

WEDNESDAY
SEPTEMBER 6, 2017
9:00 A.M.



COOPER CITY HALL
9090 SOUTHWEST 50 PLACE
COOPER CITY, FLORIDA

Post Hearing Minutes
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

1. EXPLANATION OF PROCEDURES BY SPECIAL MAGISTRATE

2. SWEARING IN

3. NOTICE OF VIOLATION HEARINGS

CASE #

44547A **Cinca Ileana., 4700 S. Flamingo Road., Cooper City, FL 33330**
\$25.00 **Mailing Address: 217 E. Hallandale Beach Blvd., Hallandale, FL 33009**
 Notice of Violation: 4/29/2017 By: Deputy M. Li
 Violation: Sec 15-2 Solicitations restricted

Disposition: **July 12, 2017 Hearing:** Respondent was not present. Deputy Li was present. **Continue to September 6, 2017.**

Disposition: **September 6, 2017 Hearing: Continue to 10/04/2017.**

06133 **Arthur & Beatrice Wright., 12395 Natalie's Cove Road., Cooper City, FL 33026**

Notice of Violation: 6/15/2017 By: Code Officer Mark Reale
Violation: Sec 23-90(i) Fences, walls and hedges maintenance- failed to maintain fence in structurally sound or aesthetically attractive manner.

Disposition: **September 6, 2017 Hearing:** Cassandra Denmark Esq. was present. Code Officer Mark Reale was present. FOV- Must pay \$80 admin fee on or before 10/06/2017. Must comply with the violation on or before 11/05/2017.

06135 **Arthur & Beatrice Wright., 12395 Natalie's Cove Road., Cooper City, FL 33026**

Notice of Violation: 6/15/2017 By: Code Officer Mark Reale
Violation: Sec 6-40(a) Maintenance Standards-Exterior Building Conditions-failed to maintain exterior walls surface in good condition and prevent deterioration. (mildew front of home)

Disposition: **September 6, 2017 Hearing:** Cassandra Denmark Esq. was present. Code Officer Mark Reale was present. FOV- Must pay \$80 admin fee on or before 10/06/2017. Must comply with the violation on or before 11/05/2017.

06218 **Elsa & Alberto Etal Garantiva., 5305 SW 93 Avenue., Cooper City, FL 33026**

Mailing Address: 5305 SW 93 Avenue, Cooper City, FL 33328
Notice of Violation: 4/25/2017 By: Jenny Walsh
Violation: Sec 6-40(a)(5) Windows & Doors- all exterior doors, garage doors & frames & windows shall be in good repair and weathertight & infestation proof.

Disposition: **June 7, 2017 Hearing:** Joshua Mass-property vendor admitted the violation. Jenny Walsh was present. FOV- Violation is not complied. Must pay \$80 admin fee on or before 07/07/2017. Must pay \$250/day fine from 05/15/2017 until compliance.

Disposition: **August 2, 2017 Hearing: Continue to 09/06/2017 due to lack of service. Post Property.**

Disposition: **September 6, 2017 Hearing:** Certification of Fine

06219

Jason & Mahra Sarofsky., 5501 SW 98 Way., Cooper City, FL 33328

Notice of Violation: 4/26/2017 By: Jenny Walsh

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

Disposition: **June 7, 2017 Hearing:** **Continue to 07/12/2017. Post to property.**

Disposition: **July 12, 2017 Hearing:** Respondent was not present. Code Officer Walsh was present. FOV- Must pay \$80 admin fee on or before 08/11/2017. Must pay \$250/day from 05/03/2017 until compliance. City ordered to maintain the property.

Disposition: **August 2, 2017 Hearing:** Respondent was not present. Code Officer Walsh was present. **Violation complied on 07/19/2017. Post to property. Continue to 09/06/2017.**

Disposition: **September 6, 2017 Hearing:** Certification of Fine

06281

Flamingo Cooper City Holdings c/o Mcmillen & Associates., 5990 S. Flamingo Road., Cooper City, FL 33330

Mailing Address: PO Box 80615., Indianapolis, IN 46280

Notice of Violation: 5/16/2017 By: Code Officer Mark Reale

Violation: Sec 8-38 Excessive undergrowth-determined a public nuisance- failure to remove 2 dead palm trees on east side of property. Please remove

Disposition: **September 6, 2017 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Violation complied on 08/30/2017. Fine has been waived. Must pay \$80 admin fee on or before 10/06/2017.

06312

Hai Hua Mei., 9711 SW 57 Street., Cooper City, FL 33328

Notice of Violation: 7/26/2017 By: Code Officer Jenny Walsh

Violation: Sec 8-26(b) Placement of Recepticles-must store containers in garage, behind a fence or hedge, must be screened from view.

Disposition: **September 6, 2017 Hearing:** Respondent was not present. Code Officer Walsh was present. FOV- Violation complied on 08/23/2017. Fine has been waived. Must pay \$80 admin fee on or before 10/06/2017.

06313

Jena Shepard & Jose C Perez., 5125 SW 93 Avenue., Cooper City, FL 33328

Notice of Violation: 7/31/2017 By: Code Officer Jenny Walsh

Violation: Sec 25-11 Junked or Abandoned Vehicles-Deposited, stored or kept abandoned vehicles (flat tire, expired tag, broken window) in the open on private property.

Disposition: **September 6, 2017 Hearing:** Respondent was present. Code Officer Walsh was present. FOV-Must comply with the violation on or before 09/26/2017. If not complied then must pay a fine of \$25/day from 09/27/2017 until compliance. Must pay \$80 admin fee on or before 10/06/2017. **Continue to 10/04/2017.**

06355

Deutsche Bank Natl Tr. Co. Trustee/New Century Home Equity Loan Tr., 3651 Washington Lane., Cooper City, FL 33026

Mailing Address: 1610 E. St. Andrews Place., Santa Ana, CA 92705

Notice of Violation: 7/5/2017 By: Code Officer Belinda Graham

Violation: Sec 6-40(b) Maintenance Standards-Exterior Premises Condition-failed to maintain the exterior premises and

keep free of all nuisances (overgrowth grass/dead tree limbs, palm fronds)

Disposition: **September 6, 2017 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Violation complied on 08/31/2017. Fine has been waived. Must pay \$80 admin fee on or before 10/06/2017.

06358

Randee Lee McDonald., 8953 SW 53 Street., Cooper City, FL 33328-5135

Notice of Violation: 7/10/2017 By: Code Officer Belinda Graham

Violation: Sec 25-102(d) -Maintenance Sidewalks - failed to clean sidewalks and uniformly clean debris, stains and mold.

Disposition: **September 6, 2017 Hearing:** Respondent was present. Code Officer Graham was present. FOV-Violation was complied on 08/31/2017. No fine assessed. Must pay \$80 admin fee on or before 10/06/2017.

EEN17-0060

Peggy Lee Padron., 5610 SW 98 Way., Cooper City, FL 33328

Notice of Violation: 5/9/2017 By: Building Official Ted Fowler

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required to construct a patio roof enclosure.

Disposition: **August 2, 2017 Hearing:** Continue to 09/06/2017 for service. Post Property

Disposition: **September 6, 2017 Hearing:** Continue to 11/01/2017.

EEN17-0061

Donald & Jennifer Peak Jr., 5670 SW 99 Lane., Cooper City, FL 33328

Notice of Violation: 5/9/2017 By: Building Official Ted Fowler

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required to construct a patio roof structure.

Disposition: **August 2, 2017 Hearing:** Continue to 09/06/2017 for service. Post Property

Disposition: **September 6, 2017 Hearing:** Continue to 10/04/2017.

EEN17-0062

Carrie S. Carter., 4974 SW 94 Avenue., Cooper City, FL 33328

Notice of Violation: 5/12/2017 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for structural, electric, plumbing & mechanical must be renewed.

Disposition: **August 2, 2017 Hearing:** Continue to 09/06/2017 for service. Post Property

Disposition: **September 6, 2017 Hearing:** Respondent was not present. Bldg Official Fowler was present. FOV- Must pay \$100/day fine from 08/11/2017 until compliance. Must pay \$80 admin fee on or before 10/06/2017. Continue to 11/01/2017.

EEN17-0069

A Touch of Inspiration Wellness Inc., 2525 Embassy Lakes Drive South #3., Cooper City, FL 33026

Notice of Violation: 8/15/2017 By: Carlos Vega

Violation: Sec 9-14(a)c Delinquency- for failure to renew a Local Business Tax Receipt

Disposition: **September 6, 2017 Hearing:** Violation complied per Bldg Dept.

EEN17-0084

Chong Huang Lin., 9465 SW 52 Place., Cooper City, FL 33328

Notice of Violation: 7/5/2017 By: Building Inspector Gerry Lomastro

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is

required to install windows.

Disposition: **August 2, 2017 Hearing: Continue to 09/06/2017 for status review.**

Disposition: **September 6, 2017 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$100/day fine from 09/06/2017 until compliance. Must pay \$80 admin fee on or before 10/06/2017.

EEN17-0085 **Marcia R. Marion., 5815 SW 87 Way., Cooper City, FL 33328-5914**
Notice of Violation: 7/17/2017 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for screen enclosure must be renewed.
Disposition: **September 6, 2017 Hearing: Violation complied on 07/26/2017 per Bldg Dept.**

EEN17-0086 **David & Michelle B. Cruz., 5109 Waters Edge Way., Cooper City, FL 33330-2623**
Notice of Violation: 7/18/2017 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for window replacement must be renewed.
Disposition: **September 6, 2017 Hearing: Violation complied on 08/18/2017 per Bldg Dept.**

EEN17-0087 **Michael & Susan B. Grace., 10052 SW 49 Manor., Cooper City, FL 33328-3311**
Notice of Violation: 7/17/2017 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for door replacement must be renewed.
Disposition: **September 6, 2017 Hearing: Violation complied on 07/26/2017 per Bldg Dept.**

EEN17-0088 **Kathleen & Dustin M. Flynt., 10211 SW 49 Court., Cooper City, FL 33328-4014**
Notice of Violation: 7/17/2017 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required to enclose 2 car garage by constructing a divider wall.
Disposition: **September 6, 2017 Hearing: Violation complied on 08/01/2017 per Bldg Dept.**

EEN17-0089 **9448 Limited Liability Company., 9448 SW 51 Court., Cooper City, FL 33328**
Mailing Address: 1897 NW 128 Terrace., Pembroke Pines, FL 33028
Notice of Violation: 7/17/2017 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required to create a bedroom out of a one car garage.
Disposition: **September 6, 2017 Hearing: Violation complied on 08/03/2017 per Bldg Dept.**

EEN17-0090 **Genith M. Calvar., 9108 Griffin Road., Cooper City, FL 33328**
Mailing Address: 15801 SW 54 Place., Southwest Ranches, FL 33331
Notice of Violation: 8/1/2017 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required to separate unit 9110 Griffin Road into two individual units resulting in an additional unit 9108.
Disposition: **September 6, 2017 Hearing: Continue to 12/06/2017.**

EEN17-0100 Lindsey Albert., 5221 SW 91 Avenue #1-4., Cooper City, FL 33328
Mailing Address: 5191 SW 109 Avenue., Fort Lauderdale, FL 33328
Notice of Violation: 8/16/2017 By: Carlos Vega
Violation: Sec 9-14(a)c Delinquency- for failure to renew a Local Business Tax Receipt
Disposition: September 6, 2017 Hearing: **Case Complied. Case Closed**

4. IMPOSITION OF FINE HEARINGS

06095 Alex Pineda., 4953 SW 105 Way., Cooper City, FL 33328
Notice of Violation: 4/19/2017 By: Code Officer Mark Reale
Violation: Sec 6-10 Storm Shutter Regulations-failed to comply with the storm shutter regulations. (place shutters in an open position)
Disposition: July 12, 2017 Hearing: Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 08/11/2017. Must pay \$25/day fine from 05/01/2017 until compliance.
Disposition: September 6, 2017 Hearing: Soraya Aleman was present. Violation complied on 09/01/2017. Admin fee paid on 09/05/2017. Certification of Fine

06100 Richard Ambers., 10100 SW 49 Manor., Cooper City, FL 33328
Notice of Violation: 5/23/2017 By: Code Officer Mark Reale
Violation: Sec 25-11 Junked or Abandoned Vehicles- deposited, stored or kept an abandoned vehicle (expired tag, no tag, flat tire) on private property. Dodge Truck and Silver Mercedes
Disposition: July 12, 2017 Hearing: Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 08/11/2017. Must pay \$50/day fine from 06/07/2017 until compliance.
Violation complied on 09/13/2017.
Disposition: September 6, 2017 Hearing: Certification of Fine

06128 Richard Ambers., 10100 SW 49 Manor., Cooper City, FL 33328
Notice of Violation: 5/31/2017 By: 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: July 12, 2017 Hearing: Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 08/11/2017. Must pay \$250/day fine from 06/12/2017 until compliance. City Manager will issue a notice of public nuisance hearing.
Disposition: September 6, 2017 Hearing: Certification of fine & admin fee. **Complied on 08/16/2017.**

06253 Sheridan Professional Centre LTD LLLP., 11011 Sheridan Street., Suite 202., Cooper City, FL 33330
Mailing Address: 1800 SE 10 Avenue., Suite 300., Fort Lauderdale, FL 33316-2907
Notice of Violation: 5/10/2017 By: Code Officer Belinda Graham
Violation: Sec 9-1 Tax Receipt Required- shall be unlawful for any person to engage in, conduct or manage any business, occupation or profession within the corporate limits of the City without first having obtained a local business tax receipt from the City.
Disposition: July 12, 2017 Hearing: Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 08/11/2017. Must pay \$25/day fine from 05/22/2017 until compliance.
Disposition: September 6, 2017 Hearing: Respondent was not present. Code Officer Graham was present. Violation complied on 08/01/2017. **Continue to 11/1/2017 fir status.**

- 06258 **Theresa Jacolucci & Keith & Marie Esther Allen., 11574 Gorham Drive., Cooper City, FL 33026**
Notice of Violation: 5/12/2017 By: Code Officer Belinda Graham
Violation: Sec 6-10 Storm Shutter Regulations-failed to comply with the storm shutter regulations. (place shutters in an open position)
Disposition: **July 12, 2017 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 08/11/2017. Must pay \$25/day fine from 05/24/2017 until compliance.
Disposition: **September 6, 2017 Hearing:** Violation complied on 07/24/2017. Admin fee paid on 08/10/2017. Certification of Fine.
- EEN17-0064 **Roberto & Nina M. Mejias., 5161 SW 90 Avenue., Cooper City, FL 33328**
Notice of Violation: 5/15/2017 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required to replace a shed.
Disposition: **August 2, 2017 Hearing:** Respondent was present. Building Official Fowler was present. FOV-Must remove shed on or before 09/01/2017. Must pay \$80 admin fee on or before 09/01/2017. Continue to 09/06/2017 for status review.
Disposition: **September 6, 2017 Hearing:** Continue to 10/04/2017 for status review.
- EEN17-0076 **Family Therapy Center of West Broward., 9950 Stirling Road, #108, Cooper City, FL 33024**
Notice of Violation: 6/12/2017 By: Allan Funez
Violation: Sec 9-14(a)c Delinquency- for failure to renew a Local Business Tax Receipt
Disposition: **July 12, 2017 Hearing:** Respondent was not present. LBTR Clerk Allan Funez was present. FOV- Must pay \$80 admin fee on or before 08/11/2017. Must pay \$250/day fine from 07/12/2017 until compliance.
Disposition: **September 6, 2017 Hearing:** LBTR Clerk Carlos Vega was present. Certification of Fine
- EEN17-0078 **Steve's Pizza., 5866 Flamingo Road, Cooper City, FL 33330**
Notice of Violation: 6/12/2017 By: Allan Funez
Violation: Sec 9-14(a)c Delinquency- for failure to renew a Local Business Tax Receipt
Disposition: **July 12, 2017 Hearing:** Respondent was not present. LBTR Clerk Allan Funez was present. FOV- Must pay \$80 admin fee on or before 08/11/2017. Must pay \$100/day fine from 07/12/2017 until compliance.

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.