

WEDNESDAY  
SEPTEMBER 7, 2016  
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 #

43464A  
\$250.00 fine

Lauren M. Braddy., 10447 SW 49 Place, Cooper City, FL 33328  
Location of Violation: 5900 S. Flamingo Road  
Notice of Violation: 4/14/2016 By: Deputy Darren Rush  
Violation: Sec 8-3 Litter in Public Places - No person shall throw or deposit litter in or upon any street, sidewalk or other public place within the city, except in public receptacles, and then only to the extent that such placement within private receptacles does. (threw lit cigarette out car window)

Disposition: July 6, 2016 Hearing: Deputy was not present. Continue to 08/03/2016.

Disposition: August 3, 2016 Hearing: Respondent was not present. Deputy Rush was not present. Continue to 09/07/2016.

Disposition: September 7, 2016 Hearing: Respondent was not present. Deputy Darren Rush was present. FOV- Must pay \$80 administrative fee and \$250.00 fine on or before 10/07/2016.

43730A  
\$30.00 fine

Donald Washburn., 5730 Charleston Street, Hollywood, FL 33021  
Location of Violation: 9100 Blk of SW 49 Street  
Notice of Violation: 5/12/2015 By: Deputy Jay Robinson  
Violation: FSS 316.1945(1)(9)(2)Blocking Sidewalk

Disposition: July 6, 2016 Hearing: Deputy Robinson did not receive subpoena. Continue to 08/03/2016.

Disposition: August 3, 2016 Hearing: Continue to 09/07/2016.

Disposition: September 7, 2016 Hearing: Respondent was not present. Deputy Jay Robinson was present. Continue to November 2, 2016 hearing due to lack of service.

44687A  
\$50.00 fine

Levan D. Warner., 4139 Wimbledon Drive, Cooper City, FL 33026  
Location of Violation: 11600 Stonebridge Parkway  
Notice of Violation: 7/24/2016 By: Deputy M. Herrera  
Violation: Sec 12-47(a) Parks- Park hours after sunset.

Disposition: September 7, 2016 Hearing: Respondent was not present. Deputy Michael Herrera was present. FOV- Must pay \$80 administrative fee and \$50 fine on or before 10/07/2016.

44989A  
\$25.00 fine

Jose Veras Romero., 8398 NW 30 Street, Cooper City, FL 33024  
Location of Violation: 8398 NW 30 Street  
Notice of Violation: 7/7/2016 By: CSIA Harold Berke  
Violation: Sec 10-6(5) Noise- Barking Dog

Disposition: **September 7, 2016 Hearing:** Respondent was not present. CSIA Harold Berke was present. FOV- Must pay \$80 administrative fee and \$25 fine on or before 10/07/2016.

44993A

**Jose Veras Romero., 8398 NW 30 Street, Cooper City, FL 33024**

**Location of Violation:** 8398 NW 30 Street

**Notice of Violation:** 7/14/2016 By: CSIA Harold Berke

**Violation:** Sec 10-6(5) Noise- Barking Dog-ongoing problem

Disposition: **September 7, 2016 Hearing:** Respondent was not present. CSIA Harold Berke was present. FOV- Must pay \$80 administrative fee and \$25 fine on or before 10/07/2016.

\$25.00 fine

45251A

**Babette Braham., 9452 SW 52 Court, Cooper City, FL 33328**

**Location of Violation:** 9452 SW 52 Court

**Notice of Violation:** 6/21/2016 By: Deputy Wesley Haber

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

Disposition: **September 7, 2016 Hearing:** Respondent was not present. Deputy Wesley Haber was present. FOV- Must pay \$80 administrative fee and \$25 fine on or before 10/07/2016.

\$25.00 fine

05411

**Ran & Limor Ben-David., 10492 SW 54 Street, Cooper City, FL 33328**

**Notice of Violation:** 8/10/2015 By: Code Officer Mark Reale

**Violation:** FBC 105.1 Sec 6-7 Adoption of Florida Building Code for failure to make application and obtain permit for construction of a wood deck in rear

Disposition: **September 7, 2016 Hearing:** Respondent was present. Code Officer Reale was present. Continue to 10/05/2016 for status review. If violation is complied then case will be closed.

05799

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

**Notice of Violation:** 5/4/2016 By: Code Officer Jenny Walsh

**Violation:** Sec 105.1 of the FBC as adopted by Sec 6-7 of the Code- failed to make application and obtain building permit prior to restripping & seal coating of parking lot.

Disposition: **July 6, 2016 Hearing:** Atty. Ron Finer was present and admitted the violation. Code Officer Walsh was present. Adjudication has been withheld. Must complete work on or before 08/20/2016. No admin fee has been assessed at this time.

Disposition: **September 7, 2016 Hearing:** **Case Closed**

05910

**Jena Shepard & Jose C. Perez., 5125 SW 93 Avenue, Cooper City, FL 33328-4222**

**Notice of Violation:** 6/7/2016 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 condition by allowing litter and debris to be stored on property.

Disposition: **August 3, 2016 Hearing:** Respondent was present. Code Officer Walsh was present. FOV- No \$80 admin fee has been assessed. Must clean carport on or before 09/02/2016. Fine has been withheld.  
**Continue to 09/07/2016 for status review.**

Disposition: **September 7, 2016 Hearing:** Respondent was not present. Code Officer Walsh was present. FOV- Must pay \$80 administrative fee on or before 10/07/2016. Must pay \$100/day from 09/02/2016 until compliance.

- 05928 **Chase Home Finance., 8788 SW 57 Street, Cooper City, FL 33328**  
**Mailing Address:** 10790 Rancho Bernardo Road., San Diego, CA 92127  
**Notice of Violation:** 6/8/2016 By: Code Officer Belinda Graham  
**Violation:** Sec 23-90(i) Fence Maintenance- failed to maintain fence/wall in a structurally sound or aesthetically attractive manner (fence in disrepair- mold/mildew wall)  
**Disposition:** **September 7, 2016 Hearing:** Respondent was not present. Code Officer Graham was present. FOV-Must pay \$80 administrative fee on or before 10/07/2016. Must pay \$250/day from 07/11/2016 until compliance.
- 05934 **Deutsche Bank National Tr. Co. c/o Ocwen Loan Servicing LLC., 3125 E. Quayside Drive, Cooper City, FL 33026**  
**Mailing Address:** 1661 Worthington Road., #100, West Palm Beach, FL 33409  
**Notice of Violation:** 6/27/2016 By: Code Officer Belinda Graham  
**Violation:** Sec 6-40(a)(2) Maintenance Standards-Exterior Premises Condition- failed to maintain roof free of dirt, grime, stains, mildew, peeling and free from any signs of deterioration. (loose tiles/hole in roof)  
**Disposition:** **September 7, 2016 Hearing:** Respondent was not present. Code Officer Graham was present. FOV-Must pay \$80 administrative fee on or before 10/07/2016. Must pay \$250/day from 07/28/2016 until compliance.
- 05936 **Nicolas & Janet Jimenez., 8662 SW 51 Street, Cooper City, FL 33328-4302**  
**Notice of Violation:** 6/30/2016 By: Code Officer Belinda Graham  
**Violation:** Sec 6-40(b)(1)(2) Maintenance Standards- failed to keep exterior premises free of all nuisances-overgrowth weeds, excessive dead leaves  
**Disposition:** **September 7, 2016 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 10/07/2016. Must pay \$50 fine on or before 10/07/2016.
- 05944 **Maria J. Marcanti & Maria Marcanti Rev Liv Tr., 4981 SW 88 Terrace, Cooper City, FL 33328**  
**Notice of Violation:** 7/13/2013 By: Code Officer Belinda Graham  
**Violation:** Sec 6-10 Shutter Regulations-allowed storm shutters to be maintain in a closed/secured position for and in excess of 10 consecutive days.  
**Disposition:** **September 7, 2016 Hearing:** Respondent was not present (in hospital). Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 10/07/2016. Continue to 10/05/2016 for status review.
- 05946 **Karen Harrison., 4032 Trenton Avenue, Cooper City, FL 33026-4925**  
**Notice of Violation:** 7/25/2016 By: Code Officer Belinda Graham  
**Violation:** Sec 8-38 Excessive undergrowth-allowed grass/weeds to grow in excess of six in ches in height, which is a prohibited public nuisance, misc tarp.  
**Disposition:** **September 7, 2016 Hearing:** Gregory Harrison-son was present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 10/07/2016. Violation complied on 09/06/2016. No fine assessed.
- 05947 **Robert M. Cohen., 10858 Limeberry Drive, Cooper City, FL 33026-4759**  
**Notice of Violation:** 7/25/2016 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:** **September 7, 2016 Hearing:** Respondent was not present. Code Officer Graham was present.  
[Continue to 10/05/2016.](#)

EEN16-0042 **Kenneth & Ronna Blaze., 10773 Denver Drive, Cooper City, FL 33026-4948**  
**Notice of Violation:** 1/27/2016 By: Building Official Ted Fowler  
**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install hurricane accordion shutters.  
  
**Disposition:** June 1, 2016 Hearing: Respondent requested continuance granted to September 7, 2016.  
  
**Disposition:** September 7, 2016 Hearing: Violation complied on 07/01/2016 per Bldg Dept.  
Case Closed

EEN16-0073 **Scott Kunes., 5030 SW 94 Terrace, Cooper City, FL 33328-4130**  
**Notice of Violation:** 2/1/2016 By: Building Official Ted Fowler  
**Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for fence is required.  
  
**Disposition:** July 6, 2016 Hearing: Violation complied on 06/28/2016. Case Closed. Case Closed in error at July Hearing. No compliance.  
  
**Disposition:** September 7, 2016 Hearing: Respondent was not present. Bldg Inspector Jerry Lomastro was present. FOV- Must pay \$80 administrative fee on or before 10/07/2016. Must pay \$25/day from 06/28/2016 until compliance. No compliance as of 09/06/2016.

EEN16-0098 **Ralfs I Bruns., 5250 SW 90 Avenue, Cooper City, FL 33328-5111**  
**Notice of Violation:** 3/16/2016 By: Building Official Ted Fowler  
**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to construct a trellis.  
  
**Disposition:** August 3, 2016 Hearing: Respondent was not present. Bldg Official Fowler was present. Permit needs to be picked up. Continue to 09/07/2016 for status review.  
  
**Disposition:** September 7, 2016 Hearing: Respondent was not present. Bldg Inspector Jerry Lomastro was present. FOV- Must pay \$80 administrative fee on or before 10/07/2016. Must pay \$25/day fine from 08/03/2016 until compliance. No compliance as of 09/06/2016.

EEN16-0111 **Todd Gailboord., 2558 Garden Court, Cooper City, FL 33026-3657**  
**Notice of Violation:** 5/2/2016 By: Building Official Ted Fowler  
**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install a wood fence.  
  
**Disposition:** August 3, 2016 Hearing: Continuance requested by the respondent granted to Sept 7, 2016  
Violation complied on 06/30/2016 per Bldg Dept.  
  
**Disposition:** September 7, 2016 Hearing: Case Closed

EEN16-0122 **Jeremy S. & Jessica C. Woodrum., 2550 Lakeview Court, Cooper City, FL 33026**  
**Notice of Violation:** 6/27/2016 By: Building Official Ted Fowler  
**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to construct a new wood fence.  
  
**Disposition:** August 3, 2016 Hearing: Respondent was not present. Bldg Official Fowler was present. Continue to 09/07/2016 for status review.

Disposition: September 7, 2016 Hearing: **Violation complied on 08/05/2016 per Bldg Dept. Case Closed**

EEN16-0127 Sharon Shields., 8968 SW 52 Street, Cooper City, FL 33328-5123  
Notice of Violation: 6/27/2016 By: Building Official Ted Fowler  
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for fence has expired and needs to be renewed.  
Disposition: September 7, 2016 Hearing: **Violation complied on 08/25/2016 per Bldg Dept. Case Closed**

EEN16-0128 Nathalia Ruiz., 2605 Garden Court, Cooper City, FL 33026  
Notice of Violation: 6/29/2016 By: Building Official Ted Fowler  
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to construct a new wood fence.  
Disposition: September 7, 2016 Hearing: **Respondent requested continuance granted to October 5, 2016.**

EEN16-0129 Derosa LLC., 2603 Garden Court, Cooper City, FL 33026  
Mailing Address: 1515 SE 11 Street., Deerfield Beach, FL 33441  
Notice of Violation: 6/29/2016 By: Building Official Ted Fowler  
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to construct a new wood fence.  
Disposition: September 7, 2016 Hearing: **Violation complied on 07/06/2016 per Bldg Dept. Case Closed**

EEN16-0130 Gabriel Alejandro Fernandez., 5248 SW 93 Avenue, Cooper City, FL 33328  
Notice of Violation: 6/29/2016 By: Building Official Ted Fowler  
Violation: FBC Amendments to the Fifth Edition FBC 2014 Effective Date June 30, 2015 Section General 116.1.1- must apply for a electrical permit.  
Disposition: September 7, 2016 Hearing: Respondent was not present. Bldg Inspector Jerry Lomastro was present. **Continue to 10/05/2016 for status review.** Must obtain an electrical permit.

EEN16-0137 John Anthony Torres., 5620 SW 88 Avenue, Cooper City, FL 33328  
Notice of Violation: 7/14/2016 By: Building Official Ted Fowler  
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for fence has expired and needs to be renewed.  
Disposition: September 7, 2016 Hearing: **Violation complied on 07/29/2016 per Bldg Dept. Case Closed**

EEN16-0138 Charles Harriton., 2928 Dorchester Lane, Cooper City, FL 33026  
Mailing Address: 9618 NW 16 Court., Pembroke Pines, FL 33024-4486  
Notice of Violation: 7/19/2016 By: Building Official Ted Fowler  
Violation: FBC Amendments to the Fifth Edition FBC 2014 Effective Date June 30, 2015 Section General 116.1.1- must repair water leak and replace damaged drywall.  
Disposition: September 7, 2016 Hearing: **Violation complied per Bldg Dept on 08/10/2016. Case Closed**

#### 4. IMPOSITION OF FINE HEARINGS

05577

**Ronald & Susan Osborne., 3730 Ottawa Lane, Cooper City, FL 33026-4619**

**Notice of Violation:** 2/10/2016 By: Code Officer Belinda Graham

**Violation:** Sec 6-40(a)(2) Maintenance Standards-Exterior Premises Condition- failed to maintain roof free of dirt, grime, stains, mildew, peeling and free from any signs of deterioration. (loose tiles/mold, mildew)

**Disposition:** **July 6, 2016 Hearing:** Respondent was present and admitted the violation. Code Officer Graham was present. Neighbor at 3761 Ottawa Lane was present to testify. FOV- Must pay \$80 admin fee on or before 08/05/2016. Must comply with the roof on or before 08/20/2016. If not complied then must pay a \$100/day fine from 07/06/2016 until complied. **Paid admin fee on 08/12/2016.**  
**Violation complied per Belinda on 08/23/2016.**

**Disposition:** **September 7, 2016 Hearing: Case Closed**

05599

**Deutsche Bank Natl tr Co Trstee c/o Fidelity/Saxon Mtg., 2715 Bogota Avenue, Cooper City, FL 33026**

**Mailing Address:** 4718 Mercantile Drive., Fort Worth, TX 76137-3605

**Notice of Violation:** 4/7/2016 By: Code Officer Belinda Graham

**Violation:** Sec 6-40(a)(1) Maintenance Standards-failed to maintain exterior walls & wall surfaces in good condition and prevent deterioration (structure deterioration)

**Disposition:** **July 6, 2016 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 08/05/2016. Must pay \$250/day fine from 05/11/2016 until compliance. City is ordered to secure property for health safety issues.

**Disposition:** **September 7, 2016 Hearing:** Amend order from July hearing to reflect City maintaining roof (safeguard from the elements) Certification of Fine

05628

**Pura Abreu., 5853 SW 119 Avenue, Cooper City, FL 33330**

**Notice of Violation:** 3/7/2016 By: Code Officer Mark Reale

**Violation:** Sec 6-40(a) Maintenance Standards-Exterior Building Condition- failed to maintain exterior wall surfaces in good condition and prevent deterioration. (rust, chipping, paint, deteriorated siding in disrepair)

**Disposition:** **July 6, 2016 Hearing:** Respondent was present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 08/05/2016. Must comply with the violation on or before 08/05/2016. If not complied then must pay \$50/day fine from 04/14/2016 until compliance. If case is complied then will close.  
**Paid admin fee on 08/12/2016.**

**Disposition:** **September 7, 2016 Hearing:** Certification of Fine

05804

**Rino & Teresita Sanchez., 5109 SW 87 Terrace, Cooper City, FL 33328-4335**

**Notice of Violation:** 4/14/2016 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. (current tag)

**Disposition:** **July 6, 2016 Hearing:** Barbara Dell'agnese (daughter) was present and admitted the violation. Code Officer Graham was present. Respondent says car has been removed if so then case will be closed. Upon Code Officer's inspection If car is still visible then a fine of \$25 will be assessed. No admin fee has been assessed.

**Disposition:** **September 7, 2016 Hearing: Violation complied on 07/06/2016 per Belinda Graham. Case Closed**

05810

**Paul A. Smith & Elaine M. Geary., 8629 SW 51 Street, Cooper City, FL 33328-4301**

**Notice of Violation:** 5/5/2016 By: Code Officer Belinda Graham

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

**Disposition:** **July 6, 2016 Hearing:** Respondents were present. Code Officer Graham was present. Must comply with the violation (obtain a tag for the car, remove the vehicle from the property or obtain a permit for a fence to hide car from view) on or before 08/05/2016. Must pay \$80 admin fee on or before 08/05/2016. If violation is complied and admin fee is paid then case will be closed.

**Paid admin fee on 07/25/2016.**

Disposition: **September 7, 2016 Hearing: Violation complied on 08/08/2016 per Belinda Graham. Case Closed**

05814

**Sulaiman & Mohammed Hussain., 5040 SW 87 Avenue, Cooper City, FL 33328**

**Mailing Address: 17450 SW 59 Court, Southwest Ranches, FL 33331**

**Notice of Violation: 5/18/2016 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. (Repeat Violation)**

Disposition: **July 6, 2016 Hearing:** Respondent was not present. Code Officer Graham was present. Must pay \$80 admin fee on or before 08/05/2016. Must pay \$500/day fine from 05/18/2016 until compliance. City ordered to take over maintenance to cure the health & safety issue.

Disposition: **September 7, 2016 Hearing: Violation complied on 08/12/2016.** Certification of Fine

05825

**Chase Home Finance LLC., 8788 SW 57 Street, Cooper City, FL 33328**

**Mailing Address: 10790 Rancho Bernardo Road., San Diego, CA 92127**

**Notice of Violation: 6/8/2016 By: Code Officer Belinda Graham**

**Violation: Sec 6-40(b) & 6-40(b)(2) Maintenance Standards Exterior Premises Condition- failed to keep exterior premises free of all nuisances, green stagnant pool, dead and dying trees and limbs and overgrown of grass and weeds.**

Disposition: **July 6, 2016 Hearing:** Rob Hazelcorn (neighbor) was present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 08/05/2016. Must pay \$250/day fine from 06/17/2016 until compliance. City ordered to assume maintenance to remedy the health safety issue.

Disposition: **September 7, 2016 Hearing:** Certification of Fine

EEN16-0032

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

**Notice of Violation: 1/21/2016 By: Building Official Ted Fowler**

**Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for plumbing hot water replacement is required.**

Disposition: **June 1, 2016 Hearing:** Respondent was not present. Building Inspector Lomastro was present. **Continue to 07/01/2016 for status review.**

Disposition: **July 6, 2016 Hearing:** Respondent not present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 08/05/2016. Must pay \$25/day fine from 02/01/2016 until compliance.

Disposition: **September 7, 2016 Hearing:** Certification of Fine

EEN16-0049

**Mary Jane Palm., 8964 SW 52 Street, Cooper City, FL 33328**

**Notice of Violation: 1/27/2016 By: Building Official Ted Fowler**

**Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to replace (3) front windows.**

Disposition: **June 1, 2016 Hearing:** Respondent was not present. Building Inspector Lomastro was present. Must pay \$100/day fine from 01/27/2016 until compliance. Must pay \$80 administrative fee on or before 07/01/2016. **Respondent requested continuance granted to 09/07/2016.**

Disposition: **September 7, 2016 Hearing: Continue to 10/05/2016 for status review.**

EEN16-0060

**Mark Young., 4010 Fern Forest Road, Cooper City, FL 33026-1173**

**Notice of Violation: 1/28/2016 By: Building Official Ted Fowler**

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

Disposition: **July 6, 2016 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 08/05/2016. Must pay \$25/day fine from 03/01/2016 until compliance.

Disposition: **September 7, 2016 Hearing:** Respondent and new owner were present. Bldg Inspector Jerry Lomastro was present. Must pay \$80 administrative fee on or before 10/07/2016. Must obtain a permit on or before 11/02/2016. If permit is obtained then fines will be waived. **Admin fee was paid on 09/07/2016.**

EEN16-0087 **Muriel Lahav., 45 Chestnut Circle, Cooper City, FL 33026**  
**Notice of Violation:** 2/18/2016 By: Building Official Ted Fowler  
**Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for an accordion shutter & shutter is required.

Disposition: **July 6, 2016 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 08/05/2016. Must pay \$25/day fine from 03/19/2016 until compliance.  
**Admin fee paid on 07/19/2016.**

Disposition: **September 7, 2016 Hearing: Violation complied on 07/21/2016 per Bldg Dept. Case Closed**

EEN16-0107 **Second Chance Homes., 1 Forest Circle, Cooper City, FL 33026**  
**Notice of Violation:** 5/2/2016 By: Building Official Ted Fowler  
**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install a wood fence.

Disposition: **August 3, 2016 Hearing:** Holly Keller-owner of the property. Bldg Official Fowler was present. Must pull the permit on or before 09/02/2016. If complied then case will be closed. Continue to 09/07/2016 for status review.

Disposition: **September 7, 2016 Hearing: Violation complied on 08/05/2016 per Bldg Dept. Case Closed**

EEN16-0123 **Weingarten Realty Investors c/o Jeffrey A. Tucker., 2615 Hiatus Road, Cooper City, FL 33026**  
**Mailing Address:** PO Box 924133., Houston, TX 77292  
**Notice of Violation:** 6/16/2016 By: Building Official Ted Fowler  
**Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for sign & sign electric has expired and needs to be renewed.

Disposition: **August 3, 2016 Hearing:** Elizabeth Rodriguez and Marta Diaz from MVP Cleaners were present. Bldg Official Fowler was present. FOV- Must pay \$80 admin fee on or before 09/02/2016. Must renew permit on or before 09/02/2016. **Continue to 09/07/2016 for status review. Paid admin fee on 08/03/2016.**  
**Violation complied on 09/01/2016 per Bldg Dept. Case Closed**

Disposition: **September 7, 2016 Hearing: Case Closed**

## 5. REDUCTION OF FINE HEARINGS

02692 **Extreme Prowash, c/o Luis Maldonado, 8446 NW 27 St., Cooper City 33024**  
**Notice of Violation:** 6/3/2013 By: BSO Code Officer Lynn Duvall  
**Violation:** City Code Section 9-7, entitled "Business Occupational uses of residents" which provides that it is prohibited to engage in, conduct or manage a business, occupation or profession within a residentially zoned area without a local business tax receipt from the City.  
**\$100.00 per day from 06/18/2013 until compliance-as of date of hearing(1177 days)=\$117,700.00 + \$80.00 admin fee + \$45.50 recording/release fees=\$117,825.50**

Disposition: **July 17, 2013 Hearing:** Respondent was not present. LBTR Clerk Erika Cooper present. Must apply for LBTR and pay applicable fees and \$80 Admin Fee by August 1, 2013 or pay a fine of \$100/day beginning 6/18/13.

Disposition: **August 14, 2013 Hearing:** Certification Of Fine- If respondent shows proof of change of residency

fine will be discharged but still needs to pay \$80 admin fee.

Disposition: **September 7, 2016 Hearing:** Rafael Valezquez the brother of the owner was present. Fine reduced from \$117,825.50 to \$625.50 (\$80 + \$45.50 + \$500). **Fine paid on 09/07/2016.**

04402 **Jessica Glazer, 10766 S. Saratoga Dr., Cooper City**

Notice of Violation: 9/5/2013 By: BSO Code Officer Belinda Graham

**Violation:** City Code Section 8-38, entitled "Excessive undergrowth, accumulation of junk, trash, etc. declared a public nuisance - prohibited" - which provides that grass allowed to grow in excess of six inches in height is a prohibited public nuisance. **REPEAT VIOLATION**  
**\$200.00 per day from 09/05/2013 thru 10/10/2013 (35 days)=\$7,000.00 + \$80.00 administrative fee + \$45.50 recording/release fees=\$7,125.50**

Disposition: **October 16, 2013 Hearing:** Respondent was not present. Violation was upheld and complied. Must pay \$80 Admin Fee and a fine of \$200/day from 9/5/13 thru 10/10/13 by 11/15/13.

Disposition: **December 18, 2013 Hearing:** Respondent was not present. COF

Disposition: **March 2, 2016 Hearing:** Craig Green from Read Corp was present. Code Officer Belinda Graham was present. Reduced fine to \$3500 + \$80 + \$45.50= \$3625.50 due on or before 04/01/2016.

Disposition: **September 7, 2016 Hearing:** Jermaine Thompson-new owner was present. Continue to 10/05/2016. Representative from Albertelli Law must be present for a reduction to be discussed.

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.

Disposition: **December 16, 2015 Hearing:** **Violation complied by the City on 11/23/2015. Continue to 01/06/2016.**

Disposition: **January 6, 2016 Hearing:** **Continue to 03/02/2016. Post to property**

Disposition: **March 2, 2016 Hearing:** Fine reduced to \$6500 + \$80= \$6580.00 due on or before 04/01/2016. **Paid reduced fine of \$6580.00 on 04/04/2016.**

Disposition: **September 7, 2016 Hearing:** **Reduced fine paid 04/04/2016.**

04465 **Jeffrey A. Periandri, 9489 SW 50 Street., Cooper City, FL 33328**

Notice of Violation: 10/17/2013 By: BSO Code Officer Lynn Duvall

**Violation:** City Code Section 8-38, entitled "Excessive undergrowth, accumulation of junk, trash, etc. declared a public nuisance - prohibited" - which provides that grass allowed to grow in excess of six inches in height and existence of untended weeds are a prohibited public nuisance.  
**\$10.00 per day from 12/16/2013 thru 03/05/2014=\$7,340.00 + \$45.50 recoding/release fees= \$1,445.50**

Disposition: **January 15, 2014 Hearing:** Respondent was present and admitted the violation. Code Officer Duvall was present. FOV Must pay \$80 administrative fee on or before 02/14/2014. Must comply on or before 02/04/2014 if not complied then \$100/day fine will begin on 12/16/2013 until compliance. **Paid \$80 admin fee on 02/13/2014**

Disposition: **March 19, 2014 Hearing:** Respondent not present. Code Officer Duvall was present. Fine reduced to \$10/day and certified.

Disposition: **September 7, 2016 Hearing:** Respondent was present. Code Officer Duvall was present. Fine reduced from \$1445.50 to \$1000 to be paid on or before 09/14/2016.  
**Paid reduced fine on 09/08/2016.**

**Jeffrey A. Periandri, 9489 SW 50 Street., Cooper City, FL 33328**

Notice of Violation: 10/17/2013 By: BSO Code Officer Lynn Duvall

**Violation:** City Code Section 6-40(a), entitled "Maintenance Standards-Exterior Building Condition" failed to maintain exterior building in good condition by allowing fascia deterioration.

**\$10.00 per day from 12/16/2013 thru 10/20/2015=\$7,340.00 + \$45.50 recoding/release fees= \$7,385.50**

Disposition: **January 15, 2014 Hearing:** Respondent was present and admitted the violation. Code Officer Duvall was present. FOV No administrative fee assessed. Must comply on or before 02/04/2014 if not complied then \$100/day fine will begin on 12/16/2013 until compliance.

Disposition: **March 19, 2014 Hearing:** Respondent not present. Code Officer Duvall was present. Fine reduced to \$10/day and certified.

Disposition: **September 7, 2016 Hearing:** Fine reduced from \$7,385.50 to \$5,000.00 due on or before 09/14/2016.  
**Paid reduced fine on 09/08/2016.**

#### 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.