

WEDNESDAY
SEPTEMBER 16, 2015
9:00 A.M.



COOPER CITY HALL
9090 SOUTHWEST 50 PLACE
COOPER CITY, FLORIDA

POST HEARING MINUTES
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

1. EXPLANATION OF PROCEDURES BY SPECIAL MAGISTRATE
 2. SWEARING IN
 3. NOTICE OF VIOLATION HEARINGS
- CASE #

42567A Gregory B. Wingerter, 2170 Lake Ida Road, Delray Beach, FL 33445-2470
Location of Violation: 9200 SW 55 Court., Cooper City, FL 33328
Notice of Violation: 5/14/2015 By: BSO Deputy Donald Miller
Violation: Sec 15-2 Solicitors

Disposition: July 15, 2015 Hearing: Respondent not present. Deputy Donald Miller was present. Continue to September 16, 2015 for a valid address.

Disposition: September 16, 2015 Hearing: Respondent not present. BSO Deputy Donald Miller was present. FOV- Must pay \$80 administrative fee and \$25 fine on or before 10/16/2015.

42835A Ronald Crowers., 5257 SW 92 Terrace, Cooper City, FL 33328
Notice of Violation: 7/8/2015 By: CSA Lynn Duvall
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: September 16, 2015 Hearing: Fine paid prior to the hearing. Case Closed

42983A George Thomas (owner of property)/Paul Garafolo., 4979 SW 92 Avenue., Cooper City, FL 33328
Notice of Violation: 6/8/2015 By: CSA 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: September 16, 2015 Hearing: Respondent was not present. CSA Lynn Duvall was present. George Thomas-Owner of property has been dismissed from the violation. Paul Garafolo-owner of vehicle responsible for paying the violation. FOV- Must pay \$80 admin fee and \$50 fine on or before 10/16/2015.

43095A Martin Vezina & Layla Acirfa., 5116 SW 92 Terrace, Cooper City, FL 33328
Notice of Violation: 5/14/2015 By: CSA 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: September 16, 2015 Hearing: Paid fine on 09/11/2015. Case Closed

43104A Kristy Lynn Jaster, 10447 SW 53 Street, Cooper City, FL 33328
Notice of Violation: 6/22/2015 By: BSO Code Officer Mark Reale
Violation: Sec 25-95(b) Maintenance of Right of Way-failed to remove waste materials from swale. (wood with nails)

Disposition: **September 16, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee and \$50 fine on or before 10/16/2015.

43629A **Daniel Stuart Law., 8109 Lakepoint Drive, Plantation, FL 33322**
Location of Violation: 2535 Ambassador Avenue (across)., Cooper City, FL 33026
Notice of Violation: 7/13/2015 By: CSIA James Marshall
Violation: FSS 316.1945 Blocking Sidewalk.

Disposition: **September 16, 2015 Hearing:** Respondent was not present. CSIA Jim Marshall was present. Continued to 11/18/2015 for proper service. **Changed to a warning per Paulette Bruno at the PD. --No order written**

43630A **Christopher Emerson Narace., 4190 Triple Crown Court, Davie, FL 33330**
Location of Violation: 4700 S. Flamingo Road., Cooper City, FL 33330
Notice of Violation: 7/15/2015 By: CSIA James Marshall
Violation: Sec 17-16(b) Vehicle parked in handicap access zone- improper use of placard.
(NOT GUILTY PLEA)

Disposition: **September 16, 2015 Hearing:** Respondent's father was present. CSIA Jim Marshall was present. **Case Dismissed.**

43632A **Barbara Josephine Messina., 5500 SW 109 Avenue, Davie, FL 33328**
Location of Violation: 10018 Griffin Road., Cooper City, FL 33328
Notice of Violation: 7/20/2015 By: CSIA James Marshall
Violation: Sec 7-10 Fire Zone-It shall be unlawful for any person to park in or otherwise obstruct a fire lane.

Disposition: **September 16, 2015 Hearing:** Respondent was present. CSIA Jim Marshall was present. FOV- Must pay \$80 admin fee and \$30 fine on or before 10/16/2015.

44345A **Abov U Inc., 36 Cedar Way, Cooper City, FL 33026**
Location of Violation: 5834 S. Flamingo Road., Cooper City, FL 33330
Notice of Violation: 6/16/2015 By: Deputy Wesley Haber
Violation: Sec 25-10(b) Parking in Commercial Districts-Failed to store or keep vehicle within the commercially-zoned district in the rear of the commercial facility or structure.

Disposition: **September 16, 2015 Hearing:** Julio Ibanez was present and denied the violation. Deputy Wesley Haber was present. FOV- Must pay \$80 admin fee and \$50 fine on or before 10/16/2015.

44427A **Steve Miranda., 6710 Allen Street, Hollywood, FL 33024**
Location of Violation: 9359 Sheridan Street., Cooper City, FL 33330
Notice of Violation: 6/10/2015 By: BSO Deputy Derrick Gordon
Violation: Sec 7-10(a) Fire Zone-It shall be unlawful for any person to park in or otherwise obstruct a fire lane.

Disposition: **September 16, 2015 Hearing:** Respondent was not present. Deputy Derrick Gordon was present. FOV- Must pay \$80 admin fee and \$30 fine on or before 10/16/2015.

44452A **Michael Leonard Stein., 5701 SW 47 Street, Davie, FL 33314**
Location of Violation: 11373 Temple Street., Cooper City, FL 33030
Notice of Violation: 7/25/2015 By: Deputy Kevin Bracke

Violation: Sec 17-18(b) Roadway Obstruction--parking on the street.

Disposition: September 16, 2015 Hearing: **Paid fine 09/04/2014- prior to hearing. Case Closed**

44604A

Bradley A Brown., 9161 SW 55 Street, Cooper City, FL 33328

Location of Violation: 11373 Temple Street., Cooper City, FL 33330

Notice of Violation: 7/25/2015 By: Deputy Andrew Clark

Violation: Sec 17-18(b) Roadway Obstruction--parking on the street.

Disposition: September 16, 2015 Hearing: Respondent was not present. Deputy Andrew Clark was present. **Fine was paid on 09/15/2015. Case Closed**

44605A

Melissa Quinones-Brown., 9161 SW 55 Street, Cooper City, FL 33328

Location of Violation: 11373 Temple Street., Cooper City, FL 33330

Notice of Violation: 7/25/2015 By: Deputy Andrew Clark

Violation: Sec 17-18(b) Roadway Obstruction--parking on the street.

Disposition: September 16, 2015 Hearing: Respondent was not present. Deputy Andrew Clark was present. **Fine was paid on 09/15/2015. Case Closed**

44702A

Kevin Wrich., 5551 SW 94 Avenue, Cooper City, FL 33328

Notice of Violation: 7/30/2015 By: Deputy Wesley Haber

Violation: Sec 17-18(b) Roadway Obstruction--parking on the street.

Disposition: September 16, 2015 Hearing: Respondent was present. Deputy Wesley Haber was present. FOV- Must pay \$40 reduced admin fee and \$10 reduced fine on or before 10/16/2015.

05382

Kenneth & Gerda Newstrom., 11773 SW 59 Court, Cooper City, FL 33330

Notice of Violation: 6/11/2015 By: Code Officer Mark Reale

Violation: Sec 23-90(i)(5) & Sec 23-90(e)(2) Fences, walls & hedges-Maintenance-failed to maintain wood fence (west side fence leaning, broken slats, mildew) Double front of lots wood fence must have natural wood appearance next to adjacent property.

Disposition: September 16, 2015 Hearing: Respondents were present and admitted the violation. Code Officer Reale was present. FOV- Must comply with the violation on or before 10/31/2015. If not complied then a \$10/day fine will begin from 10/31/2015 until compliance. Must pay \$80 admin fee on or before 10/16/2015. Continue to 11/18/2015.

05383

Kenneth & Gerda Newstrom., 11773 SW 59 Court, Cooper City, FL 33330

Notice of Violation: 6/11/2015 By: Code Officer Mark Reale

Violation: Sec 25-95(a)(b) Maintenance of Right of Way-height of grass & waste material-failed to maintain grass, weeds & swale on westside of property. Failed to remove trash from swale (cans, paper, etc).
Sec 25-102(b) Repair and maintenance required- Failed to maintain sidewalk on westside of property. (mold, leaves & weeds)

Disposition: September 16, 2015 Hearing: Respondents were present and admitted the violation. Code Officer Reale was present. FOV- Must comply with the violation on or before 11/16/2015. If not complied then a \$10/day fine will begin from 10/16/2015 until compliance. No admin fee was assessed. Continue to 11/18/2015.

05395 **Maria Mata., 5141 SW 101 Avenue, Cooper City, FL 33328**
Notice of Violation: 7/23/2015 By: Code Officer Mark Reale
Violation: Sec 8-38 Excessive Undergrowth for allowing grass to grow in excess of six inches in height allowed for the existence of excessive accumulation of untended weeds. (landscape tree branches blocking sidewalk)
(REPEAT VIOLATION)
Disposition: **September 16, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. Must pay \$80 admin fee on or before 10/16/2015. Must pay \$100/day fine from 07/23/2015 until compliance.

05396 **Mariano A Franchy., 5600 SW 115 Avenue, Cooper City, FL 33328**
Mailing Address: 2255 Malibu Lake Circle Apt 336., Naples, FL 34119-8787
Notice of Violation: 7/24/2015 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 and landscape debris.
Disposition: **September 16, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. Must pay \$80 admin fee on or before 10/16/2015. No fine assessed.

05402 **Mississippi Real Estate Dispositions LLC., 11281 SW 56 Court, Cooper City, FL 33330**
Mailing Address: 400 Second Avenue S., Minneapolis, MN 55401
Notice of Violation: 7/14/2015 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: **September 16, 2015 Hearing:** Michelle Primeau was present and admitted the violation. Code Officer Reale was present. FOV- Violation complied on 08/10/2015. Must pay \$80 admin fee on or before 10/16/2015. No fine assessed. Paid admin fee on 09/16/2015. Case Closed

05438 **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- failure to maintain windows or doors 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.

05453 **Raymond S.& Sandra B.Schreier., 9361 SW 55 Street, Cooper City, FL 33328**
Notice of Violation: 7/23/2015 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: **September 16, 2015 Hearing:** Respondent was present. Code Officer Graham was present. FOV- No fine assessed. No admin fee assessed. **Case Closed**

05454 **Masood Hajali., 2810 Bogota Avenue , Cooper City, FL 33026**
Mailing Address: 42 Birchview Drive., Piscataway, NJ 08854-3531
Notice of Violation: 7/27/2015 By: Code Officer Belinda Graham
Violation: Sec 8-38 Excessive Overgrowth- excessive undergrowth, allowed grass to grow in excess of six inches in height which is prohibited public nuisance.

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. No fine assessed.

05457 **Tracey Broussard., 10760 London Street, Cooper City, FL 33026**

Notice of Violation: 7/21/2015 By: Code Officer Belinda Graham

Violation: Sec 17-1 FSS 316.1945 (1)(a)(2) Blocking of Sidewalk- for stopping, standing or parking a vehicle on a sidewalk.

Disposition: **August 19, 2015 Hearing:** Respondent not present. Code Officer Graham was present. Continue to 09/16/2015 for service. Post Property.

Disposition: **September 16, 2015 Hearing:** Respondent not present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 10/16/2015. No fine assessed. Post Property

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.

05466 **IH3 Property Florida LP., 2518 Ambassador Avenue , Cooper City, FL 33026**

Mailing Address: 901 Main Street #4700., Dallas, TX 75202

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

Violation: Sec 8-13 Owner to maintain premises free of litter-- failed to have private property free of litter at all times.(cardboard box with misc items inside)

Disposition: **September 16, 2015 Hearing:** Respondent not present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 10/16/2015. Violation complied on 09/10/2015 No fine assessed.

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 existence 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.**

05501 **Todd Lucas Est., 9401 SW 51 Street , Cooper City, FL 33328**

Notice of Violation: 8/3/2015 By: Code Officer Jenny Walsh

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: **September 16, 2015 Hearing:** Respondent not present. Code Officer Walsh was present. FOV- Must pay \$80 admin fee on or before 10/16/2015. Must pay \$100/day fine from 08/13/2015 until compliance. City is ordered to take over maintainance.

05502 **Todd Lucas Est., 9401 SW 51 Street , Cooper City, FL 33328**

Notice of Violation: 8/3/2015 By: Code Officer Jenny Walsh

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

Disposition: **September 16, 2015 Hearing:** Respondent not present. Code Officer Walsh was present. FOV- Must pay \$80 admin fee on or before 10/16/2015. Must pay \$25/day fine from 08/13/2015 until compliance.

05503

Todd Lucas Est., 9401 SW 51 Street , Cooper City, FL 33328

Notice of Violation: 8/3/2015 By: Code Officer Jenny Walsh

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

Disposition: **September 16, 2015 Hearing:** Respondent not present. Code Officer Walsh was present. FOV- Must pay \$80 admin fee on or before 10/16/2015. Must pay \$50/day fine from 08/13/2015 until compliance. City is ordered to take over maintainance.

05504

Steven A.Fishman., 5117 SW 93 Avenue , Cooper City, FL 33328

Notice of Violation: 8/19/2015 By: Code Officer Jenny Walsh

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: **September 16, 2015 Hearing:** Respondent was not present. Code Officer Walsh was present. FOV- Must pay \$80 admin fee on or before 10/16/2015. Must pay \$50/day from 08/23/2015 until compliance.

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.**

Disposition: **August 19, 2015 Hearing:** [Continued by the City to September 16, 2015](#)

Disposition: **September 16, 2015 Hearing:** Respondent was present. Building Official Fowler was present. Must comply on or before 10/16/2015. Must close out the permit on or before 11/16/2015. Continue to 11/18/2015 for status review.

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.

EEN15-0015 **Damon & Amy Dembkoski., 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.

EEN15-0016 **Damon & Amy Dembkoski., 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 fence.

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. Violation complied. **Case Closed.**

EEN15-0017 **Ender Ozelcaglayan., 8772 NW 41 Street, Cooper City, FL 33024**
Notice of Violation: 7/21/2015 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 residential pool, pool electric and pool plumbing.

Disposition: **September 16, 2015 Hearing:** **Complied per Bldg Dept on 08/20/2015.**

EEN15-0018 **Andrew J. Davis., 5289 SW 95 Avenue, Cooper City, FL 33328-4145**
Notice of Violation: 7/22/2015 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code provides that a permit is required to replace the overhead garage door.

Disposition: **September 16, 2015 Hearing:** **Complied per Bldg Dept on 08/10/2015.**

EEN15-0019 **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.

EEN15-0020

William D H/E Sturm., 11370 S. Point Drive, Cooper City, FL 33026

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: Complied per Bldg Dept on 08/25/2015.**

EEN15-0021

Vanessa Mesones., 5088 SW 122 Terrace, Cooper City, FL 33330-5410

Notice of Violation: 7/24/2015 By: Building Official Ted Fowler

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to alter the existing screen enclosure with removal acrylic windows, doors and solid aluminum panels to create a sun room.

Disposition: **September 16, 2015 Hearing: Complied per Bldg Dept on 08/20/2015.**

EEN15-0022

Vanessa Mesones., 5088 SW 122 Terrace, Cooper City, FL 33330-5410

Notice of Violation: 7/24/2015 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 electric outlets in the existing screen enclosure.

Disposition: **September 16, 2015 Hearing: Complied per Bldg Dept on 09/01/2015.**

EEN15-0023

Charles Bender., 5251 SW 101 Avenue, Cooper City, FL 33328-4937

Notice of Violation: 7/24/2015 By: Building Official Ted Fowler

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

Disposition: **September 16, 2015 Hearing:** Respondent not present. Building Official Fowler was present. Permit was issued. **Case Closed**

4. IMPOSITION OF FINE HEARINGS

04808

Potential Church Inc. c/o Finance Department., 12401 Stirling Road, Cooper City, FL 33330

Notice of Violation: 11/6/2014 By: BSO Code Officer Mark Reale

Violation: Sec 25-22(g) Prohibited Signs- failure to acquire approval from City to erect (3) billboard signs at location. (remove unapproved signage not on file)

Disposition: **June 17, 2015 Hearing:** John Voigt- Attorney was present. Code Officer Mark Reale was present. FOV- Imposition of fine has been withheld. Must apply for a permit on or before 08/21/2015. Continue to 08/19/2015 for status review.

Disposition: **August 19, 2015 Hearing:** Attorney John Voigt was present. Code Officer Duvall testified on Code Officer Reale's behalf. If any signs not related to the school are still visible then a \$250/day will begin on 08/21/2015. Any signs related to the school can stay up until 08/31/2015, if they are still up beyond that a \$250/day fine will start to accrue from 08/31/2015 until they are removed.
Continue to 09/16/2015.

Disposition: **September 16, 2015 Hearing:** Danny Fernandez was present. Code Officer Reale was present. Violation is complied. No fine or No admin fee assessed. **Case Closed**

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.

Disposition: **June 17, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 administrative fee on or before 07/17/2015. Must pay \$150/day from 04/07/2015 until compliance.

Disposition: **September 16, 2015 Hearing:** Certification of fine and admin fee

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.

Disposition: **June 17, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 administrative fee on or before 07/17/2015. Must pay \$150/day from 03/18/2015 until compliance.

Disposition: **September 16, 2015 Hearing:** Violation complied on 08/28/2015. Certification of fine and admin fee.

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.

Disposition: **June 17, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 administrative fee on or before 07/17/2015. Must pay \$200/day from 04/07/2015 until compliance.

Disposition: **September 16, 2015 Hearing:** Violation complied on 08/27/2015. Certification of fine and admin fee

05149

Richard Manning., 5016 SW 93 Avenue, Cooper City, FL 33328

Notice of Violation: 4/6/2015 By: BSO Code Officer Lynn Duvall

Violation: Sec 8-38 Excessive Undergrowth, accumulation of junk, trash etc.- property in need of cutting, excessive weeds, debris on front porch and in driveway must be removed.

Disposition: **June 17, 2015 Hearing:** Respondent was not present. Code Officer Lynn Duvall was present. FOV- Must pay \$80 administrative fee on or before 07/17/2015. Must pay \$50/day from 04/14/2015 until

compliance.

Disposition: **August 19, 2015 Hearing:** Respondent was present. Must pay \$80 administrative fee and pay \$50/day from 04/14/2015 until compliance. Must comply on or before 09/11/2015. Continue to 09/16/2015 for Certification of Fine

Disposition: **September 16, 2015 Hearing: Violation complied. Case Closed**

05150

Richard Manning., 5016 SW 93 Avenue, Cooper City, FL 33328

Notice of Violation: 4/6/2015 By: BSO Code Officer Lynn Duvall

Violation: Sec 23-90(i) Fences, walls and Hedges- failed to maintain fence in structurally sound or aesthetically attractive manner. (fence in need of cleaning/painting)

Disposition: **June 17, 2015 Hearing:** Respondent was not present. Code Officer Lynn Duvall. FOV- Must pay \$80 administrative fee on or before 07/17/2015. Must pay \$50/day from 05/05/2015 until compliance.

Disposition: **August 19, 2015 Hearing:** Respondent was present. Code Officer Duvall was present. Must comply on or before 09/11/2015. Must pay \$80 administrative fee and pay a \$50.00 per day fine from May 5, 2015 until compliance. Continue to 09/16/2015 for Certification of Fine

Disposition: **September 16, 2015 Hearing: Violation complied. Case Closed**

05204

Kathleen Biichle Riveira., 4819 SW 120 Avenue, Cooper City, Florida 33328

Mailing Address: P.O. Box 848034., Hollywood, FL 33084-0034

Notice of Violation: 3/19/2015 By: Code Officer Mark Reale

Violation: Sec 23-90(i)(5) Wall Maintenance- for failed to maintain wall in an aesthetically attractive manner. (mildew & deteriorated paint) Please paint wall- both sides

Disposition: **June 17, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 administrative fee on or before 07/17/2015. No fine assessed. **Violation was complied on 06/11/2015**

Disposition: **September 16, 2015 Hearing: Violation complied on 06/11/2015. Certification of admin fee only.**

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.**

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.**

05384

Freo Florida LLC., 5101 SW 117 Way, Cooper City, Florida 33328

Mailing Address: 201 Franklin Street., Ste 1750., Tampa, FL 33602

Notice of Violation: 6/11/2015 By: BSO Code Officer Mark Reale

Violation: Sec 25-95(b) Maintenance of Right of Way-failed to remove waste materials, junk, landscape material from right of way.

Disposition: **July 15, 2015 Hearing:** Respondent not present. Code Officer Reale was present. Violation complied on July 1, 2015. FOV- Must pay \$80.00 administrative fee and \$250.00 per day fine from June 12, 2015 through June 30, 2015 on or before August 14, 2015.

Disposition: **September 16, 2015 Hearing:** Amend original final order-- incorrect date Must pay \$250 fine from 06/18/2015 thru 06/30/2015 and Certify fine and admin fee.

EEN15-0012

SPG Cooper City II Tr., 12399 SW 53 Street, Unit #101, Cooper City, FL 33330

Mailing Address: 11340 Interchange Circle North., Miramar, FL 33025

Notice of Violation: 5/29/2015 By: Structural Inspector Will Wallace

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to alter the interior of unit #101

Disposition: **July 15, 2015 Hearing:** Alisha Eutsey property manager was present and admitted the violation. Building Inspector Gerry Lomastro was present. FOV- Must pay \$80.00 administrative fee on or before August 14, 2015. Must apply for a demolition permit on or before August 14, 2015. If permit not obtained then a \$50.00 per day fine will be assessed from August 14, 2015 until compliance. **Paid admin fee on 07/15/2015.**

Disposition: **September 16, 2015 Hearing:** Permit applied on 07/28/2015 and issued on 08/17/2015. **Case Closed.**

5. REDUCTION OF FINE HEARINGS

02385

Prince of Cooper City, LLC and Oriental Therapy Center, LLC, 8861 Stirling Road

Mailing: 17395 N. Bay Rd., #108, Sunny Isles Beach, FL 33160

Location of Violation: 8861 Stirling Road

Notice of Violation: 2/19/2013 By: BSO Code Officer Belinda Graham

Violation: City Code Section 6-32(k), entitled "General maintenance," for failure to maintain windows, roofs, fence, sidewalks and masonry walls in a clean condition, free from cracks, graffiti, peeling paint, missing material.

**\$200.00 fine per day from 06/01/2013 thru 11/06/2014 (523 days)= \$104,600.00 + \$45.50 recording/release fees
Total= \$104,645.50**

Disposition: **April 17, 2013 Hearing:** Mr. Gadali was present and admitted the violation. Code Officer Belinda Graham was present. Must comply by 07/15/2013 if not then \$200/day will be assessed from 06/01/2013 until complied. Must pay \$80 admin fee by 05/01/2013.

Disposition: **July 17, 2013 Hearing:** Respondent Gidali and Mananagement Company rep Phil Greenbaum present. Must pay \$80 Admin Fee 7/17/13 and continue the case to the 8/14/13 hearing **Paid \$80 admin fee on 07/17/2013.**

Disposition: **August 14, 2013 Hearing:** Certification Of Fine

Disposition: **September 16, 2015 Hearing:** Atty. Edward Deutsche was present. Fine reduced to \$26,045.40 due on or before 10/31/2015.

02386

Prince of Cooper City, LLC and Oriental Therapy Center, LLC, 8861 Stirling Road

Mailing: 17395 N. Bay Rd., #108, Sunny Isles Beach, FL 33160

Location of Violation: 8861 Stirling Road

Notice of Violation: 2/19/2013 By: BSO Code Officer Belinda Graham

Violation: City Code Section 6-32(j)(4), regarding maintenance standards - parking areas - striping, for failure to maintain striped areas free from peeling and have a sufficient contrast with surface to readily delineate to a person of normal visual ability the location of a parking space.

**\$200.00 fine per day from 06/01/2013 thru 05/09/2014 (342 days)= \$68,400.00 + \$45.50 recording/release fees
Total= \$68,445.50**

Disposition: **April 17, 2013 Hearing:** Mr. Gadali was present and admitted the violation. Code Officer Belinda Graham was present. Must comply by 07/15/2013 if not then \$200/day will be assessed from 06/01/2013 until complied. Must pay \$80 admin fee by 05/01/2013.

Disposition: **July 17, 2013 Hearing:** Respondent Gidali and Mananagement Company rep Phil Greenbaum present. Must pay \$80 Admin Fee 7/17/13 and continue the case to the 8/14/13 hearing
Paid \$80 admin fee on 07/17/2013.

Disposition: **August 14, 2013 Hearing:** Certification Of Fine

Disposition: **September 16, 2015 Hearing:** Fine reduced to \$8,945.50 must be paid on or before 10/31/2015.

04263

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

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

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

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

**\$25.00 fine per day from 12/18/2013 thru 04/14/2015 (482 days)= \$12,050.00 + \$45.50 recording/release fees
Total= \$12,095.50**

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

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

Disposition: **April 16, 2014 Hearing:** Certification of Fine. **Paid \$80 admin fee on 08/14/2015**

Disposition: **September 16, 2015 Hearing:** Representation failed to appear. Request for reduction is denied.

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.