

WEDNESDAY  
MAY 20, 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 #

42719A Thomas & Bindhu George., 4979 SW 92 Avenue, Cooper City, FL 33328

Location of Violation: 4979 SW 92 Avenue

Notice of Violation: 2/19/2015 By: Code Office Lynn Duvall

Violation: Sec 25-10 Parking of commercial vehicles, RVs and boats. Parking in residential districts

Disposition: April 15, 2015 Hearing: Respondent was not present. Code Officer Duvall was present. FOV- Continue to 05/20/2015. Post Property.

Disposition: May 20, 2015 Hearing: Respondent was not present. Code Officer Duvall was present. FOV- Violation is complied. No fine has been assessed. Must pay \$80 admin fee on or before 06/19/2015.

42864A Standard Pacific Homes-Mill Creek., P.O. Box 50170, Lighthouse Point, FL 33074

Location of Violation: SW 106 Avenue, Cooper City, FL 33328

Also Mail To: 825 Coral Ridge Drive., Coral Springs, FL 33071

Notice of Violation: 3/21/2015 By: Code Officer Mark Reale

Violation: Sec 25-22c Prohibited Signs- Eight (8) signs on right of way throughout all areas in City

Disposition: May 20, 2015 Hearing: Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee and \$100 fine on or before 06/19/2015. **Fine has been paid on 05/20/2015.** Still needs to pay admin fee.

43497A Juan Jose Lumby Castro., 10525 NW 35 Court, Miami, FL 33147

Location of Violation: Flamingo Road/Griffin Road

Notice of Violation: 4/11/2015 By: BSO Deputy Michael Delanuez

Violation: Sec 15-2 Solicitations restricted-selling roses--ongoing issue

Disposition: May 20, 2015 Hearing: Respondent was present. Deputy Michael Delanuez was not present. Case has been dismissed.

43702A Maria Stefanov., 1908 Coolidge Street, Hollywood, FL 33020

Location of Violation: S. Flamingo Road/Griffin Road

Notice of Violation: 2/22/2015 By: Deputy Andrew Rodriguez

Violation: Sec 11-4(a) Panhandling

Disposition: April 15, 2015 Hearing: No service. **Continue to 05/20/2015.**

Disposition: **May 20, 2015 Hearing:** Respondent not present. Deputy Andrew Rodriguez was not present due to conflicting court scheduling. **Continue to June 17, 2015.**

43797A

**Jose Perez Jr., 5125 SW 93 Avenue, Cooper City, FL 33328**

**Location of Violation:** 5125 SW 93 Avenue, Cooper City, FL 33328

**Notice of Violation:** 2/8/2015 By: Deputy Derrick Gordon

**Violation:** Sec 10-6(2) Noise- Specific prohibitions-Radios, televisions, musical instruments and similar devices-- Party/Music

Disposition: **May 20, 2015 Hearing:** Respondent was present and denied the violation. Deputy Derrick Gordon was present. FOV- Must pay \$25 fine and \$80 admin fee on or before 06/19/2015.

43798A

**Ann Sylvia Perez., 3664 SW 59 Avenue, Davie, FL 33314**

**Location of Violation:** 5125 SW 93 Avenue, Cooper City, FL 33328

**Notice of Violation:** 2/8/2015 By: Deputy Derrick Gordon

**Violation:** Sec 10-6(2) Noise- Specific prohibitions-Radios, televisions, musical instruments and similar devices-- Party/Music

Disposition: **May 20, 2015 Hearing:** Respondent was present and denied the violation. Deputy Derrick Gordon was present. FOV- Must pay \$25 fine and \$80 admin fee on or before 06/19/2015.

44110A

**Javier Enrique Jimenez., 12273 SW 50 Street, Cooper City, FL 33330**

**Location of Violation:** 12200 Block SW 50 Street., Cooper City, FL 33330

**Notice of Violation:** 4/9/2015 By: Deputy Richard Hodgson

**Violation:** Sec 5-17 Loose Dog- running at large

Disposition: **May 20, 2015 Hearing:** Respondent was not present. Deputy Richard Hodgson was present. FOV- Must pay \$80 admin fee and \$25 fine on or before 06/19/2015.

44358A

**Kyle Thomas Kingsbury., 5153 SW 42 Place, Davie, FL 33324**

**Location of Violation:** SW 94 Avenue/SW 50 Court

**Notice of Violation:** 3/10/2015 By: CSIA Harold Berke

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

**Also Mailed to:** [9430 Poinciana Place, Apt 202, Davie, FL 33324](#)

Disposition: **April 15, 2015 Hearing:** No service. **Continue to 05/20/2015.**

Disposition: **May 20, 2015 Hearing:** Respondent not present. CSIA Harold Berke was present. FOV- Must pay \$25 fine and \$80 admin fee on or before 06/19/2015.

04712

**Status Review**

**Jorge Perez & Marlo Garcia., 4860 SW 104 Avenue, Cooper City, FL 33328**

**Mailing Address:** 1722 SW 132 Way., Davie, FL 33325

**Notice of Violation:** 8/13/2014 By: BSO Code Officer Mark Reale

**Violation:** Sec 6-40 Maintenance Standards-Exterior Building Condition- failed to maintain exterior wall surfaces in good condition and prevent deterioration. Failed to maintain roof in good condition (blue tarp)-rotted exterior wood.

Disposition: **November 19, 2014 Hearing:** Respondent not present. Code Officer Reale was present. Must pay \$80 administrative fee on or before 12/19/2014. Must comply with the violation and pay \$150/day fine from 09/15/2014 until compliance.

Disposition: **January 21, 2015 Hearing:** Certification of Fine

**Paid \$80.00 admin fee on 02/06/2015. \$150/day fine from 09/15/2014 until compliance= \$23,400.00 (as of date of hearing) + 45.50= \$23,445.50**

Disposition: **February 18, 2015 Hearing:** Fine reduced to \$1,000.00 on or before 5 days of closing or 03/31/2015. If not paid then fine will revert back to the original amount. Must comply by issuing the permit on or before 04/13/2015. If not complied then continue to May 20, 2015 to reinstate the original fine amount.  
**Paid reduced fine on 04/17/2015.**

Disposition: **May 20, 2015 Hearing:** Tiffany Bonfiglio-owner. Complied 05/05/2015. **Case Closed**

04994

**First Baptist Church of Davie/Cooper City Inc., 8950 Stirling Road, Cooper City, Florida 33024**

**Notice of Violation:** 9/25/2014 By: BSO Code Officer Lynn Duvall

**Violation:** Broward County Zoning Code Sec 39-249 "Uses Permitted"-Violation of permitted uses-Zone A-1 -places of worship and accessory schools and Day Care Centers. Chapter 24-Site Plan Review-failed to obtain site plan approval.

Disposition: **February 18, 2015 Hearing:** **Continuance granted to April 15, 2015.**

Disposition: **April 15, 2015 Hearing:** Respondents were present. Atty. Rod A. Feiner was present. Code Officer Duvall was present. **Continue to 05/20/2015 for status review.**

Disposition: **May 20, 2015 Hearing:** Attorney Rod Feiner was present. Code Officer Duvall was present. Continue to 07/15/2015 for status review.

05025

**First Baptist Church of Davie/Cooper City Inc., 8950 Stirling Road, Cooper City, Florida 33024**

**Notice of Violation:** 1/27/2015 By: BSO Code Officer Lynn Duvall

**Violation:** Sec 25-27 Sign Permit- failed to apply for permit upon changing of permanent signs

Disposition: **February 18, 2015 Hearing:** **Continuance granted to April 15, 2015.**

Disposition: **April 15, 2015 Hearing:** Respondents were present. Atty. Rod A. Feiner was present. Code Officer Duvall was present. **Continue to 05/20/2015 for status review.**

Disposition: **May 20, 2015 Hearing:** Attorney Rod Feiner was present. Code Officer Duvall was present. Continue to 07/15/2015 for status review.

05068

**Zolton Connor., 10168 SW 52 Street, Cooper City, Florida 33330**

**Mailing Address:** 4270 SW 105 Avenue., Davie, FL 33328

**Also Mail To:** 543 Main Street., Vintondale, PA 15961

**Notice of Violation:** 3/3/2015 By: BSO Code Officer Mark Reale

**Violation:** Sec 6-40(a)(2) Maintenance Standards-Exterior Building Condition- failed to maintain roof in good condition (missing , mildew, loose, deteriorated roof tiles. Roof must be maintained to prevent water from leaking).

Disposition: **May 20, 2015 Hearing: Respondent requested and was granted a continuance for 06/17/2015.**

05069 **Zolton Connor., 10168 SW 52 Street, Cooper City, Florida 33330**

**Mailing Address:** 4270 SW 105 Avenue., Davie, FL 33328

**Also Mail To:** 543 Main Street., Vintondale, PA 15961

**Notice of Violation:** 3/3/2015 By: BSO Code Officer Mark Reale

**Violation:** Sec 8-38 Excessive undergrowth- large fallen tree in rear in lake. Please remove from property.

Disposition: **May 20, 2015 Hearing: Respondent requested and was granted a continuance for 06/17/2015.**

05071 **Zolton Connor., 10168 SW 52 Street, Cooper City, Florida 33330**

**Mailing Address:** 4270 SW 105 Avenue., Davie, FL 33328

**Also Mail To:** 543 Main Street., Vintondale, PA 15961

**Notice of Violation:** 3/3/2015 By: BSO Code Officer Mark Reale

**Violation:** Sec 6-40(B) Maintenance Standards-Exterior Building Condition- failed to maintain dock in rear mildew, slats not secured. Please maintain.

Disposition: **May 20, 2015 Hearing: Respondent requested and was granted a continuance for 06/17/2015.**

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

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.

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.

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.

05130 **Cesar Escudero., 5200 SW 93 Avenue, Cooper City, FL 33328**

**Mailing Address:** PO Box 291202., Davie, FL 33329

**Notice of Violation:** 2/6/2015 By: BSO Code Officer Lynn Duvall

**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.

Disposition: **May 20, 2015 Hearing:** Respondent was present. Code Officer Duvall was present. FOV- Violation

complied. No fine or admin fee has been assessed. **Case Closed**

05135

**Fabian Tomattis., 5035 SW 93 Avenue, Cooper City, Florida 33328**

**Mailing Address:** PO Box 292588., Ft. Lauderdale, FL 33329

**Notice of Violation:** 2/19/2015 By: BSO Code Officer Lynn Duvall

**Violation:** Sec 25-10(a) Parking of Commercial Vehicles, RVs and Boats. Parking in residential-parked, stored or kept a trailer on privately owned residential property without enclosing or screening from public view.

**Disposition:** **April 15, 2015 Hearing:** No service. Continue to 05/20/2015. **Post to property.**

**Disposition:** **May 20, 2015 Hearing:** Respondent was not present. Code Officer Duvall was present. FOV- Violation is not complied. Must pay \$80 admin fee on or before 06/19/2015. Must pay \$25/day fine from 03/02/2015 until compliance.

05191

**Tariq & Laura Khan., 9438 SW 51 Street, Cooper City, FL 33328**

**Mailing Address:** 8790 SW 56 Place., Cooper City, FL 33328

**Notice of Violation:** 4/20/2015 By: Building Official Lynn Duvall

**Violation:** Sec 8-38 Excessive Undergrowth- property overgrown on excess of (6) six inches height. Excessive weeds **(REPEAT VIOLATION)**

**Disposition:** **May 20, 2015 Hearing:** Respondent was present. Code Officer Duvall was present. FOV- No fine has been assessed. Must pay \$80 admin fee on or before 06/19/2015. **Paid admin fee on 05/20/2015. Case Closed**

05192

**Andrew & Brittany Sansabrino., 9391 SW 54 Place, Cooper City, FL 33328**

**Notice of Violation:** 4/10/2015 By: BSO Code Officer Lynn Duvall

**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:** **May 20, 2015 Hearing:** Respondent was not present. Code Officer Duvall was present. FOV- Violation is not complied. Must pay \$80 admin fee on or before 06/19/2015. Must pay a \$200/day fine from 04/10/2015 until compliance.

05205

**Domenic & Myriam Miluso., 11021 Minneapolis Drive, Cooper City, FL 33026**

**Mailing Address:** 8 North Street., Locust Valley, NY 11560-1618

**Notice of Violation:** 3/26/2015 By: BSO Code Officer 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.

**Disposition:** **May 20, 2015 Hearing:** Gisela Gleizer-new owner was present. Code Officer Reale was present. **Violation is complied. Case Closed**

05206

**Domenic & Myriam Miluso., 11021 Minneapolis Drive, Cooper City, FL 33026**

**Mailing Address:** 8 North Street., Locust Valley, NY 11560-1618

**Notice of Violation:** 3/26/2015 By: BSO Code Officer Mark Reale

**Violation:** Sec 8-38 Excessive Undergrowth- allowed grass to grow in excess of six inches in height, allowed for the existence of excessive accumulation of untended weeds. Litter & dead landscape debris

Disposition: **May 20, 2015 Hearing:** Gisela Gleizer-new owner was present. Code Officer Reale was present. Violation is complied. **Case Closed**

05207

**Eitan & Claire Penias., 10422 SW 56 Street, Cooper City, FL 33328**

**Notice of Violation:** 4/15/2015 By: BSO Code Officer Mark Reale

**Violation:** Sec 25-10(a) Parking of Commercial Vehicles-parked, stored or kept a commercial vehicle in the public street, public right of way in a residential zoned district.

Disposition: **May 20, 2015 Hearing:** Respondent was present and admitted the violation. Amanda Stratton from Biltmore Grove HOA was present. FOV- Must pay \$80 admin fee on or before 06/19/2015. No fine assessed. Violation is complied.

05276

**Biscayne 135 LTD., 8652 Griffin Road, Cooper City, FL 33328**

**Mailing Address:** 18205 Biscayne Blvd., Aventura, FL 33160

**Notice of Violation:** 2/27/2015 By: Building Official Belinda Graham

**Violation:** Sec 9-1 Tax Receipt Required- Renewal- engaged in, conducted or managed a business, occupation or profession without a local business tax receipt from City.

Disposition: **May 20, 2015 Hearing:** Martika Bracikowski-property manager. Case Dismissed. Business is no longer in the location.

05296

**DCL Cooper City LLC-Andrews & Copans Gas & Oil Etal., 8625 Stirling Road, Cooper City, Florida 33328**

**Mailing Address:** 19333 Collins Avenue #2408., Sunny Isles Beach, FL 33160

**Notice of Violation:** 3/7/2015 By: Building Official Belinda Graham

**Violation:** Sec 25-113(a) Enclosure Design Standards-- failed to have garbage receptacles shielded by solid masonry walls and solid gates.

Disposition: **May 20, 2015 Hearing:** Respondent was not present. Code Officer Graham was present. Violation is complied on 04/06/2015. FOV- Must pay \$80 admin fee on or before 06/19/2015. Must pay a \$20/day fine from 03/20/2015 thru 04/06/2015 on or before 06/19/2015.

05312

**Henry Haupt., 4916 SW 90 Avenue, Cooper City, Florida 33328**

**Notice of Violation:** 4/2/2015 By: Code Officer Belinda Graham

**Violation:** Sec 25-10(a) Parking of Boat & Trailer- Parked, stored or kept a boat and trailer in the public street, public right of way or privately owned property in a residentially zoned district which was not enclosed.

Disposition: **May 20, 2015 Hearing:** Respondent was present. Code Officer Graham was present. FOV- No fine or admin fee has not been assessed. **Case Closed**

05313

**Alexander & Maria Supik., 5755 SW 88 Avenue , Cooper City, FL 33328-5912**

**Notice of Violation:** 3/31/2015 By: Code Officer Belinda Graham

**Violation:** Sec 25-10(a) 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.

Disposition: **May 20, 2015 Hearing:** Respondent was present. Code Officer Graham was present. FOV- Violation is complied. FOV- No fine or admin fee has been assessed.

05318 Steven C & Teresa J Ocksrider., 2644 Baccarat Drive, Cooper City, FL 33026  
Mailing Address: 823 SW 88 Street , Gainesville, FL 32607-4941  
Notice of Violation: 4/2/2015 By: Code Officer Belinda Graham  
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.  
Disposition: **May 20, 2015 Hearing:** Respondent was not present. Code Officer Graham was present.  
FOV- Must pay \$80 admin fee on or before 06/19/2015. Must pay a \$150/day fine from 04/17/2015 until compliance. The City is ordered to take over maintainance of the property.

05327 Rex T. Taylor., 5511 SW 88 Terrace , Cooper City, FL 33328-5151  
Notice of Violation: 4/17/2015 By: Code Officer Belinda Graham  
Violation: Sec 8-38 Excessive undergrowth-allowed grass/weeds to grow in excess of six inches in height, which is prohibited public nuisance. (weeds unattended, dead tree limbs)  
Disposition: **May 20, 2015 Hearing:** Respondent was not present. Code Officer Graham was present. FOV-Violation is complied. No fine has been assessed. Must pay \$80 admin fee on or before 06/19/2015.

EEN14-0058 Rolando Antonio & Maria Toulon formerly Marquitta Jones & Rodney Belidor.,10000 NW 41 Street.,Cooper City, FL 33024  
Notice of Violation: 7/24/2014 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 for a kitchen & bath remodel, electric, plumbing, a/c change out, concrete slab, & chain link fence  
Disposition: **September 17, 2014 Hearing:** Respondent was present and admitted the violation. Building Official Ted Fowler was present. FOV-Must pay \$80 admin fee on or before October 17, 2014. Must renew all permits on or before October 17, 2014. Must obtain final inspection on all work on or before December 16, 2014. If violation not complied then a \$50/day fine must be paid from October 18, 2014 until compliance.  
Disposition: **January 21, 2015 Hearing:** [Continue to 02/18/2015.](#)  
Disposition: **February 18, 2015 Hearing:** Respondent not present. Building Official Fowler was present. Continue to 04/15/2015 for status review. If final inspection has not been obtained then certify the fine and administrative fee.  
Disposition: **April 15, 2015 Hearing:** Continue to 05/20/2015--address to the new owners. Send notice to new owners along with original NOV and final order.  
Disposition: **May 20, 2015 Hearing:** Renio Rodriguez the owner of the construction company was present. Respondent was present. Building Official Fowler was present. Continue to 08/19/2015 for status review.  
**Paid \$80 admin fee on 05/21/2015.**

EEN14-0107 Pilar H/E Etal Munoz., 11380 S. Point Drive, Cooper City 33026  
Notice of Violation: 11/5/2014 By: Building Official Ted Fowler  
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to remodel the interior of the residence.  
Disposition: **December 17, 2014 Hearing:** Respondent was present. Building Official Fowler was present. FOV-

Obtain demo permit on or before 01/18/2015. No fine assessed. Must final permit within 180 days.  
Permit for bathroom must be issued on or before 01/16/2015. Continue to 01/21/2015. Must pay \$80  
administrative fee on or before 01/16/2015. **Paid admin fee on 12/17/2014.**

Disposition: **January 21, 2015 Hearing:** **Continue to 02/18/2015.**

Disposition: **February 18, 2015 Hearing:** Respondent was present. Building Official Fowler was present. Continue to 04/15/2015. If permit is issued then close the case.

Disposition: **April 15, 2015 Hearing:** Julian Franco was present. Bldg Official Fowler was present. Kitchen and bathroom permit was issued and closed. Demo permit is in process. Continue to 05/20/2015 for status review if complied the close the case.

Disposition: **May 20, 2015 Hearing:** Respondent was not present. Building Official Fowler was present. Violation is complied. **Case Closed**

EEN15-0009

**Luis Carlos H/E Castillo., 2609 Lakeview Court , Cooper City, FL 33026**

Notice of Violation: 3/10/2015 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 a new wood fence.**

Disposition: **March 18, 2015 Hearing:** Mindy (daughter) was present. Building Official Fowler was present. Continue to 04/15/2015 for status review.

Disposition: **April 15, 2015 Hearing:** Respondent was present. Bldg Official Fowler was present. Continue to 05/20/2015 for status review. If permit is issued then close the case.

Disposition: **May 20, 2015 Hearing:** Respondent was present. Building Official Fowler was present. Permit was issued on 04/29/2015. **Case Closed**

#### 4. IMPOSITION OF FINE HEARINGS

04791

**Kenneth Griffiths., 4810 SW 119 Avenue, Cooper City, Florida 33330**

Notice of Violation: 9/24/2014 By: BSO Code Officer Mark Reale

Violation: **Sec 6-40(a)(1) Maintenance Standards-Exterior Building Condition for failure to paint exterior walls of structure. (stucco exposed-not painted)**

Disposition: **January 21, 2015 Hearing:** Respondent was present. Code Officer Reale was present. FOV- Must pay \$80 administrative fee on or before 04/21/2015. Must comply or or before 03/09/2015 if not complied then must pay \$10/day from 10/30/2014 until compliance.

Disposition: **May 20, 2015 Hearing:** Respondent was not present. Building Official Fowler was present. Violation is complied. **Case Closed**

04825

**Deatrice Sanks., 4961 SW 123 Terrace, Cooper City, Florida 33330**

Notice of Violation: 1/15/2015 By: BSO Code Officer Mark Reale

Violation: **Sec 8-26 Placement of Receptacles for failure to store garbage container in garage, behind privacy fence in rear, or otherwise screened from public view.**

- Disposition: **February 18, 2015 Hearing:** **Continue to March 18, 2015**
- Disposition: **March 18, 2015 Hearing:** Respondent was present. Code Officer Reale was present. FOV- Must pay \$80 administrative fee on or before 04/17/2015. Violation complied. Fine is waived.  
**Paid \$80.00 admin fee on 05/11/2015**
- Disposition: **May 20, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. **Case Closed**

05020

**Robert & Leah Holden., 9340 SW 54 Place, Cooper City, Florida 33328**

**Notice of Violation:** 1/13/2015 By: BSO Code Officer Lynn Duvall

**Violation:** Sec 23-83.Setback Requirements-Swimming Pools -Failed to maintain screen enclosure (including doors) which shall be required to all in ground swimming pools

Disposition: **February 18, 2015 Hearing:** Respondent was present and admitted the violation. Code Officer Duvall was present. FOV- No administrative fee assessed. Must comply (replace top panels of screen) on or before 04/30/2015. If not complied then must pay \$25/day fine from 04/30/2015 until compliance.

Disposition: **May 20, 2015 Hearing:** **Complied on 05/18/2015. Fine has not been imposed. Case Closed**

05035

**Frank Lentine., 11349 SW 58 Court, Cooper City, FL 33330**

**Notice of Violation:** 12/11/2014 By: BSO Code Officer Mark Reale

**Violation:** Sec 23-90(i) Fences Maintenance- failure to maintain wood fence in a structurally sound or aesthetically attractive manner.

Disposition: **January 21, 2015 Hearing:** **Continue to February 18, 2015. Post Property**

Disposition: **February 18, 2015 Hearing:** Respondent not present. Code Officer Reale was present. FOV- Must pay \$80 administrative fee on or before 03/20/2015. Must pay \$50/day fine from 12/05/2014 until compliance.

Disposition: **April 15, 2015 Hearing:** Original final order from February had incorrect violation--Send corrected violation. Continue to 05/20/2015 for Certification of Fine hearing.

Disposition: **May 20, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. Continue to 06/15/2015. Post the continuance to the property.

05055

**Begonia Portocarrerto., 11800 SW 48 Street, Cooper City, Florida 33330**

**Notice of Violation:** 12/9/2014 By: BSO Code Officer Mark Reale

**Violation:** Sec 6-40(a) Maintenance Standards-Exterior Building Conditions- failed to maintain exterior walls surfaces in good condition and prevent deterioration. Please paint home and maintain excessive mildew and stains

Disposition: **March 18, 2015 Hearing:** Respondent not present. Code Officer Reale was present. FOV- Must comply with the violation on or before 04/17/2015. If not complied then must pay \$50/day fine from 04/17/2015 until compliance. Must pay \$80 administrative fee on or before 04/17/2015.

Disposition: **May 20, 2015 Hearing:** Respondent was present. Code Officer Reale was present. Violation is complied. Fine has been waived. Must pay \$80 admin fee on or before 06/19/2015. Paid admin fee on 05/20/2015.  
**Case Closed**

05058

Cooper City Associates/Kroenke Group-Great Clips., 4712 S. Flamingo Road, Cooper City, Florida 33330

Mailing Address: 211 N. Stadium Blvd, Suite 211, Columbia, MO 65203

Notice of Violation: 12/13/2014 By: BSO Code Officer Mark Reale

Violation: **Sec 25-22 Prohibited Signs**-failure to observe sign code (2) snipe signs in parking lot area. & **Sec 25-26(d)(6) Window Signs-lighting**- failure to acquire sign permit for lit open sign in window.

Disposition: **January 21, 2015 Hearing:** Respondent was present and admitted the violation. Code Officer Reale was present. FOV- Must pay \$80 administrative fee and \$10 fine on or before 02/20/2015 for violation **Sec 25-22**. For **Sec 25-26(d)(6)** ruling is deferred going to reset to May docket, if complied then close case.

Disposition: **May 20, 2015 Hearing:** Edward Boza was present. Code Officer Reale was present. Continue to 06/17/2015 for status review.

EEN14-0105

Julio E. & Llamosa Gomez., 2860 E. Aviary Drive., Cooper City, FL 33026

Mailing Address: 3284 W. 70 Street, Unit 201, Hialeah Gardens, FL 33018-7168

Notice of Violation: 11/4/2014 By: Building Official Ted Fowler

Violation: FBC 105.11.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit is renewed, obtain and complete required inspections to install a screen enclosure.

Disposition: **December 17, 2014 Hearing:** Respondent was not present. Building Official Fowler was present. Continue to 01/21/2015. Post to property.

Disposition: **January 21, 2015 Hearing:** [Continue to 02/18/2015.](#)

Disposition: **February 18, 2015 Hearing:** Respondent not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 03/20/2015. Must pay \$50/day fine from 11/15/2014 until compliance.

Disposition: **April 15, 2015 Hearing:** Respondent was present. Bldg Official Fowler was present. Must comply (pull permit) on or before 05/15/2015. Must pay \$80 administrative fee on or before 05/15/2015. **Paid admin fee on 04/15/2015.** If not complied then continue to 05/20/2015 for Certification of Fine.

Disposition: **May 20, 2015 Hearing:** Respondent was present. Building Official Fowler was present. Permit has been issued. **Case Closed**

EEN14-0106

Julio E. & Llamosa Gomez., 2860 E. Aviary Drive., Cooper City, FL 33026

Mailing Address: 3284 W. 70 Street, Unit 201, Hialeah Gardens, FL 33018-7168

Notice of Violation: 11/4/2014 By: Building Official Ted Fowler

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

Disposition: **December 17, 2014 Hearing:** Respondent not present. Building Official Fowler was present. Continue to 01/21/2015. Post to property.

Disposition: **January 21, 2015 Hearing:** [Continue to 02/18/2015.](#)

Disposition: **February 18, 2015 Hearing:** Respondent not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 03/20/2015. Must pay \$50/day fine from 11/15/2014 until compliance.

Disposition: **April 15, 2015 Hearing:** Respondent was present. Bldg Official Fowler was present. Must comply with the violation (final permit) on or before 05/15/2015. Must pay \$80 administrative fee on or before 05/15/2015. **Paid admin fee on 04/15/2015.** If not complied then continue to 05/20/2015 for Certification of Fine.

Disposition: **May 20, 2015 Hearing:** Respondent was present. Building Official Fowler was present. Permit has been finalized. **Case Closed**

5. **REDUCTION OF FINE HEARINGS**

00147 **AA 10295 HOLDING CO., 10295 Stirling Road., Cooper City, FL 33328**  
Violation **Mailing Address:** P.O. BOX 546752, SURFSIDE, FL 33154  
Complied **Notice of Violation:** 3/2/2010 By: Code officer Mark Reale  
**Violation:** FBC 105.10.3.4/105.1 renew permit for parking lot/ a new permit to renovate interior bathrooms  
**\$100.00 per day from 04/20/2010 thru 06/06/2010 (47 days)= \$4,700.00 + \$250.00 per day from 06/07/2010 thru 04/01/2014 (1394 days)= \$348,500.00 + \$45.50 recording/release fees= \$353,245.50**

Disposition: **April 14, 2010 Hearing:** Obtain permit by 4/24 or fine \$100/day; comply by 6/7 or fine \$250/day; \$80 admin fee due 4/24/10. **Paid \$80 admin fee on 04/28/2015.**

Disposition: **May 19, 2010 Hearing:** Case deferred to June 23, 2010 at which time a hearing will be held for certification of fine.

Disposition: **June 23, 2010 Hearing:** Certification of fine- \$100.00 per day beginning April 20, 2010 to June 6, 2010 and \$250.00 per day beginning June 7, 2010 until compliance and \$80.00 admin fee.

Disposition: **May 20, 2015 Hearing:** Attorney Michael Bernstein was present. Owner Syed Hussain was present. Fine has been reduced to \$25,000 to be paid on or before 12/31/2015. If not paid then the reduced fine will revert back to the full original amount.

00254 **AA 10295 HOLDING CO., 10295 Stirling Road., Cooper City, FL 33328**  
Violation **Mailing Address:** P.O. BOX 546752, SURFSIDE, FL 33154  
Not Complied **Notice of Violation:** 6/2/2010 By: Code officer Mark Reale  
**Violation:** Sec. 9-1 must obtain/renew LBTR  
**\$5,341.00 LBTR renewal 2010 thru 2015 + \$250.00 per day 10/14/2010 until compliance (1679 days)= \$419,750.00 (as of date of hearing) + \$45.50 recording/release fees + \$45.50 recording/release fees= \$419,841.00**

Disposition: **July 14, 2010 Hearing:** Must pay \$2,335 LBTR by 8/13/10, complete compliance by 10/13/10 or \$250/day - 80 Admin fee due 8/13/10; & 8/18/10; Continued to 9/15/10

Disposition: **September 15, 2010 Hearing:** Certification of Fine for \$2335 & \$80 admin fee

Disposition: **November 17, 2010 Hearing:** COF \$250/day beginning 10/14/10 and \$80 admin fee.  
**Paid both \$80 admin fees on 04/28/2015.**

Disposition: **May 20, 2015 Hearing:** Attorney Michael Bernstein and Syed Hussain were present. Fine has been reduced to \$10,000.00. Fine must be paid on or before 12/31/2015. If not paid then reduced fine will revert back to the full original amount. Fiscal year 2016-2017 Local Business Tax Receipt must be paid timely upon the receipt of the renewal notice. Any additional Local Business Tax Receipt renewal fees that come due are to be paid.

02493  
Violation  
Complied

**AA 10295 HOLDING CO., 10295 Stirling Road., Cooper City, FL 33328**  
Mailing Address: P.O. BOX 546752, SURFSIDE, FL 33154  
Notice of Violation: 6/7/2013 By: Code officer Mark Reale  
Violation: Sec 6-32(k) Minimum Standards for maintenance of commercial developments-failed to maintain rear wall cracks, deteriorated rotted wood trim. Please repair and paint.

**\$250.00 per day from 07/15/2013 thru 08/12/2013 (28 days)=\$7,000.00 + \$45.50 recording/release fees= \$7,045.50**

Disposition: **September 18, 2015 Hearing:** Respondent not present. BSO Code Officer Mark Reale was present. FOV-Violation is complied. Must pay \$250/day fine beginning from 07/15/2013-08/12/2013 and \$80 admin fee on or before 10/18/2013.

Disposition: **November 13, 2013 Hearing:** Saed Hussain was present-COF.  
**Paid \$80 admin fee on 04/28/2015.**

Disposition: **May 20, 2015 Hearing:** Attorney Michael Bernstein and Syed Hussain were present. Code Officer Reale was present. Fine has been reduced to \$145.50. Must be paid on or before 12/31/2015. If not paid then the reduced fine reverts back to the full original amount.

04350  
Violation  
Not Complied

**Kenneth & Kristin Rogers, 11733 SW 57th St., Cooper City, 33330**  
Notice of Violation: 9/5/2013 By: BSO Code Officer Mark Reale  
Violation: City Code Section 6-40(a), "Maintenance Standards - exterior building condition" - failed to maintain exterior wall surfaces in good condition and prevent deterioration (chipping paint); failed to maintain windows in good repair (broken); failed to maintain exterior wood (rotted).

**\$100.00 per day from 10/09/2013 thru compliance(588 days)=\$58,800.00 + \$45.50 recording/release fees= \$58,845.50**

Disposition: **November 13, 2013 Hearing:** Kristin Rogers was present. Violation was upheld. Must pay \$80 Admin Fee and comply by 11/25/13 or pay a fine of \$100/day from 10/9/13 until compliance.

Disposition: **December 18, 2013 Hearing:** Respondent was not present. COF  
**Paid \$80 admin fee on 04/22/2015.**

Disposition: **May 20, 2015 Hearing:** Patrick Hurley representative from the bank was present. David Runnebaum potential buyer was present. Code Officer Reale was present. Fine has been reduced to \$10,000 to be paid the earlier of 5 days from closing or June 17, 2015. The violation needs to be complied on or before 08/28/2015. If the violation is not complied then the fine will revert back to the full original amount less any payment made.

02358  
Violation  
Complied

**Adabelli Lemos Villela, 5156 SW 90 Avenue, Cooper City, 33328**  
Notice of Violation: 9/6/2012 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. **REPEAT VIOLATION**

**Posted to Property & City Hall**

**\$250.00 per day from 10/23/2012 thru 12/19/2012 (57 days)=\$14,250.00 + \$45.50 recording/release fees= \$14,295.50**

Disposition: **October 17, 2012 Hearing:** Respondent was not present. Violation was upheld. Must comply by 10/22/12 or a fine of \$250 per day beginning 10/23/12. Must pay \$80 administrative fee by 11/16/12

Disposition: **December 19, 2012 Hearing:** Code Officer Graham was present. City to assume maintenance of the property. Certification of fine and admin fee.  
**Paid admin fee on 02/10/2015**

Disposition: **May 20, 2015 Hearing:** Everett and Monique Wheatley-potential buyers were present. Jeff Reigel-Realtor was present. Code Officer Graham was present. Fine has been reduced to \$195.50 to be paid the earlier of 5 days from closing or June 17, 2015. If not paid then the fine will revert back to the full original amount.

02629  
Violation  
Complied

**Adabelli Lemos Villela, 5156 SW 90 Ave, Cooper City 33328**

Notice of Violation: 5/8/2013 By: BSO Code Officer Belinda Graham

**Violation:** City Code Section 6-40(a), "Maintenance Standards - Exterior Building Condition" - failed to maintain roof free of dirt, grime, stains, mildew, peeling and free from any signs of deterioration.

**\$50.00 per day from 06/08/2013 thru 01/13/2015 (584 days)=\$29,200.00 + \$45.50 recording/release fees= \$29,245.50**

Disposition: **July 17, 2013 Hearing:** Respondent was not present. Violation was upheld. Must comply and pay \$80 Admin Fee by August 6, 2013 or pay a fine of \$50/day beginning 6/8/13. Send copy of order to any attorney on record.

Disposition: **September 18, 2013 Hearing:** Certification of fine and admin fee.  
**Paid admin fee on 02/10/2015**

Disposition: **May 20, 2015 Hearing:** Everett & Monique Wheatley-potential buyers and Jeff Reigel-realtor were present. Fine has been reduced to \$2,965.50 to be paid the earlier of 5 days from closing or June 17, 2015. If not paid then the fine will revert back to the full original amount.

02630  
Violation  
Complied

**Adabelli Lemos Villela, 5156 SW 90 Ave, Cooper City 33328**

Notice of Violation: 5/8/2013 By: BSO Code Officer Belinda Graham

**Violation:** City Code Section 6-40(a), "Maintenance Standards - Exterior Building Condition" - failed to exterior wall surfaces in good condition and prevent deterioration.

**\$50.00 per day from 06/08/2013 thru 01/13/2015 (584 days)=\$29,200.00 + \$45.50 recording/release fees= \$29,245.50**

Disposition: **July 17, 2013 Hearing:** Respondent was not present. Violation was upheld. Must comply and pay \$80 Admin Fee by August 6, 2013 or pay a fine of \$50/day beginning 6/8/13. Send copy of order to any attorney on record.

Disposition: **September 18, 2013 Hearing:** Certification of fine and admin fee.  
**Paid admin fee on 02/10/2015**

Disposition: **May 20, 2015 Hearing:** Everett & Monique Wheatley-potential buyers and Jeff Reigel-realtor were present. Fine has been reduced to \$945.50 to be paid the earlier of 5 days from closing or June 17, 2015. If not paid then the fine will revert back to the full original amount.

B13-00015  
Violation  
Complied

**SRP SUB LLC, 5171 SW 88 Terrace, Cooper City, FL**

**Mailing Address:** 2700 W. Cypress Road, #D118, Ft. Lauderdale, FL 33309

Notice of Violation: 7/31/2013 By: Building Official Ted Fowler

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

**\$250.00 per day from 08/10/2013 thru 11/04/2014 (451 days)=\$112,750.00 + \$45.50 recording/release fees= \$112,795.55**

Disposition: **September 18, 2013 Hearing:** Respondent was not present. FOV-Must pay \$250/day beginning 08/10/2013 until compliance (close out permit) and \$80 admin fee on or before 10/18/2013.

Disposition: **November 13, 2013 Hearing:** Luc Carr present. COF  
**Paid admin fee on 11/15/2013**

Disposition: **May 20, 2015 Hearing:** Andrew Hawronsky and Vincent Smith- representatives from Stellar Homes. Fine reduced to \$20,000.00 to be paid on or before June 19, 2015. If not paid then the fine will revert back to the full original amount.

B13-00016  
Violation  
Complied

**SRP SUB LLC, 5171 SW 88 Terrace, Cooper City, FL**

**Mailing Address:** 2700 W. Cypress Road, #D118, Ft. Lauderdale, FL 33309

**Notice of Violation:** 7/31/2013 By: Building Official Ted Fowler

**Violation:** FBC Section 105.1 as adopted by City Code Section 6-7, provides that a permit is required prior to replacing kitchen cabinets, countertops and electric outlets.

**\$250.00 per day from 08/10/2013 thru 11/04/2014 (451 days)=\$112,750.00 + \$45.50 recording/release fees= \$112,795.50**

Disposition: **September 18, 2013 Hearing:** Respondent was not present. FOV-Must pay \$250/day beginning 08/10/2013 until compliance (permit is pulled), 30 days to comply and \$80 admin fee on or before 10/18/2013.

Disposition: **November 13, 2013 Hearing:** Luc Carr present. COF  
**Paid admin fee on 11/15/2013**

Disposition: **May 20, 2015 Hearing:** Andrew Hawronsky and Vincent Smith- representatives from Stellar Homes. Fine reduced to \$15,000.00 to be paid on or before June 19, 2015. If not paid then the fine will revert back to the full original amount.

B13-00030  
Violation  
Complied

**SRP SUB LLC., 5171 SW 88 Terrace, Cooper City 33328**

**Mailing Address:** 2700 W. Cypress Creek Road., #D118, Fort Lauderdale, FL 33309

**Notice of Violation:** 12/2/2013 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 installation of side door at garage.

**\$75.00 per day from 01/30/2014 thru 11/04/2014 (278 days)=\$20,850.00 + \$45.50 recording/release fees= \$20,895.50**

Disposition: **January 15, 2014 Hearing:** Dennis Diaz-permit coordinator was present and admitted the violation. Building Inspector Jerry Lomastro was present. FOV- Must pay \$80 administrative fee on or before 02/14/2014. Must comply on or before 01/30/2014 (obtain & final permit). if not complied the \$75/day will begin from 01/30/2014 until compliance. **Paid \$80 admin fee on 02/04/2014.**

Disposition: **March 19, 2014 Hearing:** Dennis Diaz was present. Building Official Fowler was present. Certification of fine.  
**Paid admin fee on 02/04/2014**

Disposition: **May 20, 2015 Hearing:** Andrew Hawronsky and Vincent Smith- representatives from Stellar Homes. Fine reduced to \$4,500.00 to be paid on or before June 19, 2015. If not paid then the fine will revert back to the full original amount.

EEN14-0100  
Violation  
Complied

**Fetlar LLC, 5171 SW 88 Terrace., Cooper City, FL 33328**  
**Mailing Address:** 1201 Hays Street, Tallahassee, FL 32301  
**Notice of Violation:** 10/28/2014 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 car garage.  
**\$50.00 per day from 11/07/2014 thru 03/16/2015 (129 days)=\$6,450.00 + \$45.50 recording/release fees= \$6,495.50**

**Disposition: November 19, 2014 Hearing:** Respondent not present. Building Official Fowler 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 11/07/2014 until compliance.

**Disposition: January 21, 2015 Hearing:** Certification of fine and admin fee  
**Paid admin fee on 04/29/2015**

**Disposition: May 20, 2015 Hearing:** Andrew Hawronsky and Vincent Smith- representatives from Stellar Homes. Fine reduced to \$3,000.00 to be paid on or before June 19, 2015. If not paid then the fine will revert back to the full original amount.

B13-00023  
Violation  
Complied

**Equity One, Inc., 5524-5870 S. Flamingo Rd., Cooper City**  
**Mailing Address:** 1600 NE Miami Gardens Dr., North Miami Beach, FL 33179  
**Notice of Violation:** 10/2/2013 By: Building Official Ted Fowler  
**Violation:** FBC Section 105.1 as adopted by City Code Section 6-7, provides that a permit is required prior to removing and replacing a built up roof.  
**\$250.00 per day from 10/02/2013 thru 03/03/2015 (517 days)=\$129,250.00 + \$45.50 recording/release fees= \$129,250.50**

**Disposition: November 13, 2013 Hearing:** Respondent was not present. Violation was upheld. Must pay \$80 Admin Fee by 12/3/13; must obtain permit by 11/28/13 and final inspection by 12/3/13 or pay a Fine of \$250/day from 10/2/13 until compliance.

**Disposition: December 18, 2013 Hearing:** Respondent was not present. COF  
**Paid admin fee on 05/13/2015**

**Disposition: May 20, 2015 Hearing:** Jason Gibson and Jane Schor representatives from Equity One were present. Building Official Fowler was present. Fine reduced to \$19,295.50 to be paid on or before 06/19/2015. If not paid the fine will revert back to the full original amount.

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.

#### **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.