



**Case #:** 212870

**Case Date:** 12/10/21

**Civil Citation-Request for Appeal:**

**Case Type:** Case

**Complainant Type:** Citizen

**Civil Citation #:**

**Citation Penalty Amount Due:**

**Citation Penalty Due On or Before:**

**License Plate Number:**

**Name:** FLAMINGO LAKES TNHMS ASSN INC % ATLANTIS MANAGEMENT SERVICES

**Property Address:** SW 122 TER

**Property Address C/S/Z:** Cooper City, FL 33330

**Zoning:** Zone 4

**Mailing Street:** 11011 SHERIDAN ST STE 208

**Mailing C/S/Z:** Cooper City, Fl. 33026

**Code Violation No.:** 6-34(b) Residential maintenance standards. 13-103(a)(2) Owner's responsibility to maintain.

**Violation Description/Assessment:** Trees along west sidewalk of property in need of pruning.

**Inspection Date:** 12/10/2021

**Re-Inspection Date:** 05/31/2022

**Compliance Deadline:** 05/31/2022

**Compliance Date on Final Order:**

**Corrective Action:** Please take all remedial action to prune, trim, and maintain all trees and vegetation within the swales located at (roadways), including all branches or limbs overhanging over the sidewalk.

**Status of Residence:**

**Urgent Problems:**

**Routine Problems:**

**Magistrate Hearing Date:** 07/06/2022

**Violation Complied Date:**

**Case Closed Date:**

**Special Magistrate:** Theresa Edwards, ESQ.

**Continuance Date:**

**Certification of Fine Hearing:**

**Reduction of Fine Hearing:**

**Recording/ Release Fees:**

**BSO Deputy Name/CCN:**

**Status:** Magistrate Hearing

**Assigned To:** Nikkitres Daniel

**Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
504036110010	SW 122 TER	FLAMINGO GARDENS PHASE FOUR 123-39 B TRACT A LESS PTS K/A BLDGS 1 THRU 28 AKA: COMMON AREA FLAMINGO LAKES TOWNHOMES	FLAMINGO LAKES TNHMS ASSN INC % ATLANTIS MANAGEMENT SERVICES		

**Activities**

Date	Activity Type	Description	Employee	Status
12/10/2021	01 - Courtesy Inspection	Per Jeanette Woffard: Trees in swale in need of trimming	Nikkitres Daniel	Pending
02/04/2022	11 - Case Reference	Case extended until review comes back from the city	Nikkitres Daniel	Pending
03/01/2022	11 - Case Reference	There remains no answer from the city in regards to obtaining the development plans to decide who is responsible for cutting the trees.	Nikkitres Daniel	Pending
04/13/2022	11 - Case Reference	There has been no response from the city. Trees remain overgrown.	Nikkitres Daniel	Pending
04/28/2022	11 - Case Reference	Received email from Brian Sherman in reference to case. Use code 13-103.	Nikkitres Daniel	Not Complied

04/28/2022	11 - Case Reference	Proceed with case with added ordinance 13-103.	Nikkitres Daniel	Not Complied
04/28/2022	11 - Case Reference	Received notification to proceed with case. Add 13-103	Nikkitres Daniel	Not Complied
05/31/2022	07 - Refer to Magistrate	Trees remain in need of trimming	Nikkitres Daniel	Not Complied

## Violations

Date	Violation	Description	Notes	Status
12/10/2021	** 6-34 (b). Residential maintenance standards. (Ord. No. 14-2-4, §2, 2-25-14)	<p>(b) Exterior Premises Condition.</p> <p>The exterior of the premises and any auxiliary structures thereon shall be kept free of all nuisances, and any hazards to the safety of the occupant, pedestrians and other persons utilizing the premises and free of deterioration and any of the foregoing shall be promptly removed and abated by the owner, operator or occupant. It shall be the duty of the owner, operator, or occupant to keep the premises free of hazards and unsafe or unsightly conditions which include, but are not limited to:</p> <p>(1) Refuse Brush - Weeds, stumps, roots, obnoxious growths, litter and debris.</p> <p>(2) Natural Growth - Dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating conditions, or storm damage, constitute a hazard to persons in the vicinity thereof shall be removed. Trees shall be kept pruned and trimmed at all times to prevent hazard.</p> <p>(3) Overhangings - Loose and overhanging objects which by reason of location above ground level constitute a danger of falling on persons in the vicinity thereof shall not be permitted.</p> <p>(4) Ground Surface Hazards - Holes, excavations, breaks, projections, obstructions and excretion of pets on paths, driveways, parking lots and other parts of the premises which are accessible to the public shall not be permitted. Holes and excavations shall be filled and repaired, walks replaced and other conditions removed where necessary to eliminate hazards or unsanitary conditions with reasonable dispatch upon their discovery.</p> <p>(5) Sources of Infestation - All parts of the premises shall be maintained so as to prevent infestation.</p> <p>(6) Visible gas tanks, filtration systems and air conditioning units at ground level on new installations shall be concealed by a fence or landscape border so that the item will not be seen from the street. (Ord. No. 94-10-1, § 1, 10-11-94)</p>	Trees in swale in need of trimming	*Open
12/10/2021	**13-103. - Owner's responsibility to maintain	<p>(a)It shall be the responsibility of a responsible party to maintain the property in order to prevent the following prohibited conditions:(1)The growth or accumulation of any grass, weeds, undergrowth or other dead plant life on an improved lot which exceeds the height of six inches from the ground for more than 50 percent of the area to be maintained.(2)The accumulation of bushes, trees, undergrowth or other dead or living plant life on a lot which threatens or endangers the public health, safety, welfare, or causes or which may cause an infestation of rodents, the breeding of mosquitoes or vermin, or which adversely affects and impairs the economic value of adjacent lots.(3)Any accumulation, storage or maintenance of solid waste on a lot which threatens or endangers public health or safety or may cause an infestation of rodents, the breeding of mosquitoes or vermin, or adversely affects and impairs the economic value of the adjacent lots.(4)Any accumulation of water, including in a swimming pool, that is stagnant or that is becoming stagnant.(5)Solid waste that is deposited, stored, maintained or relocated on the lot or right-of-way more than 24 hours prior to an authorized scheduled pick up conforming to the provisions set forth in the City Code. Solid waste shall not be relocated to any lot other than a legal disposal site.(6)Trees and branches that are not pruned and are below a height of seven feet above the ground or that interfere with electric power lines.(7)Each of the conditions described in section 6-40 (concerning the</p>	Trees along sidewalk in need of pruning.	*Open

condition of the exterior of buildings and premises) and section 8-12 through section 8-14 (concerning litter and garbage) of the City Code.

## Attached Letters

Date	Letter	Description
06/01/2022	<a href="#">CE - Special Magistrate- Notice of Hearing</a>	Mailed 06/02/2022
04/28/2022	<a href="#">CE - Notice of Violation</a>	Mailed to mgmt co
12/10/2021	<a href="#">CE - Courtesy Notice</a>	Mailed to mgmt co

## Notes

Date	Note	Created By:
2022-07-06	Also send notices to: Shir Law Group 2295 NW Corporate Blvd. Suite 140 Boca Raton, FL 33431 Attn: Guy Shir. Continuance requested by the respondent's council and granted by the City, continued to 09/07/2022.	Ruth Freeston
2022-06-17	The request for continuance has been granted to 09/07/2022. Notice of Hearing has been sent on 06/17/2022.	Ruth Freeston
2022-06-17	Also send notices to: Shir Law Group 2295 NW Corporate Blvd. Suite 140 Boca Raton, FL 33431 Attn: Guy Shir	Ruth Freeston
2022-06-13	Received letter to request extension from the Respondent's attorney's office.	Ruth Freeston
2022-04-28	Received notification to proceed with case. Add 13-103	Nikkitres Daniel

## Uploaded Files

Date	File Name
09/21/2022	<a href="#">12877346-E7E65D74-8178-4806-8328-36C9613CA616.jpeg</a>
07/14/2022	<a href="#">12276323-Flamingo Lakes Twnhomes#212870 from Atty representing the respondent.pdf</a>
07/14/2022	<a href="#">12275438-Shir Law#212870 Certified Mail Continuance.pdf</a>
07/14/2022	<a href="#">12275422-Flamingo Lakes#212870 Certified Mail Continuance.pdf</a>
07/14/2022	<a href="#">12275350-Flamingo Lakes#212870 Certified Mail Continuance.pdf</a>
07/14/2022	<a href="#">12275010-Flamingo Lakes Twnhms#212870 Continuance.pdf</a>
06/30/2022	<a href="#">12165979-Flamingo Townhomes#212870 Certified Mail NOH-NOV 3.PNG</a>
06/30/2022	<a href="#">12165942-Flamingo Townhomes#212870 Certified Mail NOH-NOV 2.PNG</a>
06/30/2022	<a href="#">12165576-Flamingo Townhomes#212870 Certified Mail NOH-NOV.PNG</a>
06/30/2022	<a href="#">12163298-11862787-Flamingo Lakes Twnhome#212870 Certified Mail NOH-NOV.pdf</a>
06/30/2022	<a href="#">12163290-Flamingo Lakes Certified Mail of Renotice.pdf</a>
06/30/2022	<a href="#">12163289-Flamingo Lakes Certified Mail of Renotice 2.pdf</a>

06/30/2022	<a href="#">12163279-Flamingo Lakes Certified Mail NOH for Continuance.pdf</a>
06/30/2022	<a href="#">12163277-Flamingo Lakes Certified Mail NOH for Continuance 2.pdf</a>
06/17/2022	<a href="#">12020569-Re-Notice of Hearing-Flamingo Lakes Townhomes#212870 Signed.pdf</a>
06/17/2022	<a href="#">12018011-Flamingo Townhomes#212870 Email from City Attorney granting extension.pdf</a>
06/13/2022	<a href="#">11958289-Letter for Request for Extension-#212870 Flamingo Lakes Townhomes.pdf</a>
06/02/2022	<a href="#">11862787-Flamingo Lakes Twnhome#212870 Certified Mail NOH-NOV.pdf</a>
06/01/2022	<a href="#">11854262-D4E6F706-720B-4C77-BB63-DF7898D7D74B.jpeg</a>
06/01/2022	<a href="#">11854263-D313D890-DD39-4C29-9B6C-A70F12310E2A.jpeg</a>
06/01/2022	<a href="#">11854259-610BE3EE-E796-4702-9A4A-BC99F931770E.jpeg</a>
06/01/2022	<a href="#">11854260-BFBDDDB05-D8D8-4FF3-A604-9A8DCC77509A.jpeg</a>
04/28/2022	<a href="#">11434280-346B7A5A-F970-4895-BE1B-2156311737E8.jpeg</a>
04/28/2022	<a href="#">11434279-EB5F8490-122F-4523-9E74-F9B7F196A1B0.jpeg</a>
12/10/2021	<a href="#">10283512-A9BB46F3-EBCD-4402-9C2F-312C4094CD43.jpeg</a>
12/10/2021	<a href="#">10283513-2C4A0E89-A623-42DC-9D22-D89526A67939.jpeg</a>
12/10/2021	<a href="#">10283511-E874B123-BBE6-4112-BB69-B4F8DF711419.jpeg</a>