

WEDNESDAY  
NOVEMBER 18, 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 #

43123A

All About Insurance Florida., 1083 Sunset Strip, Sunrise, FL 33313

Location of Violation: 4700 BLK SW 118 Avenue., Cooper City, FL 33330

Notice of Violation: 9/3/2015 By: Code Officer Mark Reale

Violation: Sec 25-22c Prohibited Signs-Snipe signs

Disposition: November 18, 2015 Hearing: **Paid fine prior to hearing (11/02/2015). Case Closed**

43124A

All About Insurance Florida., 1083 Sunset Strip, Sunrise, FL 33313

Location of Violation: 4700 BLK SW 118 Avenue., Cooper City, FL 33330

Notice of Violation: 9/3/2015 By: Code Officer Mark Reale

Violation: Sec 25-22c Prohibited Signs-Snipe signs

Disposition: November 18, 2015 Hearing: **Paid fine prior to hearing (11/02/2015). Case Closed**

43150A

All About Insurance Florida., 1083 Sunset Strip, Sunrise, FL 33313

Location of Violation: 4700 BLK SW 118 Avenue., Cooper City, FL 33330

Notice of Violation: 9/3/2015 By: Code Officer Mark Reale

Violation: Sec 25-22c Prohibited Signs-Snipe signs

Disposition: November 18, 2015 Hearing: **Paid fine prior to hearing (11/02/2015). Case Closed**

44378A

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.**

Disposition: **November 18, 2015 Hearing:** Respondent was not present. Deputy Andrew Clark was present. FOV- Must pay \$80 administrative fee and \$25.00 fine on or before 12/18/2015.

44412A Jose Ortiz & Brenda Revolorio., 13 Arbor Cove Drive, Phenix City, AL 36870-4727

Location of Violation: 5612 SW 97 Terrace., Cooper City, FL 33328

Notice of Violation: 9/12/2015 By: Deputy Julio Rodriguez

Violation: Sec 10-6(5) Noise- dogs in backyard barking

Disposition: November 18, 2015 Hearing: Citation paid prior to hearing. Case Closed

44428A Mandy Dae Wheeler., 7439 Roosevelt Street, Hollywood, FL 33024

Location of Violation: 9359 Sheridan Street (Publix Store)

Notice of Violation: 8/12/2015 By: Deputy Andrew Clark

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

Disposition: November 18, 2015 Hearing: Citation paid prior to hearing. Case Closed

44780A Maria T Fuentes Gonzalez., 4637 Foxtail Lane, Weston, FL 33331

Location of Violation: 4700 S. Flamingo Road., Cooper City, FL 33330

Notice of Violation: 9/11/2015 By: CSIA Jim Marshall

Violation: Sec 17-16b "Parking places for handicapped persons-Prohibitions"-no placard

Disposition: November 18, 2015 Hearing: Respondent was not present. CSIA Jim Marshall was present. Continue to 01/06/2016 for service.

05252 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 23-90(i) Fences, walls and hedges-Fence Maintenance- for failed to maintain fence in structurally sound or aesthetically attractive manner.

Disposition: November 18, 2015 Hearing: Violation complied per Belinda in Code. Case Closed.

05258 Anthony J. Composto., 5012 SW 88 Terrace, Cooper City, FL 33328

Notice of Violation: 8/26/2015 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 in good condition. (allowed breaks, holes & cracks)

Disposition: November 18, 2015 Hearing: Respondent was not present. Belinda Graham was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must pay \$100/day fine from 09/28/2015 until compliance.

05267 Deutsche Bank Natl. tr. Co Trstee c/o Aldridge Conners LLP., 3890 Fern Forest Road, Cooper City, FL 33026

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

Notice of Violation: 9/2/2015 By: Code Officer Belinda Graham

Violation: Sec 23-90(i) Fences, walls and hedges-Fence Maintenance- for failed to maintain fence in structurally sound or aesthetically attractive manner.

Disposition: November 18, 2015 Hearing: Continuance granted to December 16, 2015

05268 Deutsche Bank Natl. tr. Co Trstee c/o Aldridge Conners LLP., 3890 Fern Forest Road, Cooper City, FL 33026

**Mailing Address:** 1615 S. Congress Avenue., Suite 200, Delray Beach, FL 33445  
**Notice of Violation:** 9/2/2015 By: Code Officer Belinda Graham  
**Violation:** Sec 6-40(a)(1) Maintenance Standards-Exterior Building Condition- failure to maintain exterior wall surfaces in good condition and prevent deterioration. (mold/mildew)  
**Disposition:** November 18, 2015 Hearing: **Continuance granted to December 16, 2015**

05269

**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(a)(1) Maintenance Standards-Exterior Building Condition- failure to maintain exterior wall surfaces in good condition and prevent deterioration. (mold/mildew, rust, etc)  
**Disposition:** November 18, 2015 Hearing: Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must pay \$250/day from 09/02/2015 until compliance.

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.  
**Disposition:** November 18, 2015 Hearing: **Complied per Belinda on 11/16/2015. Paid admin fee on 11/16/2015. Case Closed**

05450

**Jeffrey K. Wallace., 5140 SW 87 Terrace, Cooper City, FL 33328**  
**Notice of Violation:** 7/21/2015 By: Code Officer Belinda Graham  
**Violation:** Sec 25-10(a) Parking Commercial Vehicle Residential District-RV- parked, stored or kept a commercial vehicle in the public street, public right of way or privately owned property which was not enclosed. (form fitting cover)  
**Disposition:** November 18, 2015 Hearing: Respondent was present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. No fine assessed. Paid admin fee on 11/18/2015. **Case Closed**

05460

**Umberto Squitieri & Heidi R. Holloway., 2931 Oslo Way, Cooper City, FL 33026**  
**Notice of Violation:** 7/27/2015 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.  
**Disposition:** November 18, 2015 Hearing: Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must pay \$250/day from 08/10/2015 until compliance. City is ordered to assume maintainance.

05461

**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.**

**Disposition:** **November 18, 2015 Hearing:** Respondent was present and admitted the violation. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must comply (uncover license plate) on or before 12/03/2015. If not complied then must pay \$10/day fine from 11/18/2015 until compliance. **Admin fee was paid on 11/18/2015.**

05463

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

**Disposition:** **November 18, 2015 Hearing:** Atty Erin Ward was present and denied the violation. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must pay a \$250/day fine from 08/31/2015 until compliance.

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.

**Disposition:** **November 18, 2015 Hearing:** Violation complied on 11/03/2015. Respondent was not present. Code Officer Graham was present. Must pay \$80 administrative fee on or before 12/15/2015. If not paid then admin fee will be certified at the 12/16/2015 hearing.

05482

**Deutsche Bank Natl Tr. Co. Trustee., 10253 SW 49 Manor, Cooper City, FL 33330**  
**Mailing Address:** 7105 Corporate Drive., Plano, TX 75024  
**Notice of Violation:** 10/1/2015 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 insightly conditions by allowing green stagnant pool water to form.

**Disposition:** **November 18, 2015 Hearing:** Mike DeRosa was present and admitted the violation. Code Officer Reale was present. Violation complied on 11/04/2015. Must pay \$80 administrative fee on or before 12/18/2015.

05483

**Claudia Matos & George Nunez., 10292 SW 49 Manor, Cooper City, FL 33330**  
**Mailing Address:** 4530 W. 8 Court., Hialeah, FL 33012  
**Notice of Violation:** 10/1/2015 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: **November 18, 2015 Hearing:** Respondent was not present. Code Officer Reale was present. Must pay \$80 administrative fee on or before 12/18/2015. Must pay \$250/day fine from 10/12/2015 until compliance. City is ordered to assume maintenance of the property.

05545

**CGNR LLC/Gregory G. Roy Sr., 9990 NW 41 Street, Cooper City, FL 33330**

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

**Notice of Violation:** 10/21/2015 By: Code Officer Jenny Walsh

**Violation:** Sec 8-38 Excessive undergrowth declared public nuisance; prohibited- allowed grass to grow in excess of six inches in height, which is a prohibited public nuisance. **(REPEAT VIOLATION)**

Disposition: **November 18, 2015 Hearing:** Respondent was not present. Code Officer Walsh was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must pay \$500/day from 09/20/2015 until compliance. Magistrate is vacating the prior final order (#05527) due to clerical error. City is ordered to assume maintenance of the property.

05561

**Ocwen Loan Servicing c/o Busch White Norton LLP., 8695 SW 51 Place, Cooper City, FL 33328**

**Mailing Address:** 505 Flagler Drive., Suite 1325, West Palm Beach, FL 33401

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

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

Disposition: **November 18, 2015 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must pay \$250/day fine from 09/24/2015 until compliance.

05568

**Ocwen Loan Servicing c/o Busch White Norton LLP., 8695 SW 51 Place, Cooper City, FL 33328**

**Mailing Address:** 505 Flagler Drive., Suite 1325, West Palm Beach, FL 33401

**Notice of Violation:** 9/17/2015 By: Code Officer Belinda Graham

**Violation:** Sec 6-40(b) Maintenance Standards-failed to keep exterior premises free of nuisances, unsafe or unsightly conditions by allowing green stagnant pool water to form.

Disposition: **November 18, 2015 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must pay \$250/day fine from 09/28/2015 until compliance. City is ordered to assume maintenance of the pool.

05574

**Mohammed Mazumder., 8997 SW 49 Street, Cooper City, FL 33328**

**Notice of Violation:** 9/28/2015 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. Obnoxious growths, Natural growths, trees shall be kept pruned and trimmed.

Disposition: **November 18, 2015 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. No fine assessed. **Admin fee paid on 11/18/2015. Case Closed.**

05662

**Beaully LLC., 2820 Bogota Avenue, Cooper City, FL 33026**

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

**Notice of Violation:** 10/28/2015 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: **November 18, 2015 Hearing:** Respondent not present. Code Officer Graham was present. FOV-  
**Violation complied. No fine assessed. Case Closed**

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.

Disposition: **November 18, 2015 Hearing:** Respondent was present. Lorenzo Rodriguez-owner of construction company was present. Building Official Fowler was present. FOV- Plans must be corrected and submitted to the City on or before 02/19/2016. **Continue to 03/02/2016 for status review.**

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.**

Disposition: **November 18, 2015 Hearing:** Respondent was present and denied the violation. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must comply with the violation (renew permit) on or before 12/08/2015. If not complied then must pay \$250/day fine from 11/18/2015 until compliance.

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.

**Disposition:** **November 18, 2015 Hearing:** **Violation complied on 10/21/2015. Case Closed**

EEN15-0041 **Matthew & Kathleen Leibowitz., 5617 SW 120 Avenue, Cooper City, FL 33330-3324**  
**Notice of Violation:** 9/23/2015 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:** **November 18, 2015 Hearing:** **Violation complied on 11/12/2015. Case Closed**

EEN15-0042 **Cyril Chorath., 9471 SW 51 Court, Cooper City, FL 33328**  
**Notice of Violation:** 9/23/2015 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:** **November 18, 2015 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must pay \$100/day fine from 08/23/2015 until compliance.

EEN15-0043 **Julio A & Angelina I Rodriguez., 5196 SW 90 Terrace, Cooper City, FL 33328-5011**  
**Notice of Violation:** 9/23/2015 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:** **November 18, 2015 Hearing:** **Violation complied on 10/21/2015. Case Closed**

EEN15-0044 **Babette Braham., 9452 SW 52 Court, Cooper City, FL 33328**  
**Notice of Violation:** 9/23/2015 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 fence.

**Disposition:** **November 18, 2015 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must pay \$50/day fine from 10/23/2015 until compliance.

EEN15-0045 **Elias & Sandra Vazquez., 5130 SW 101 Avenue, Cooper City, FL 33328**  
**Notice of Violation:** 9/23/2015 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 fence.

**Disposition:** **November 18, 2015 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must pay \$50/day fine from 10/23/2015 until compliance.

EEN15-0046 **Elias & Sandra Vazquez., 5130 SW 101 Avenue, Cooper City, FL 33328**

**Notice of Violation:** 9/23/2015 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 shutters.  
**Disposition:** **November 18, 2015 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must pay \$50/day fine from 10/23/2015 until compliance.

EEN15-0047 **Shops at Cooper City Investments LLC., 12117 Sheridan Street, Cooper City, FL 33330**  
**Mailing Address:** 2199 Ponce De Leon Blvd #301., Coral Gables, FL 33134  
**Notice of Violation:** 9/28/2015 By: Building Official Ted Fowler  
**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to demolition in the interior and electric.  
**Disposition:** **November 18, 2015 Hearing:** Dagmar Riviera from Stiles Property Mgmt was present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 12/18/2015. Magistrate ordered that no work to be performed until permits are issued. Fines are withheld. **Continue to 01/06/2016.**

EEN15-0048 **Laura B. Prado Rev Tr., 11730 Kimmie Drive, Cooper City, FL 33026**  
**Mailing Address:** 5000 N Ocean Blvd., #508, Lauderdale By The Sea, FL 33308  
**Notice of Violation:** 9/30/2015 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:** **November 18, 2015 Hearing:** **Violation complied on 11/09/2015. Case Closed**

EEN15-0049 **Deborah Valin., 4901 SW 94 Way, Cooper City, FL 33328-3426**  
**Notice of Violation:** 10/1/2015 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 screen replacement.  
**Disposition:** **November 18, 2015 Hearing:** **Continue to December 16, 2015 for lack of service.**

EEN15-0050 **Deborah Valin., 4901 SW 94 Way, Cooper City, FL 33328-3426**  
**Notice of Violation:** 10/1/2015 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:** **November 18, 2015 Hearing:** **Continue to December 16, 2015 for lack of service.**

EEN15-0051 **Steven & Jackie Press., 5820 SW 115 Avenue, Cooper City, FL 33330-4109**  
**Notice of Violation:** 10/8/2015 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 accordion permit.  
**Disposition:** **November 18, 2015 Hearing:** **Violation complied on 11/10/2015. Case Closed**

EEN15-0052 **Michael K. McDonald., 10763 Lenox Road, Hollywood, FL 33026-5013**  
**Notice of Violation:** 10/8/2015 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 re-roof permit.

Disposition: **November 18, 2015 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must pay a \$75/day fine from 11/08/2015 until compliance.

EEN15-0053

**Ulises Comas., 5716 SW 119 Avenue, Cooper City, FL 33330-3347**

**Notice of Violation:** 10/8/2015 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 replacement garage door.

Disposition: **November 18, 2015 Hearing: Complied with bldg on 10/16/2015. Case Closed**

EEN15-0054

**Jazbrowhomes LLC., 10223 SW 51 Street, Cooper City, FL 33328-4931**

**Mailing Address:** 3001 W. Hallandale Beach Blvd., #300, Pembroke Park, FL 33009

**Notice of Violation:** 10/9/2015 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 chain link fence.

Disposition: **November 18, 2015 Hearing: Continue to December 16, 2015 for lack of service.**

EEN15-0055

**Wendy N. Williams., 5100 SW 87 Terrace, Cooper City, FL 33328-4336**

**Notice of Violation:** 10/14/2015 By: Building Official Ted Fowler

**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install a wood fence.

Disposition: **November 18, 2015 Hearing: Violation complied on 10/16/2015. Case Closed**

EEN15-0056

**Jacob & Suja Varghese., 5957 SW 114 Avenue, Cooper City, FL 33330-4572**

**Notice of Violation:** 10/14/2015 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 addition and interior remodel permit & plumbing permit.

Disposition: **November 18, 2015 Hearing: Violation complied on 11/09/2015. Case Closed**

EEN15-0057

**Aimee Dolan., 5724 SW 116 Avenue, Cooper City, FL 33330-4108**

**Notice of Violation:** 10/14/2015 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 an addition and mechanical.

Disposition: **November 18, 2015 Hearing:** Robert Dolan was present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Permits must be renewed on or before 12/08/2015. **Continue to December 16, 2015 for status review.**

EEN15-0059

**Berta L. Cardenas & Joshua D. Plantz., 9141 SW 55 Street, Cooper City, FL 33328-5811**

**Notice of Violation:** 10/23/2015 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 an addition and mechanical.

Disposition: **November 18, 2015 Hearing:** Respondent was not present. Building Official Fowler was present. FOV-

Must pay \$80 administrative fee on or before 12/18/2015. Must pay \$100/day fine from 10/23/2015 until compliance.

4. IMPOSITION OF FINE HEARINGS

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.

Disposition: **November 18, 2015 Hearing: Violation complied on 10/19/2015. Admin fee paid on 09/29/2015. Case Closed**

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.

Disposition: **November 18, 2015 Hearing: Violation complied on 11/12/2015. Case Closed**

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.

Disposition: **November 18, 2015 Hearing:** Certification of fine and administrative fee

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 maintenance.

Disposition: **November 18, 2015 Hearing:** Certification of fine from 08/13/2015 through 10/20/2015 and administrative fee

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.

Disposition: **November 18, 2015 Hearing:** Certification of fine and admin fee

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.

Disposition: **November 18, 2015 Hearing:** Certification of fine from 08/13/2015 through 10/20/2015 and administrative fee

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.

Disposition: **November 18, 2015 Hearing:** Respondent was present. Code Officer Walsh was present. Violation complied on 09/24/2015. The fine ordered previously has been waived. Certify the administrative fee only.

## 5. REDUCTION OF FINE HEARINGS

04479

**Nelida M Robles & Lourdes C. Lavastida, 3125 E. Quayside Drive., Cooper City, FL 33026**

**Notice of Violation:** 1/14/2014 By: BSO Code Officer Belinda Graham

**Violation:** City Code Section 6-40(a)(2), "Maintenance Standards" for failure to maintain roof or gutters free of dirt, grime, stains, mildew, peeling and free from any signs of deterioration  
**\$200.00 per day from 02/17/2014 thru 02/24/2015 (372 days)=\$74,400.00 + \$45.50 recording/release fees= \$74,445.50**

Disposition: **March 19, 2014 Hearing:** Respondent not present. Code Officer Graham was present. Continue to 04/16/2014. **Post to property.**

Disposition: **April 16, 2014 Hearing:** Respondent not present. Code Officer Graham was present. Continue to May for service. **Post property.**

Disposition: **May 14, 2014 Hearing:** Respondent was not present. Code Officer Graham was present. FOV-

Must pay \$80.00 administrative fee on or before 06/13/2014. Must pay \$200/day from 02/17/2014 until compliance on or before 06/13/2014.

Disposition: **July 16, 2014 Hearing:** Certification of fine  
**Paid \$80.00 admin fee on 05/04/2015**

Disposition: **May 20, 2015 Hearing:** Natalia Castro-representative from Trust Field Services was present. Code Officer Graham was present. Fine has been reduced to \$27,025.50 to be paid the earlier of 5 days from closing or June 19, 2015. If not paid then the fine will revert back to the full original amount.

Disposition: **November 18, 2015 Hearing:** Representative was not in attendance therefore reduction has been denied without prejudice.

05122

**Deutsche Bank Natl Tr Co Trstee c/o Ocwen Loan Servicing LLC., 3125 E. Quayside Drive, Cooper City, Florida 33026**

**Mailing Address:** 1661 Worthington Road #100., West Palm Beach, FL 33409

**Notice of Violation:** 2/25/2015 By: BSO Code Officer Belinda Graham

**Violation:** Sec 6-40(a)(5) Maintenance Standards- failure to maintain windows or doors in good repair and weather tight and infestation proof condition

**\$250.00 per day from 02/25/2015 thru 08/20/2015 (176 days)=\$44,000.00 + \$45.50 recording/release fees= \$44,045.50**

Disposition: **May 20, 2015 Hearing:** Natalia Castro representative from Trust Field Services was present and admitted the violation. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 06/19/2015. Must comply with the violation on or before 05/27/2015. If the violation is not complied then a fine in the amount of \$250/fine must be paid from 02/25/2015 until compliance.

Disposition: **July 15, 2015 Hearing:** Respondent not present. Code Officer Graham was present. Certification of fine and administrative fee. **Paid admin fee on 09/18/2015.**

Disposition: **November 18, 2015 Hearing:** Representative was not present therefore reduction is denied without prejudice.

05317

**Deutsche Bank Natl Tr Co Trstee c/o Ocwen Loan Servicing LLC., 3125 E. Quayside Drive, Cooper City, Florida 33026**

**Mailing Address:** 1661 Worthington Road #100., West Palm Beach, FL 33409

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

**Violation:** Sec 6-40(b) Maintenance Standards-Exterior Premises-failure to keep exterior premises free of nuisances, unsafe or unsightly conditions by allowing green stagnant fountain water to form.

**\$250.00 per day from 03/31/2014 thru 07/08/2015 (99 days)=\$24,750.00 + \$45.50 recording/release fees= \$24,795.50**

Disposition: **May 20, 2015 Hearing:** Natalia Castro representative from Trust Field Services was present and admitted the violation. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 06/19/2015. Must comply with the violation on or before 05/27/2015. If the violation is not complied then a \$250/day fine must be paid from 03/31/2015 until compliance.

Disposition: **July 15, 2015 Hearing:** Respondent not present. Code Officer Graham was present. **Violation complied on July 8, 2015.** Certification of fine and administrative fee. **Paid admin fee on 09/18/2015**

Disposition: **November 18, 2015 Hearing:** Representative was not present therefore reduction is denied without prejudice.

05009

**Toni Lynn Mawby., 9600 NW 39 Street, Cooper City 33024**

**Notice of Violation:** 10/20/2014 By: BSO Code Officer Lynn Duvall

**Violation:** Sec 8-38 Excessive undergrowth-allowed grass to grow in excess of six inches in height, which is a prohibited public nuisance. (rear of wall-NW 38 St)

\$50.00 per day from 10/28/2014 thru 12/03/2015 (36 days)=\$1800.00 + \$45.50 recording/release fees= \$1,845.50

Disposition: **November 19, 2014 Hearing:** Respondent not present. Code Officer Duvall was present. FOV- Must pay \$80 administrative fee on or before 12/19/2014. Must comply with the violation and pay a \$50/day fine from 10/28/2014 until compliance.

Disposition: **January 21, 2015 Hearing: Certification of Fine and admin fee. Paid admin fee on 11/13/2015.**

Disposition: **November 18, 2015 Hearing:** Representative was not in attendance therefore reduction is denied without prejudice.

43851A

**Javier Marcus Bernier., 9600 NW 39 Street, Cooper City, Florida 33024**

**Notice of Violation:** 5/26/2014 By: Deputy Julio Rodriguez

**Violation:** FSS 316.1945(1)(a)(2) Blocking Sidewalk

\$30.00 fine + \$80.00 administrative fee + \$28.50 recording/release fees= \$138.50

Disposition: **August 20, 2014 Hearing:** Respondent was not present. Deputy Julio Rodriguez was present. FOV- Must pay \$30.00 fine and \$80 admin fee on or before 09/19/2014.

Disposition: **November 18, 2015 Hearing:** Representation was not in attendance therefore reduction is denied without prejudice.

05088

**Robert & Gloria Fields., 10801 Santa Fe Drive, Cooper City, Florida 33026**

**Mailing Address:** 12917 Equestrian Trail, Davie, FL 33330-1268

**Notice of Violation:** 12/2/2014 By: BSO Code Officer Belinda Graham

**Violation:** Sec 25-95(d) Maintenance of Right of Way- failure to maintain that portion of the sidewalk within the width of the driveway or other entrance (mold/mildew)

\$50.00 per day from 12/15/2014 thru 06/10/2015 (177 days)=\$8,850.00 + \$45.50 recording/release fees= \$8,895.50

Disposition: **January 21, 2015 Hearing:** Respondent not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 02/20/2015. Must pay \$50/day fine from 12/15/2014 until compliance.

Disposition: **March 18, 2015 Hearing:** Certification of fine and administrative fee.

Disposition: **November 18, 2015 Hearing: Complied on 06/10/2015. Admin fee paid on 11/17/2015.**  
Al Camperokus from Big Choice Inc was present. Fine reduced to \$2545.50 to be paid on or before 12/18/2015. If fine is not paid then it will revert back to the original amount.

EEN14-0062

**Golden Lotus Capital LLC., 4978 SW 102 Avenue, Cooper City, FL 33328**

**Mailing Address:** 200 SE 1 Street., Suite 1101, Miami, FL 33131

**Notice of Violation:** 8/6/2014 By: Building Official Ted Fowler

**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to renovate the interior kitchen area, remove interior walls, construct new walls, install a new french door in master bedroom, replace a/c equipment and construct a room in the North East location of the property.

\$250.00 per day from 08/16/2014 thru 10/19/2015 (429 days)=\$107,250.00 + \$45.50 recording/release fees= \$107,295.50

Disposition: **September 17, 2014 Hearing:** Respondent not present. Building Official Ted Fowler was present. FOV- Must pay \$80 admin fee on or before October 2, 2014. Must pay \$250/day from 08/16/2014 until compliance on or before October 2, 2014.

Disposition: **October 15, 2014 Hearing:** Alex Soto was present. Continue to 11/19/2014. **Paid \$80 admin fee on 10/15/2014.**

Disposition: **November 19, 2014 Hearing:** COF fine and administrative fee

Disposition: **November 18, 2015 Hearing:** Alex Soto was present. Fine reduced to \$4895.50 on or before 02/16/2016.

EEN15-0013

**Linnet 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.**

**\$100.00 per day from 06/29/2015 thru 11/04/2015 (128 days)=\$12,800.00 + \$45.50 recording/release fees=  
\$12,845.50**

**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

**Disposition: November 18, 2015 Hearing:** Representative was not present therefore reduction is denied without prejudice.

#### **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.