg Dept. Case Closed**

EEN16-0205

**Emily A. & Mark E. Heins., 11375 N. Point Drive., Cooper City, FL 33026-3734**

**Notice of Violation:** 12/28/2017 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 roof permit has expired and needs to be renewed.

Disposition: **March 1, 2017 Hearing: Violation complied on 01/27/2017 per Bldg. Case Closed**

EEN16-0206

**Emily A. & Mark E. Heins., 11375 N. Point Drive., Cooper City, FL 33026-3734**

**Notice of Violation:** 12/28/2017 By: Building Official Ted Fowler

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

Disposition: **March 1, 2017 Hearing: Violation complied on 01/27/2017 per Bldg. Case Closed**

EEN16-0207

**Thomas E. Franco. ,9841 NW 35 Street., Cooper City, FL 33024**

**Notice of Violation:** 12/28/2017 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 roof permit has expired and needs to be renewed.

Disposition: **March 1, 2017 Hearing: Complied on 01/03/2017 per Bldg. Case Closed**

EEN16-0208

**Alexis A & Aileen Gonzalez Sr., 9200 SW 51 Place., Cooper City, FL 33328-4209**

**Notice of Violation:** 12/29/2016 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 electric service upgrade permit has expired and needs to be renewed.

Disposition: **March 1, 2017 Hearing: Violation complied on 02/06/2017 per Bldg. Case Closed**



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

**Disposition:** **March 1, 2017 Hearing: Violation complied on 01/31/2017 per Bldg Dept. Case Closed**

EEN17-0008

**Crown Colony Homeowners Assn c/o United Community Mgmt., N. Edgehill Lane., Cooper City, FL 33026**

**Mailing Address: 11784 W. Sample Road., Coral Springs, FL 33065**

**Notice of Violation:** 1/10/2017 By: Building Official Ted Fowler

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

**Disposition:** **March 1, 2017 Hearing: Violation complied on 02/09/2017 per Bldg Dept. Case Closed**

EEN17-0009

**Roseline Duberceau-Baptiste., 9710 NW 26 Court., Cooper City, FL 33024**

**Notice of Violation:** 1/12/2017 By: Building Official 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:** **March 1, 2017 Hearing: Violation complied on 01/19/2017 per Bldg Dept. Case Closed**

EEN17-0010

**Maria Marcantoni., 4981 SW 88 Terrace., Cooper City, FL 33328-3614**

**Notice of Violation:** 1/12/2017 By: Building Official Ted Fowler

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

**Disposition:** **March 1, 2017 Hearing: Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 03/31/2017. Must pay \$25/day fine from 02/12/2017 until compliance.**

EEN17-0011

**Stirling Retail 26 LLC., 8637 Stirling Road., Cooper City, FL 33328**

**Mailing Address: 122 Golden Beach Drive., Golden Beach, FL 33160**

**Notice of Violation:** 1/17/2017 By: Building Official Ted Fowler

**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to change the occupancy from business to storage occupancy including the installation of walk in cooler-freezer.

**Disposition:** **March 1, 2017 Hearing: Respondent was present (Gary Grass). Bldg Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 03/31/2017. Must obtain permit on or before 04/30/2017. Fine has been withheld. Continue to 05/03/2017 for status review. Admin fee paid on 03/07/2017.**

EEN17-0012

**Joseph J. & Cara L. Pasquale Jr., 3604 Bay Way., Cooper City, FL 33026-1206**

**Mailing Address: 3604 Bay Way., Cooper City, FL 33026-1206**

**Notice of Violation:** 1/18/2017 By: Building Official Ted Fowler

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

**Disposition:** **March 1, 2017 Hearing: Violation complied on 02/01/2017 per Bldg. Case Closed**

EEN17-0013

**Alice B. Korus., 2739 Rio De Janeiro Avenue., Cooper City, FL 33026-4543**

**Notice of Violation:** 1/18/2017 By: Building Official 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: **March 1, 2017 Hearing: Violation complied on 02/13/2017 per Bldg. Case Closed**

EEN17-0014 **Brian K. Swantek., 8917 SW 49 Street., Cooper City, FL 33328-3603**  
**Notice of Violation:** 1/18/2017 By: Building Official Ted Fowler  
**Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for window & door replacement has expired and needs to be renewed.  
**Disposition:** **March 1, 2017 Hearing: Violation complied on 02/15/2017 per Bldg. Case Closed**

EEN17-0015 **Brian K. Swantek., 8917 SW 49 Street., Cooper City, FL 33328-3603**  
**Notice of Violation:** 1/18/2017 By: Building Official Ted Fowler  
**Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for accordion shutters has expired and needs to be renewed.  
**Disposition:** **March 1, 2017 Hearing: Violation complied on 02/13/2017 per Bldg. Case Closed**

EEN17-0016 **Brian K. Swantek., 8917 SW 49 Street., Cooper City, FL 33328-3603**  
**Notice of Violation:** 1/18/2017 By: Building Official 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:** **March 1, 2017 Hearing: Permit cancelled--New permit issued on 02/13/2017 per Bldg. Case Closed**

EEN17-0017 **Equity One., 5656-5718 Flamingo Road., Cooper City, FL 33330**  
**Mailing Address:** 1600 NE Miami Gardens Drive., North Miami Beach, FL 33179  
**Notice of Violation:** 1/24/2017 By: Building Official Ted Fowler  
**Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for demolition has expired and needs to be renewed.  
**Disposition:** **March 1, 2017 Hearing:** Respondent not present. Bldg Official Fowler was present.  
**Continue to 05/03/2017 for status review.**

4. **IMPOSITION OF FINE HEARINGS**

05960 **Deutsche Bank Natl Tr Co Trstee c/o Ocwen Loan Servicing LLC., 8901 SW 49 Court., Cooper City, FL 33328**  
**Mailing Address:** 5720 Premier Park Drive., West Palm Beach, FL 33407-1610  
**Notice of Violation:** 9/8/2016 By: Code Officer Belinda Graham  
**Violation:** Sec 6-40(b) Maintenance Standards-failed to keep exterior premises free of nuisances.-overgrowth weeds/ grass & overhanging tree limbs.  
**Disposition:** **November 2, 2016 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$250/day fine from 09/19/2016 until compliance. Must pay \$80 administrative fee on or before 12/02/2016. City is ordered to assume maintainance.  
**Disposition:** **January 4, 2017 Hearing:** Respondent was not present. Code Officer Graham was present. Continue to 03/01/2017. Magistrate to draft order to the bank and issue a subpoena to appear for mitigation.  
**Disposition:** **March 1, 2017 Hearing:** Certification of Fine for \$17,750.00 + \$80 admin fee + \$45.50 recording/release fee. Owner of property ordered to pay \$10.00 to release property. **Paid \$10 release fee on 03/01/2017.**

05961 **Deutsche Bank Natl Tr Co Trstee c/o Ocwen Loan Servicing LLC., 8901 SW 49 Court., Cooper City, FL 33328**

**Mailing Address:** 5720 Premier Park Drive., West Palm Beach, FL 33407-1610  
**Notice of Violation:** 9/8/2016 By: Code Officer Belinda Graham  
**Violation:** Sec 25-95(d) Maintenance of Sidewalks- failed to maintain sidewalks- mold/mildew in public right of way.  
**Disposition:** **November 2, 2016 Hearing:** Respondent not present. Code Officer Graham was present. FOV- Must pay \$250/day fine from 09/19/2016 until compliance. Must pay \$80 administrative fee on or before 12/02/2016. City is ordered to assume maintenance of the property.  
**Disposition:** **January 4, 2017 Hearing:** Respondent was not present. Code Officer Graham was present. Continue to 03/01/2017. Magistrate to draft order to the bank and issue a subpoena to appear for mitigation.  
**Disposition:** **March 1, 2017 Hearing:** Certification of Fine for \$17,750.00 + \$80 admin fee + \$45.50 recording/release fee. Owner of property ordered to pay \$10.00 to release property. **Paid \$10 release fee on 03/01/2017.**

06027

**Steven Sultan., 10718 S. Saratoga Drive., Cooper City, FL 33026**  
**Mailing Address:** 99-65 64 Road #1-K., Rego Park, NY 11374  
**Notice of Violation:** 11/17/2016 By: Code Officer Belinda Graham  
**Violation:** Sec 25-11(a) Junked or abandoned vehicle- deposited, stored or kept an abandoned vehicle (flat tire, disrepaired & expired tag) in the open upon public or private property. **(REPEAT VIOLATION x3)**  
**Disposition:** **January 4, 2017 Hearing:** Respondent's niece Kim Rosenberg was present and admitted the violation. Code Officer Graham was present. FOV- Must pay \$80.00 administrative fee on or before 02/03/2017. Must pay \$500.00 per day fine from 11/17/2016 until compliance.  
**Disposition:** **March 1, 2017 Hearing:** Brandon Mondhenk (Mr. Sultan's Nephew) was present. Code Officer Graham was present. Fine has been waived. Violation complied on 01/04/2017. Must pay \$80 administrative fee on or before 03/31/2017. **Paid admin fee on 03/01/2017. Case Closed**

06103

**Brett Neiviller., 9412 SW 52 Place., Cooper City, FL 33328**  
**Notice of Violation:** 11/29/2016 By: Code Officer Jenny Walsh  
**Violation:** Sec 25-10(a) RV Parking- parked, stored or kept a pop up camper on privately owned property in a residential district which was not enclosed or screened from view. **(REPEAT VIOLATION)**  
**Disposition:** **January 4, 2017 Hearing:** Respondent was not present. Code Officer Walsh was present. FOV- Must pay \$80.00 administrative fee on or before 02/03/2017. Must pay \$150/day from 11/29/2016 through 12/06/2016 on or before 02/03/2017.  
**Disposition:** **March 1, 2017 Hearing:** Respondent was present. Code Officer Walsh was present. FOV- Must pay a reduced fine of \$500 and \$80 administrative fee on or before 03/31/2017. If not paid the fine reverts back to the original amount.

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..  
**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**

EEN16-0182

**Francis Pino., 74 Dogwood Way., Cooper City, FL 33026**  
**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 garage door replacement has expired and needs to be renewed.  
**Disposition:** **January 4, 2017 Hearing:** Respondent not present. Bldg Official Fowler was present. FOV- Must pay \$80

administrative fee on or before 02/03/2017. Must pay \$25/day fine from 12/21/2016 until compliance.

Disposition: **March 1, 2017 Hearing:** Certification of Fine

5. **REDUCTION OF FINE HEARINGS**

05958

**Orion Cooper City LLC., 11345 Stirling Road., Cooper City, FL 33328**

**Mailing Address: 5667 NW 36 Street., Miami Springs, FL 33166**

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

**Violation:** Sec 25-95 Maintenance of right of ways- failed to maintain driveway or other entrance to property that intersects the public right of way.

**Disposition: December 7, 2016 Hearing:** Respondent was not present. Code Officer Graham was present. FOV-Must pay \$80.00 administrative fee on or before 01/06/2017. Must pay \$250/day fine from 10/25/2016 until compliance. **Paid admin fee on 02/23/2017.**

**Disposition: March 1, 2017 Hearing:** Miguel Shihadeh-owner of Orion was present. Code Officer Graham was present. Violation complied on 02/03/2017. Fine reduced to \$250.00 to be paid on or before 03/31/2017. If not paid then continue to 04/05/2017. Admin fee paid on 02/23/2017.

EEN14-0024

**US Bank NA Trstee c/o Select Portfolio Services,4899 Hibbs Grove Terrace., Cooper City, FL 33026**

**Mailing Address: 3815 S West Temple., Salt Lake City, UT 84115**

**Notice of Violation: 4/25/2014 By: Building Official Ted Fowler**

**Violation:** City Code FBC 105.11.2 Sec 6-7 Adoption of Florida Building Code provides that a permit must be renewed within 10 days to construct a new pool, pool electric & pool plumbing.

**Disposition: June 18, 2014 Hearing:** Craig Green (realtor) was present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 07/18/2014. Must renew permit on or before 08/01/2014 if not then continue to 08/20/2014.

**Disposition: October 15, 2014 Hearing:** Certification of admin fee and a fine of \$250/day from 08/01/2014 until compliance. **Violation complied on 11/30/2016. Admin fee paid on 1/19/2017.**

**Disposition: February 1, 2017 Hearing:** **Continue to 03/01/2017 for reduction of fine hearing.**

**Disposition: March 1, 2017 Hearing:** Fine reduced to \$545.50 to be paid on or before 03/31/2017. If not paid the fine will revert back to the original amount.

EEN14-0065

**US Bank NA Trstee c/o Section Portfolio Services, 4899 Hibbs Grove Terrace, Cooper City,FL 33328**

**Mailing Address: 3815 S West Temple., Salt Lake City, UT 84115**

**Notice of Violation: 8/15/2014 By: Building Official Ted Fowler**

**Violation:** FBC 105.11.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed, obtain and complete required inspections to install an aluminum fence.

**Disposition: September 17, 2014 Hearing:** Respondent was not present. Building Official Ted Fowler was present. FOV- Must pay \$80 admin fee on or before October 2, 2014. Must pay \$250/day from 08/25/2014 until compliance.

**Disposition: October 15, 2014 Hearing:** Certification of Fine. **Violation complied on 11/10/2016 Admin fee was paid on 1/19/2017.**

**Disposition: February 1, 2017 Hearing:** **Continue to 03/01/2017 for reduction of fine hearing.**

Disposition: **March 1, 2017 Hearing:** Fine reduced to \$545.50 to be paid on or before 03/31/2017. If not paid then fine will revert back to the original 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.