

WEDNESDAY
OCTOBER 21, 2015
9:00 A.M.



COOPER CITY HALL
9090 SOUTHWEST 50 PLACE
COOPER CITY, FLORIDA

POST HEARING MINUTES
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

1. EXPLANATION OF PROCEDURES BY SPECIAL MAGISTRATE

2. SWEARING IN

3. NOTICE OF VIOLATION HEARINGS

CASE #

40073A

Sean Delandro, 5035 SW 93 Avenue, Cooper City, FL 33026

Notice of Violation: 8/4/2015 By: BSO Deputy Erick Sanchez

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

Disposition: **October 21, 2015 Hearing:** Respondent was not present. Deputy Erick Sanchez was present.
Continue to December 16, 2015 for service.

43951A

Holly S, Levinson., 9215 SW 49 Place., Cooper City, FL 33328

Location of Violation: 10000 Griffin Road., Cooper City, FL 33328

Notice of Violation: 8/22/2015 By: Deputy Donald Miller

Violation: Sec 7-10(a) Fire Zone-It shall be unlawful for any person to park in or otherwise obstruct a fire lane.

Disposition: **October 21, 2015 Hearing:** Respondent was not present. Deputy Donald Miller was present. FOV- Must pay \$80 administrative fee and \$30 fine on or before 11/20/2015.

43953A

Tocara Shanett McGill , 4900 SW 22 Street, West Park, FL 33023

Location of Violation: 10000 Griffin Road., Cooper City, FL 33328

Notice of Violation: 8/22/2015 By: Deputy Donald Miller

Violation: Sec 7-10(a) Fire Zone-It shall be unlawful for any person to park in or otherwise obstruct a fire lane.

Disposition: **October 21, 2015 Hearing:** Respondent was not present. Deputy Donald Miller was present. FOV- Must pay \$80 administrative fee and \$30 fine on or before 11/20/2015.

44378A

**Continue to
November**

Sergio E. Lopez Gallegos., 900 NW 141 Avenue., Bldg 13, Pembroke Pines, FL 33028

Mailing Address: 11530 S. Open Court., Cooper City, FL 33026

Location of Violation: 11530 S. Open Court., Cooper City, FL 33026

Notice of Violation: 4/12/2015 By: Deputy Andrew Clark

Violation: Sec 10-6(2) Noise- heard from the street-Party

Disposition: **June 17, 2015 Hearing:** Respondent was not present. Deputy Andrew Clark was present.
Continue to 07/15/2015.

Disposition: **July 15, 2015 Hearing:** Deputy Clark will not be available. Case continued to August 19, 2015.

Disposition: **August 19, 2015 Hearing: Respondent not present. Deputy Andrew Clark was present. Renotice for the October 21, 2015 hearing for a different address. Post Property.**

Disposition: **October 21, 2015 Hearing: Continue to November 18, 2015 due to Deputy's absence.**

44493A Ninozca V. Nitipatkul., 10030 SW 49 Street, Cooper City, FL 33328
Location of Violation: 9401 Stirling Road., Cooper City, FL 33328
Notice of Violation: 8/25/2015 By: CSA Neil Berke
Violation: Sec 25-22 Posted Sign- no stopping (pick up students in the street)

Disposition: October 21, 2015 Hearing: **Issued as a warning. Will close at hearing per Lynn at PD.**
Case Closed

44575A Susan E. Killebrew & Robert Warren Killebrew., 8250 SW 11 Street, N. Lauderdale, FL 33068
Location of Violation: 4700 S. Flamingo Road., Cooper City, FL 33330
Notice of Violation: 9/3/2015 By: CSA Diane Peterson
Violation: Sec 17-16(b) Parked behind handicapped vehicle on safety lines

NOT GUILTY PLEA

Disposition: October 21, 2015 Hearing: Respondents were present. CSA Diane Peterson was present. FOV- Must pay \$252 fine and \$80 admin fee on or before 12/05/2015.

44781A Reynaldo A. Gross., 9830 SW 59 Street, Cooper City, FL 33328
Location of Violation: 4700 S. Flamingo Road., Cooper City, FL 33330
Notice of Violation: 9/14/2015 By: CSIA Jim Marshall
Violation: Sec 17-16b "Parking places for handicapped persons-Prohibitions"

NOT GUILTY PLEA

Disposition: October 21, 2015 Hearing: Respondent was present. CSIA Jim Marshall was present. FOV- Must pay \$80 admin fee and \$126 fine on or before 11/20/2015. **Paid fine and admin fee on 10/26/2015. 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.

Disposition: July 15, 2015 Hearing: Attorney Rod Feiner was present and denied the violation. Growth Management Director Matt Wood was present. Code Officer Lynn Duvall was present. Must submit an amended site plan application prior to August 19, 2015. Must submit a traffic study to the City on or before September 30, 2015. If documents are not submitted then the Church will be in violation and \$250.00 per day fine will be assessed and the school will be shut down. **Continue to August 19, 2015 for status review.**

Disposition: August 19, 2015 Hearing: Attorney Feiner was present. **\$80 administrative fee was paid on 08/14/2015.** Site plan has been filed. Continue to 10/21/2015.

Disposition: October 21, 2015 Hearing: Attorney Rod Feiner was present. Code Officer Duvall was present. Matt Wood from Growth Management was present. Traffic study was submitted. **Continue to January 6, 2016**

for status review.

05254 **Jesus Marquez & Monica Herrera., 12101 Sailboat Way, Cooper City, FL 33026**
Mailing Address: 13521 SW 10 Place., Davie, FL 33325-1606
Notice of Violation: 8/17/2015 By: Code Officer Belinda Graham
Violation: Sec 6-40(b)(1)&(2) Maintenance Standards-Exterior Premises Condition- Failed to keep exterior premises free of nuisances, unsafe or unsightly conditions by allowing an overgrowth of plants, trees or weeds.
Disposition: **October 21, 2015 Hearing:** Monica Herrera was present. Code Officer Graham was present. FOV-Must pay \$80 admin fee on or before 11/20/2015. No fine assessed. **Paid admin fee on 10/21/2015. Case Closed**

05265 **Patrice Barry., 5752 SW 88 Terrace, Cooper City, FL 33328-5149**
Notice of Violation: 9/2/2015 By: Code Officer Belinda Graham
Violation: Sec 25-10(a) Parking Trailer-Parked, stored, or kept a trailer in the public street, public right of way or privately owned property in a residentially zoned district.
Disposition: **October 21, 2015 Hearing:** **Case Closed per Belinda Graham in Code.**

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

05270 **Federal National Mortgage Assn c/o Financial Freedom., 3930 Fern Forest Road, Cooper City, FL 33026**
Mailing Address: 2900 Esperanza Crossing., Austin, TX 78758
Notice of Violation: 9/2/2015 By: Code Officer Belinda Graham
Violation: Sec 6-40(b) Maintenance Standards-failed to keep exterior premises free of nuisances, unsafe or unsightly conditions. (litter, containers, misc items)
Disposition: **October 21, 2015 Hearing:** Respondent not present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 09/15/2015 until compliance. City is ordered to remove propane tank due to a health, safety and welfare issue.

05275 **Charles Paduano., 8801 SW 51 Place, Cooper City, FL 33328**
Mailing Address: 10402 SW 50 Street., Cooper City, FL 33328-4905
Notice of Violation: 9/9/2015 By: Code Officer Belinda Graham
Violation: Sec 25-10(a) Parking Boat or Trailer- parked, stored or kept a boat or trailer in a residentially zoned district not enclosed or screened.
Disposition: **October 21, 2015 Hearing:** Respondent was present. Code Officer Graham was present. FOV- Must pay \$80 admin fee and \$100 fine on or before 12/05/2015. Violation complied on 10/12/2015.

05391 **Federal National Mortgage Assn., 11803 SW 59 Court , Cooper City, FL 33330**
Mailing Address: 14221 Dallas Parkway, Suite 100., Dallas, TX 75254

Notice of Violation: 7/20/2015 By: Code Officer Mark Reale
Violation: Sec 23-90(i) Fences, walls and hedges-Fence Maintenance- for failed to maintain fence in structurally sound or aesthetically attractive manner. (mold, mildew & dirt)
Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 08/25/2015 until compliance.

05394

Maria Mata., 5141 SW 101 Avenue, Cooper City, FL 33328
Notice of Violation: 7/23/2015 By: Code Officer Mark Reale
Violation: Sec 23-90 Fence Maintenance- failed to maintain wood fence in a structurally sound or aesthetically attractive manner. (broken slats-fence leaning-mildew)
Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$100/day fine from 07/27/2015 until compliance.

05413

Teresa Wooley.,5016 SW 123 Terrace , Cooper City, FL 33328
Notice of Violation: 8/10/2015 By: Code Officer Mark Reale
Violation: Sec 8-38 Excessive Undergrowth- allowed grass to grow in excess of six inches in height and allowing the existence of excessive accumulation of untended weeds.
Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must comply on or before 11/02/2015 if not complied then City is ordered to assume maintenance. Must pay \$150/day fine from 08/10/2015 until compliance.

05414

Teresa Wooley.,5016 SW 123 Terrace , Cooper City, FL 33328
Notice of Violation: 8/10/2015 By: Code Officer Mark Reale
Violation: Sec 6-40(a)(5) Maintenance Standards-Exterior Building Condition- failure to maintain doors (sliding glass doors) in rear in good repair and weather tight and infestation proof condition. (replace shattered sliding glass door in the rear).
Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 09/26/2015 until compliance. City to assume maintenance of the property immediately (secure opening) due to health, safety welfare issue.

05418

Deutsche Bank Natl Tr. Co. Trstee.Specialized Loan Servicing LLC., 10471 SW 51 Street, Cooper City, FL 33330
Mailing Address: 8742 Lucent Blvd, Suite 300., Highlands Ranch, Co. 80129
Notice of Violation: 8/28/2015 By: Code Officer Mark Reale
Violation: Sec 25-10(a) Parking of Commercial Vehicles RV's & Boats- parked, stored or kept a trailer and boat on privately owned property in a residentially zoned district (parked on driveway)
Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 08/26/2015 through 10/15/2015 on or before 11/20/2015.

05419

Deutsche Bank Natl Tr. Co. Trstee.Specialized Loan Servicing LLC., 10471 SW 51 Street, Cooper City, FL 33330
Mailing Address: 8742 Lucent Blvd, Suite 300., Highlands Ranch, Co. 80129
Notice of Violation: 8/28/2015 By: Code Officer Mark Reale
Violation: Sec 8-38 Excessive undergrowth-allowed grass to grow in excess of six inches in height which is a prohibited public nuisance. Allowed for the existence of excessive accumulation of untended weeds.

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

05420

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

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

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

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

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

05507

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

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

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

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

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

05432

Luisa Edery., 8951 SW 52 Place , Cooper City, FL 33328-5125

Notice of Violation: 6/29/2015 By: Code Officer Belinda Graham

Violation: Sec 25-95(d) Maintenance of Right of Way-maintenance of driveways and sidewalks-failed to maintain sidewalk and driveway apron. (broken concrete and holes)

Disposition: **October 21, 2015 Hearing:** Respondent was present and admitted the violation. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. No fine assessed at this time. Ruling withheld pending inspection. If not complied then continue to November 18, 2015 hearing. If complied then close the case.

05554

Luisa Edery., 8951 SW 52 Place, Cooper City, FL 33328-5125

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

Violation: Sec 6-40(b)(1) Maintenance Standards- Exterior Premises Condition-failed to keep exterior premises free of nuisances, unsafe or unsightly conditions (weeds, litter and debris)

Disposition: **October 21, 2015 Hearing:** Respondent was present and admitted the violation. Code Officer Graham was present. **FOV- Violation complied on 10/15/2015. Case Closed.**

05461

Continue to
November

Antonio M. & Sabrina Lopez., 5108 SW 87 Avenue , Cooper City, FL 33328-4328

Notice of Violation: 7/27/2015 By: Code Officer Belinda Graham

Violation: Sec 17-23 Vehicle Covers- failed to keep license tag on vehicle visible at all times from adjacent roadway or properties

Disposition: **October 21, 2015 Hearing:** **Continuance granted for November 18, 2015.**

05463

Deutsche Bank Natl. Tr Co. Trstee c/o Ocwen Loan Servicing,Suite 100., 11580 S. Quayside Drive,Cooper City, FL 33026

Continue to
November

Mailing Address: 1661 Worthington Road #100., West palm Beach, FL 33409
Notice of Violation: 7/29/2015 By: Code Officer Belinda Graham
Violation: Sec 6-40(a)(2) Maintenance Standards-Exterior Building Condition- failed to maintain roof in good condition free of dirt, grime, stains, mildew, peeling and free from any signs of deterioration.
Disposition: October 21, 2015 Hearing: **Continuance granted to November 18, 2015.**

05464

Patrick M. & Easter M Stanbary Fairley., 2703 Rio De Janeiro Avenue , Cooper City, FL 33026
Notice of Violation: 8/6/2015 By: Code Officer Belinda Graham
Violation: Sec 25-95c- Prohibited Placement- placed, stored or kept other articles or materials within the public right of way which is prohibited. (pvc pipes)
Disposition: **September 16, 2015 Hearing:** Respondent was not present. Code Officer Graham was present. **Continuance granted to 10/21/2015.**
Disposition: **October 21, 2015 Hearing:** Respondent was present and admitted the violation. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 12/05/2015. No fine assessed. Must comply with the violation on or before 12/05/2015. Continue to 12/16/2015 for status review.

05438

Case Closed

Sulaiman & Husain M. & Mohammed A ET AL Husain., 5040 SW 87 Avenue , Cooper City, FL 33328
Mailing Address: 17450 SW 59 Court., Southwest Ranches, FL 33331
Notice of Violation: 7/6/2015 By: Code Officer Belinda Graham
Violation: **Sec 6-40(a)(5) Maintenance Standards-Exterior Building Condition-failure to maintain windows or doors/frame in good repair and weather tight and infestation proof condition.**
Disposition: **September 16, 2015 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 10/16/2015. Must pay \$75/day fine from 08/25/2015 until compliance.
Disposition: **October 21, 2015 Hearing:** **Complied on 10/13/2015. No hearing date on NOH. Close per Belinda in Code.**

05467

Sulaiman & Husain M. & Mohammed A ET AL Husain., 5040 SW 87 Avenue , Cooper City, FL 33328
Mailing Address: 17450 SW 59 Court., Southwest Ranches, FL 33331
Notice of Violation: 8/11/2015 By: Code Officer Belinda Graham
Violation: Sec 6-40(b) Maintenance Standards- failure to keep exterior premises free of nuisances, unsafe or unsightly conditions by allowing green stagnant pool water to form. (pool cover in disrepair)
Disposition: **October 21, 2015 Hearing:** Respondent was present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Withheld imposing fine pending inspection. If violation is complied then case will be closed. If not complied then continue to 11/18/2015 for status review.

05470

Jessica Glazer., 10766 S. Saratoga Drive , Cooper City, FL 33026-5004
Notice of Violation: 8/12/2015 By: Code Officer Belinda Graham
Violation: Sec 8-38 Excessive Undergrowth- allowed grass to grow in excess of six inches in height, which is prohibited public nuisance.
Disposition: **October 21, 2015 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 08/27/2015 until compliance. City is ordered to assume maintenance of the property.

05472 Wendy Tokatlain., 3955 Fern Forest Road , Cooper City, FL 33026-1180
Notice of Violation: 8/14/2015 By: Code Officer Belinda Graham
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: October 21, 2015 Hearing: Respondent was present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 12/05/2015. No fine assessed. **Complied on 09/10/2015.**

05477 Stirling Retail Center LLC c/o James R. Mclean., Folio#514105120020, Cooper City, FL 33328
Mailing Address: 2227 N. Federal Hwy #204., Hollywood, FL 33020-2229
Notice of Violation: 7/29/2015 By: Code Officer Jenny Walsh
Violation: Sec 8-38 Excessive Undergrowth- allowed grass to grow in excess of 6 inches and allowed existance of excessive accumulation of untended weeds. (vegetation encroaching sidewalk)
Disposition: October 21, 2015 Hearing: Respondent not present. Code Officer Walsh was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 08/11/2015 until compliance. City is ordered to assume maintenance of the property.

05480 Soo Bok & Son Park., 9780 SW 55 Court , Cooper City, FL 33328
Notice of Violation: 8/5/2015 By: Code Officer Jenny Walsh
Violation: Sec 8-38 Excessive Undergrowth and litter- allowed for existance of excessive accumulation of untended weeds & branches by roadway. Please cut grass and remove branches. **(REPEAT VIOLATION)**
Disposition: September 16, 2015 Hearing: **Respondent requested continuance granted to October 21, 2015.**
Disposition: October 21, 2015 Hearing: Respondent was present. Code Officer Walsh was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. No fine assessed. Must comply on or before 11/09/2015, if not complied then continue to 11/18/2015 for certification of fine. Paid admin fee on 10/21/2015.

05508 Jessica M. Pray & Gary L. Michael., 5341 SW 90 Avenue, Cooper City, FL 33328
Notice of Violation: 8/24/2015 By: Code Officer Jenny Walsh
Violation: Sec 8-38 Excessive Undergrowth- allowed grass to grow in excess of 6 inches in height which is prohibited nuisance allowed for accumulation of untended weeds.
Disposition: October 21, 2015 Hearing: Respondent was not present. Code Officer Walsh was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. Must pay \$250/day fine from 09/01/2015 through 10/14/2015 on or before 11/20/2015.

05509 **Case Closed** Christian-Michael Le & Anna M,Wintzer., 9281 SW 55 Court, Cooper City, FL 33328
Notice of Violation: 8/25/2015 By: Code Officer Jenny Walsh
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 pool water to form.
Disposition: October 21, 2015 Hearing: **Complied on 09/29/2015 per Code.**

05511 **Case Closed** David E. & Cynthia A. Smith., 4989 SW 95 Avenue, Cooper City, FL 33328
Mailing Address: 1761 NW 107 Avenue., Pembroke Pines, FL 33026
Notice of Violation: 8/30/2015 By: Code Officer Jenny Walsh
Violation: Sec 25-45(e) Street swale landscape requirements- it shall be unlawful to plant any vegetation in swale area that could cause a hazard or injuries to pedestrians. (please trim areas away from sidewalk in rear of property).

Disposition: October 21, 2015 Hearing: **Complied on 09/30/2015 per Code.**

05517

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

Mailing Address: 398 Old Patten Road., Island Falls, Maine 04747

Notice of Violation: 9/6/2015 By: Code Officer Jenny Walsh

Violation: Sec 8-38 Excessive undergrowth- for allowing grass to grow in excess of 6 inches in height and allowed for existance of excessive accumulation of untended weeds.

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

05519

Patricia Controne-Restaino & Mariano G Restaino., 9901 SW 55 Court, Cooper City, FL 33328

Mailing Address: 1553 NE 162 Street., Citra, FL 32113

Mailing Address: Citimortgage Inc. Attn: REO Dept., 1000 Technology Drive, O'fallon, MO 63368

Notice of Violation: 9/8/2015 By: Code Officer Jenny Walsh

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

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

05527

Case Closed

CGNR LLC/Gregory G. Roy Sr., 9990 NW 41 Street, Cooper City, FL 33328

Mailing Address: 11121 Minneapolis Drive., Cooper City, FL 33026

Notice of Violation: 9/20/2015 By: Code Officer Jenny Walsh

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

Disposition: **October 21, 2015 Hearing: Violation complied on 09/24/2015 per Code. Case Closed**

05555

FGF Group LLC., 2520 Cardamon Avenue, Cooper City, FL 33026

Mailing Address: 8362 Pines Blvd, Suite #227., Pembroke Pines, FL 33024

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

Violation: Sec 8-38 Excessive Undergrowth- allowed grass to grow in excess of six inches in height which is prohibited public nuisance (grass/weeds)

Disposition: **October 21, 2015 Hearing:** Kelvin Rankissoon-property manager was present and admitted the violation. Code Officer Graham was present. FOV- Violation complied on 09/22/2015. FOV- No fine or admin fee has been assessed. **Case Closed**

05562

Mitchell Assael., 5132 SW 87 Avenue, Cooper City, FL 33328-4328

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

Violation: Sec 25-10(a) Parking 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. REPEAT VIOLATION X2

Disposition: **October 21, 2015 Hearing:** Respondent was present and denied the violation. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 11/20/2015. No fine has been assessed.

05563
Case Closed
Micha C Delima., 8961 SW 52 Place, Cooper City, FL 33328
Mailing Address: 4318 54 Street, Apt. 1B., Woodside, NY 11377-4668
Notice of Violation: 9/10/2015 By: Code Officer Belinda Graham
Violation: Sec 25-10(a) Parking commercial vehicle- parked, stored or kept a commercial vehicle in the public street, public right of way or privately owned property in a residentially zoned district.
Disposition: October 21, 2015 Hearing: Case Closed per Belinda. Signage does not belong to owner of property.

EEN15-0014
David & Nancy McDowell., 2905 Albatross Drive, Cooper City, FL 33026-3628
Notice of Violation: 6/22/2015 By: Building Official Ted Fowler
Violation: FBC 105.11.2 Sec 6-7 Adoption of Florida Building Code provides that a structural, electrical & plumbing permit must be renewed for an installation of a pool.
Disposition: August 19, 2015 Hearing: Renee McClellan was present on behalf of the respondent. Building Official Fowler was present. Continue to 09/16/2015.
Disposition: September 16, 2015 Hearing: Respondent was present. Building Official Fowler was present. Continue to 10/21/2015 for status review.
Disposition: October 21, 2015 Hearing: Respondent was not present. Building Official Fowler was present. Violation complied on 09/16/2015. Case Closed

EEN15-0015
Case Closed
Damon & Amy Demboski., 5546 SW 100 Terrace, Cooper City, FL 33328
Notice of Violation: 6/22/2015 By: Building Official Ted Fowler
Violation: FBC 105.11.2 Sec 6-7 Adoption of Florida Building Code provides that a permit must be renewed to install a concrete slab.
Disposition: August 19, 2015 Hearing: Respondent granted continuance to 09/16/2015.
Disposition: September 16, 2015 Hearing: Respondent was present. Building Official Fowler was present. Continue to 10/21/2015 for status review.
Disposition: October 21, 2015 Hearing: Violation complied on 09/28/2015 per Celia. Case Closed.

EEN15-0019
Case Closed
John W & Adriana Caldwell., 5139 SW 93 Avenue, Cooper City, FL 33328
Mailing Address: 8004 NW 154 Street., #218, Miami Lakes, FL 33016
Notice of Violation: 7/23/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code provides that a permit must be renewed for mechanical A/C change out.
Disposition: September 16, 2015 Hearing: Respondent was present. Building Official Fowler was present. FOV- Continue to 10/21/2015 for status review.
Disposition: October 21, 2015 Hearing: Violation complied on 09/18/2015. Case Closed

EEN15-0024
Tonya E. Tullis., 11802 SW 48 Street, Cooper City, FL 33330-4459
Notice of Violation: 8/25/2015 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code provides that a permit is required to install new PVC fence.
Disposition: October 21, 2015 Hearing: Respondent was present. Building Official Fowler was present. Permit has

been issued and finalized. **Case Closed**

- EEN15-0025 **High Rent Inc., 5109-5121 SW 90 Avenue, Cooper City, FL 33328**
Mailing Address: 700 East Dania Beach Boulevard., Dania Beach, FL 33004
Notice of Violation: 8/21/2015 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code provides that a permit is required to perform the repairs as outlined in the 40 year building safety inspection reports provided by Bryntesen Structural Engineers and Professional Engineer George Sanjuan
Disposition: **October 21, 2015 Hearing:** Christopher Ryan was present. Building Official Fowler was present.
Continue to 01/06/2016 for status review.
- EEN15-0026 **Christine B. Haupt., 5101 SW 93 Avenue, Cooper City, FL 33328-4222**
Case Closed
Notice of Violation: 8/31/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code provides that a permit for a residential addition and electric permit must be renewed.
Disposition: **October 21, 2015 Hearing:** **Violation complied on 09/21/2015 per Celia. Case Closed.**
- EEN15-0027 **Christine B. Haupt., 5101 SW 93 Avenue, Cooper City, FL 33328-4222**
Notice of Violation: 8/31/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code provides that a permit for a a/c replacement must be renewed.
Disposition: **October 21, 2015 Hearing:** Respondent was present. Building Official Fowler was present. Permit has been renewed on 10/20/2015. **Case Closed**
- EEN15-0028 **Martin Vezina., 5116 SW 92 Terrace, Cooper City, FL 33328-4219**
Notice of Violation: 8/31/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code provides that a permit for a fire repair must be renewed.
Disposition: **October 21, 2015 Hearing:** Respondent was present. Building Official Fowler was present. Permit has been issued. **Case Closed**
- EEN15-0029 **Pedro Martinez., 5216 SW 93 Avenue, Cooper City, FL 33328**
Case Closed
Notice of Violation: 8/31/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code provides that a permit for a window replacement must be renewed.
Disposition: **October 21, 2015 Hearing:** **Violation complied on 10/16/2015 per Bldg dept. Case Closed**
- EEN15-0030 **Pedro Martinez., 5216 SW 93 Avenue, Cooper City, FL 33328**
Case Closed
Notice of Violation: 8/31/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code provides that a permit for a concrete slab must be renewed.
Disposition: **October 21, 2015 Hearing:** **Violation complied on 09/28/2015 per Celia. Case Closed.**

EEN15-0031 **Bank of New York Mellon Trstee c/o Frenkel Lambert Weiss LLP., 10189 SW 49 Manor, Cooper City, FL 33330**
Mailing Address: 1 East Broward Blvd, Suite 1430, Fort Lauderdale, FL 33301
Notice of Violation: 8/31/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code provides that a permit for a window replacement must be renewed.

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

EEN15-0032 **BankUnited., 2569 Lakeview Court, Unit 222-6, Hollywood, FL 33026**
Mailing Address: 7815 NW 148 Street, Miami Lakes, FL 33016
Notice of Violation: 8/31/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code provides that a permit for a a/c replacement must be renewed.

Disposition: **October 21, 2015 Hearing:** **Continuance granted to November 18, 2015.**

EEN15-0033 **Herbert & Theresa L. Castellano., 8795 SW 56 Place, Cooper City, FL 33328-5917**
Case Closed
Notice of Violation: 8/31/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code provides that a permit for a structural permit, electric permit & plumbing permit must be renewed.

Disposition: **October 21, 2015 Hearing:** **Violation complied on 10/06/2015 per Celia. Case Closed.**

EEN15-0034 **Lucille Bromley., 4986 SW 102 Avenue, Cooper City, FL 33328**
Case Closed
Notice of Violation: 8/31/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for A/C replacement.

Disposition: **October 21, 2015 Hearing:** **Permit finalized 09/28/2015.**

EEN15-0035 **Ronald & Linda Pasternak., 3993 Trenton Avenue , Cooper City, FL 33026-4921**
Case Closed
Notice of Violation: 8/31/2015 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit must be renewed for A/C replacement.

Disposition: **October 21, 2015 Hearing:** **Violation complied on 10/05/2015 per bldg dept.**

EEN15-0036 **Carolina Alonzo., 5001 SW 92 Terrace , Cooper City, FL 33328**
Case Closed
Notice of Violation: 9/8/2015 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code provides that a permit is required to install new PVC fence.

Disposition: **October 21, 2015 Hearing:** **Violation complied on 10/05/2015 per bldg dept.**

EEN15-0037 **Sharon H. Nelson., 5940 SW 112 Way, Cooper City, FL 33330-4555**
Notice of Violation: 9/11/2015 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code provides that a permit is required to install a wood fence.

Disposition: October 21, 2015 Hearing: **Violation complied on 10/14/2015 per bldg dept.**

EEN15-0038

Potential Church Inc., 12401 Stirling Road, Cooper City, FL 33330-3211

Notice of Violation: 9/17/2015 By: Building Official Ted Fowler

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code provides that a permit is required to install a swimming pool and deck.

Disposition: **October 21, 2015 Hearing:** Respondents were present. Building Official Fowler was present. **Continue to 11/18/2015 for status review.** If pool is removed then case will be closed.

4. IMPOSITION OF FINE HEARINGS

05376 **Harold Goradesky., 5814 SW 118 Avenue, Cooper City, Florida 33330**

Notice of Violation: 5/15/2015 By: BSO Code Officer Mark Reale

Violation: Sec 25-10(a) Parking of commercial vehicles, RV's and Boats- parked, stored or kept a boat (trailer & boat) south side of home in a residential zoned district

Disposition: **July 15, 2015 Hearing:** Pamela Blessitt- tenant was present and admitted the violation. Code Officer Reale was present. FOV- Must pay \$80 administrative fee on or before August 14, 2015. If violation is not complied immediately then a \$50.00 per day fine will be assessed from July 15, 2015 until compliance. **Violation complied on 07/15/2015. No fine assessed**

Disposition: **September 16, 2015 Hearing: Continue to 10/21/2015.**

Disposition: **October 21, 2015 Hearing:** Certification of admin fee

05377 **Harold Goradesky., 5814 SW 118 Avenue, Cooper City, Florida 33330**

Notice of Violation: 5/15/2015 By: BSO Code Officer Mark Reale

Violation: Sec 25-10(a) Parking of commercial vehicles, RV's and Boats- parked, stored or kept a commercial vehicle on privately owned property in a residential zoned district (commercial writing cannot be visible at anytime at location)

Disposition: **July 15, 2015 Hearing:** Pamela Blessitt- tenant was present and admitted the violation. Code Officer Reale was present. FOV- Violation is complied. Must pay \$80.00 administrative fee on or before August 14, 2015.

Disposition: **September 16, 2015 Hearing: Continue to 10/21/2015.**

Disposition: **October 21, 2015 Hearing:** Certification of admin fee

05386 **Wells Fargo Bank NA Trstee c/o Aldridge Connors LLP., 8950 NW 38 Street, Cooper City, FL 33328**

Mailing Address: 1615 S. Congress Avenue, Suite 200., Delray Beach, FL 33445

Notice of Violation: 6/22/2015 By: Code Officer Mark Reale/Lynn Duvall

Violation: City Code Sec 6-40(b) "Maintenance Standards-Exterior Premises Condition" for failure to keep exterior premises free nuisances, unsafe or unsightly conditions by allowing green stagnant pool water to form.

Disposition: **August 19, 2015 Hearing:** Respondent not present. Code Officer Duvall was present. Violation is complied on 08/17/2015. FOV- Must pay \$80 administrative fee on or before 09/18/2015. Must pay \$250/day from 07/02/2015 thru 08/17/2015 on or before 09/18/2015.

Disposition: **October 21, 2015 Hearing:** Amado Mederos was present. Code Officer Reale was present. Certification of fine and admin fee

05429 Deutsche Bank Natl Tr Co. Trstee., 2920 Bogota Avenue, Cooper City, FL 33026
Mailing Address: 3815 SW Temple., Salt Lake City, UT 84115
Notice of Violation: 6/17/2015 By: Code Officer Belinda Graham
Violation: City Code Sec 6-40(b)(1) "Maintenance Standards-Exterior Premises Condition" for allowing overgrowth of weeds in excess of six inches and litter(sofa)

Disposition: August 19, 2015 Hearing: Respondent was not present. Code Officer Graham was present. Complied on 07/21/2015. FOV- Must pay \$80 administrative fee on or before 09/18/2015. Must pay \$250/day from 06/30/2015 thru 07/21/2015 on or before 09/18/2015.

Disposition: October 21, 2015 Hearing: Jamie Lint was present. Certification of fine and admin fee

05433 Deutsche Bank Natl Tr Co. Trstee., 2920 Bogota Avenue, Cooper City, FL 33026
Mailing Address: 3815 SW Temple., Salt Lake City, UT 84115
Notice of Violation: 6/30/2015 By: Code Officer Belinda Graham
Violation: City Code Sec 6-40(a)(3)&(5)"Maintenance Standards-Exterior Premises Condition" for failure to maintain screens without rips and tears. Failed to maintain doors in good repair and weather tight.

Disposition: August 19, 2015 Hearing: Respondent not present. Code Officer Graham was present. Violation is complied on 08/14/2015. FOV- Must pay \$80 administrative fee on or before 09/18/2015. Must pay \$250/day from 08/06/2015 thru 08/14/2015 on or before 09/18/2015.

Disposition: October 21, 2015 Hearing: Jamie Lint was present. Certification of fine

05435 Federal National Mortgage Assn c/o Financial Freedom., 3930 Fern Forest Road, Cooper City, FL 33026
Mailing Address: 2900 Esperanza Crossing., Austin, TX 78758
Notice of Violation: 7/2/2015 By: Code Officer Belinda Graham
Violation: City Code Sec 25-10(a) "Parking of commercial vehicles, RVs and boats" for parking, storing or keeping a trailer in the public street, public right of way or privately owned property in a residentially zoned district.

Disposition: August 19, 2015 Hearing: Respondent was not present. Code Officer Graham was present. Complied on 08/13/2015. FOV- Must pay \$80 administrative fee on or before 09/18/2015. Must pay \$250/day from 07/17/2015 thru 08/12/2015 on or before 09/18/2015.

Disposition: October 21, 2015 Hearing: Certification of fine and admin fee

05439 HSBC Bank USA NA Trstee c/o Ocwen Loan Servicing., 11275 Roundelay Road, Cooper City, FL 33026
Mailing Address: 1661 Worthington Road #100., West Palm Beach, FL 33409
Notice of Violation: 7/7/2015 By: Code Officer Belinda Graham
Violation: City Code Sec 6-40(b)(2) "Maintenance Standards-Exterior Premises Condition" for allowing excessive dead leaves and dead palm fronds on premises which is a public nuisance.

Disposition: August 19, 2015 Hearing: Respondent not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 09/18/2015. Must pay \$250/day from 07/20/2015 until compliance.

Disposition: October 21, 2015 Hearing: Violation complied on 09/21/2015. Certification of fine \$250/day from 07/20/2015 through 09/21/2015 and admin fee.

EEN15-0013 Linet Family Limited Partnership., 9552 Griffin Road, Cooper City, FL 33328
Mailing Address: 9552 Griffin Road, Cooper City, FL 33328

Notice of Violation: 6/18/2015 By: Building Official Ted Fowler
Violation: FBC 105.11.2 Sec 6-7 Adoption of Florida Building Code provides that a sign permit and sign electric permit need to be renewed.
Disposition: **August 19, 2015 Hearing:** Respondent not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 09/18/2015. Must pay \$100/day fine from 06/29/2015 until compliance. **Admin fee has been paid on 10/21/2015.**
Disposition: **October 21, 2015 Hearing:** Certification of fine

5. REDUCTION OF FINE HEARINGS

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.