



CITY OF COOPER CITY SPECIAL MAGISTRATE HEARING

WEDNESDAY, March 1, 2023
 COOPER CITY HALL
 9090 SW 50th PLACE
 COOPER CITY, FL 33328

March 1, 2023 Final Agenda

- A. EXPLANATION OF PROCEDURES BY SPECIAL MAGISTRATE
- B. SWEARING IN
- C. NOTICE OF VIOLATION HEARING

1.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
221132	Dominick M Dinitto	5056 SW 94 Avenue	5056 SW 94 Avenue	Cooper City, FL 33328	25-11. - Junked or abandoned vehicles-two vehicle with expired tags and flat tires	Michael Giordano
Notes		Date				
		Note				
		3/1/2023				

2.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
221133	Dominick M Dinitto	5056 SW 94 Avenue	5056 SW 94 Avenue	Cooper City, FL 33328	6-34. - Residential maintenance standards-Fascia and front of house in need of cleaning and/or painting, dirt/mildew	Michael Giordano
Notes		Date				
		Note				
		3/1/2023				

3.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
221227	Joel & Ann Marie Velazquez	9041 SW 49 Street	9041 SW 49 Street	Cooper City, FL 33328	6-34 (b) Residential maintenance standards. Exterior premises conditions-Machinery equipment, various items being stored in front of property prohibited	Lynn Duvall
Notes		Date				
		Note				
		3/1/2023				

4.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
221629	Indian Pond HOA Inc	Indian Trail	5100 W Copans Road, Suite 100	Margate, FL 33063	**25-87 (r) 1-8 Private Streets-GATE ACCESS SYSTEM REQUIREMENTS	Mark Reale
Notes		Date				
		Note				
		2/1/2023 Continuance requested by the respondent has been granted to 03/01/2023.				
		3/1/2023				



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5.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
221643	Monterra MF LLC	3991 NW 82 Avenue	2020 Salezado Street Suite 200	Coral Gables, FL 33134	**25-87 (r) 1-8 Private Streets-GATE ACCESS SYSTEM REQUIREMENTS	Mark Reale
Notes						
Date		Note				
3/1/2023						

6.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
221648	Cascada Homeowners Assn Inc.c/o United Community Mgmt Corp	4259 Cascada Circle	11784 W Sample Road #103	Coral Springs, FL 33065	**25-87 (r) 1-8 Private Streets-GATE ACCESS SYSTEM REQUIREMENTS	Mark Reale
Notes						
Date		Note				
3/1/2023						

7.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
221897	Emilio Tombolesi & Kim Kassewitz	10601 Indian Trail	10601 Indian Trail	Cooper City, FL 33328	**25-87 (r) 1-8 Private Streets-GATE ACCESS SYSTEM REQUIREMENTS	Mark Reale
Notes						
Date		Note				
2/1/2023		Continuance requested by the respondent has been granted to 03/01/2023.				
3/1/2023						

8.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
221901	Cathleen & Joseph J Villacci	10600 Indian Trail	10600 Indian Trail	Cooper City, FL 33328	**25-87 (r) 1-8 Private Streets-GATE ACCESS SYSTEM REQUIREMENTS	Mark Reale
Notes						
Date		Note				
2/1/2023		Continuance requested by the respondent has been granted to 03/01/2023.				
3/1/2023						



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9.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
222274	Richard R Stroh	11901 Sailboat Drive	4301 S Flamingo Road #106-152	Davie, FL 33330	8-38 Excessive undergrowth, accumulation of junk, trash, etc. declared public nuisance & 25-48 Landscape installation and maintenance for Overgrown high grass & weeds, overgrown bushes, area void if grass	Mark Reale
Notes						
Date	Note					
12/7/2022	Respondent continuance requested granted to 02/01/2023. Also sent notice to: Wells Fargo 503 S. Pierre Street, Pierre, SD 57501 & Lauren Heggstad, Esq, Albertelli Law. PO Box 23028, Tampa, FL 33623					
2/1/2023	Continuance requested by the respondent has been granted to 03/01/2023.					
3/1/2023						

10.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
222758	Erica & Rene Rivera H/E	5591 SW 99 Avenue	5591 SW 99 Avenue	Cooper City, FL 33328	6-9. - When building permit required; issuance; enforcement-Concrete slab installed to rear fence line without permit. See project #J22-00847	Michael Giordano
Notes						
Date	Note					
3/1/2023						

11.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
230006	Alfred J & Beverly Anne Zweig	9742 SW 59 Street	9742 SW 59 Street	Cooper City, FL 33328	8-38 Excessive Undergrowth, accumulation of junk, trash, etc., declared public nuisance; prohibited-Property overgrown / excessive weeds	Lynn Duvall
Notes						
Date	Note					
3/1/2023						



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12.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
230196	5313 SW 103 LLC	5313 SW 103 Avenue	10454 SW 54 Street	Cooper City, FL 33328	6-9 (a) (b) When building permit required; Issuance; Enforcement	Nikkitres Daniel
Notes						
Date	Note					
3/1/2023						

13.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
230215	10227 SW 53 LLC	10227 SW 53 Court	10454 SW 54 Street	Cooper City, FL 33328	25-8 Alternative parking surfaces-Driveway constructed on west side of property not permitted	Lynn Duvall
Notes						
Date	Note					
3/1/2023						



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D. BUILDING DEPARTMENT HEARINGS

14.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN23-0001	Morguard Monterra LLC	2940 Solano Avenue	6305 Airline Drive	Metairie, LA 70003	SECTION 105 PERMITS SECTION 6-7 OF THE CODE, ENTITLED "ADOPTION OF FLORIDA BUILDING CODE," WHICH PROVIDES THAT A PERMIT IS REQUIRED TO INSTALL PLAYGROUND EQUIPMENT.	Marc Young
Notes						
Date	Note					
3/1/2023						

15.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN23-0002	Kosher Homes 10213	10213 SW 51 Street	10454 SW 54 Street	Cooper City, FL 33328	SECTION 105 PERMITS SECTION 6-7 OF THE CODE, ENTITLED "ADOPTION OF FLORIDA BUILDING CODE," WHICH PROVIDES THAT A PERMIT IS REQUIRED FOR INTERIOR ALTERATIONS TO EXISTING RESIDENCE.	Marc Young
Notes						
Date	Note					
3/1/2023						

16.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN23-0003	10227 SW 53 Court	10227 SW 53 Street	10454 SW 54 Street	Cooper City, FL 33328	SECTION 105 PERMITS SECTION 6-7 OF THE CODE, ENTITLED "ADOPTION OF FLORIDA BUILDING CODE," WHICH PROVIDES THAT A PERMIT IS REQUIRED FOR INTERIOR ALTERATIONS TO EXISTING RESIDENCE.	Marc Young
Notes						
Date	Note					
3/1/2023						



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17.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN23-0004	Real Sub LLC	10000 Griffin Road	PO Box 32018	Lakeland, F 333802-2018	SECTION 105 PERMITS SECTION 6-7 OF THE CODE, ENTITLED "ADOPTION OF FLORIDA BUILDING CODE," WHICH PROVIDES THAT A PERMIT IS REQUIRED TO OBTAIN AN ELECTRICAL PERMIT FOR REQUIRED REPAIRS TO COMPLY WITH BROWARD COUNTY BUILDING SAFETY INSPECTION PROGRAM – 40 YEAR BUILDING RECERTIFICATION	Marc Young
Notes						
Date	Note					
3/1/2023						

18.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN23-0005	United MYM LLC	5130 SW 101 Terrace	901 NE 6 Street	Hallandale Beach, FL 33009-6336	SECTION 105 PERMITS SECTION 6-7 OF THE CODE, ENTITLED "ADOPTION OF FLORIDA BUILDING CODE," WHICH PROVIDES THAT A PERMIT IS REQUIRED FOR INTERIOR ALTERATIONS TO EXISTING RESIDENCE.	Marc Young
Notes						
Date	Note					
3/1/2023						

19.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN23-0006	Kosher Homes 5110	5110 SW 101 Avenue	10454 SW 54 Street	Cooper City, FL 33328	SECTION 105 PERMITS SECTION 6-7 OF THE CODE, ENTITLED "ADOPTION OF FLORIDA BUILDING CODE," WHICH PROVIDES THAT A PERMIT IS REQUIRED FOR INTERIOR ALTERATIONS TO EXISTING RESIDENCE.	Marc Young
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Date	Note					
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20.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN23-0007	10430 SW 51 LLC	10430 SW 51 Street	10454 SW 54 Street	Cooper City, FL 33328	SECTION 105 PERMITS SECTION 6-7 OF THE CODE, ENTITLED "ADOPTION OF FLORIDA BUILDING CODE," WHICH PROVIDES THAT A PERMIT IS REQUIRED FOR INTERIOR ALTERATIONS TO EXISTING RESIDENCE.	Marc Young
Notes						
Date	Note					
3/1/2023						

21.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN23-0008	Kosher Homes 8645	8645 SW 57 Manor	10454 SW 54 Street	Cooper City, FL 33328	SECTION 105 PERMITS SECTION 6-7 OF THE CODE, ENTITLED "ADOPTION OF FLORIDA BUILDING CODE," WHICH PROVIDES THAT A PERMIT IS REQUIRED FOR INTERIOR ALTERATIONS TO EXISTING RESIDENCE.	Marc Young
Notes						
Date	Note					
3/1/2023						

22.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN23-0009	Reuven Dovber & Shlomo Naparstek	11945 SW 54 Street	11945 SW 54 Street	Cooper City, FL 33330	SECTION 105 PERMITS SECTION 6-7 OF THE CODE, ENTITLED "ADOPTION OF FLORIDA BUILDING CODE," WHICH PROVIDES THAT A PERMIT IS REQUIRED FOR INTERIOR ALTERATIONS TO EXISTING RESIDENCE.	Marc Young
Notes						
Date	Note					
3/1/2023						

23.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN23-0010	Kosher Homes 4996	4996 SW 95 Avenue	10454 SW 54 Street	Cooper City, FL 33328	SECTION 105 PERMITS SECTION 6-7 OF THE CODE, ENTITLED "ADOPTION OF FLORIDA BUILDING CODE," WHICH PROVIDES THAT A PERMIT IS REQUIRED FOR INTERIOR ALTERATIONS TO EXISTING RESIDENCE.	Marc Young
Notes						
Date	Note					
3/1/2023						



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24.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN23-0011	5313 SW 103 LLC	5313 SW 103 LLC	10454 SW 54 Street	Cooper City, FL 33328	SECTION 105 PERMITS SECTION 6-7 OF THE CODE, ENTITLED "ADOPTION OF FLORIDA BUILDING CODE," WHICH PROVIDES THAT A PERMIT IS REQUIRED FOR INTERIOR ALTERATIONS TO EXISTING RESIDENCE.	Marc Young
Date	Note					
3/1/2023						

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E. CERTIFICATION OF FINE HEARINGS

25.

Citation #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
3270	Dorina P & Stefan Marton Est	9460 SW 52 Street	9460 SW 52 Street	Cooper City, FL 33330	25-11 Junked or abandoned vehicles-Vehicle in swale with no tag	Lynn Duvall
Date	Note					
3/1/2023	Fine Amount on Citation \$250.00.					

26.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
3377	Eduardo Nelson & Stephanie Andreu	4978 SW 90 Terrace	4978 SW 90 Terrace	Cooper City, FL 33328	25-10 (a) Parking of commercial vehicles rvs and boats-commercial vehicle-remove trailer	Lynn Duvall
Date	Note					
3/1/2023	Fine Amount on Citation \$100.00.					

Notes

27.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
3382	Eduardo Nelson & Stephanie Andreu	4978 SW 90 Terrace	4978 SW 90 Terrace	Cooper City, FL 33328	25-10 (a) Parking of commercial vehicles rvs and boats-commercial vehicle-remove trailer	Lynn Duvall
Date	Note					
3/1/2023	Fine Amount on Citation \$100.00.					

Notes

28.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
3404	Eduardo Nelson & Stephanie Andreu	4978 SW 90 Terrace	4978 SW 90 Terrace	Cooper City, FL 33328	25-10 (a) Parking of commercial vehicles rvs and boats-commercial vehicle-remove trailer. (Repeat Violation)	Lynn Duvall
Date	Note					
3/1/2023	Fine Amount on Citation \$250.00.					

Notes



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29.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
3445	Sherwin P & Tessey Jose	9442 SW 52 Street	11245 NW 78 Street	Medley, FL 33178	25-10 (a) Parking of commercial vehicles, rvs and boats- Trailer in driveway	Michael Giordano
Date		Note				
3/1/2023		Fine Amount on Citation \$100.00.				

Notes

30.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
3446	Sherwin P & Tessey Jose	9442 SW 52 Street	11245 NW 78 Street	Medley, FL 33178	25-10 (a) Parking of commercial vehicles, rvs and boats- Trailer in driveway	Michael Giordano
Date		Note				
3/1/2023		Fine Amount on Citation \$100.00.				

Notes

31.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN22-0024	Janica Investments LLC	9620 Stirling Road #101	3201 NE 183 Street #405	Aventura, FL 33160	Section 105 Permits Section 6-7 of the Code, entitled "Adoption of Florida Building Code," which provides that an application is required to obtain a first time tenant certification of occupancy.	Marc Young
Date		Note				
12/7/2022		Respondent was not present. Building Inspector Marc Young was present. FOV-Must comply on or before 01/06/2023. If not then must pay \$50/day until compliance. Must pay \$150 administrative fee on or before 01/06/2023. Continue to 03/01/2023 for Certification of Fine hearing.				
3/1/2023						

Notes



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32.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN22-0025	Henry Haupt	4916 SW 90 Avenue	4916 SW 90 Avenue	Cooper City, FL 33328	Section 105 Permits Section 6-7 of the Code, entitled "Adoption of Florida Building Code," which provides that a permit is required to install a horizontal wood fence.	Marc Young
Notes						
	Date	Note				
	12/7/2022	Respondent was present. Building Inspector Marc Young was present. FOV-Must comply with the violation on or before 01/06/2023. If not complied then must pay \$50/day from 01/07/2023 until compliance. Must pay \$150 administrative fee on or before 01/06/2023. Continue to 03/01/2023 for Certification of fine hearing.				
	3/1/2023					



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F. APPEAL OF CITATION HEARING



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G. REDUCTION OF FINE HEARING

33.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN22-0002	Nelly Le Macedo	4809 SW 118 Terrace	4809 SW 118 Terrace	Cooper City, FL 33330	Section 6-7 OF The Code, Entitled "Adoption Of Florida Building Code," Which Provides That A Permit Is Required To Correct An Unsafe Structure Violation.	Marc Young
Notes						
	Date	Note				
	3/2/2022	Respondent was not present. Building Inspector Marc Young was present. No permit applied. FOV- Must comply with the violation on or before 04/01/2022. If not complied then must pay \$250/day fine from 04/02/2022 until compliance. Must pay \$150 administrative fee on or before 04/01/2022. Continue to 05/04/2022 for Certification of Fine hearing.				
	12/7/2022	\$250/day from 04/02/2022 through 10/11/2022(192 days)=\$48,000 + \$54.00 recording/release fees + \$100 staff time =\$48,154.00. Respondent requesting a continuance to 02/01/2023 to produce additional evidence of hardship.				
	2/1/2023	Floyd Macedo-owner and Robert DeAlberto Esq-attorney were present. Case has been reset to the March 1, 2023 hearing. Respondent's attorney has requested the case be reset to the 03/01/2023 hearing so the Respondent can present evidence of financial hardship.				
	3/1/2023					

34.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN22-0013	La Moshi LLC & Rimabel Inc (OG Liquor)	9650 Stirling Road #105	9650 Stirling Road #105	Cooper City, FL 33024	Section 105 Permits Section 6-7 of the Code, entitled "Adoption of Florida Building Code," which provides that a permit is required to install a new commercial sign.	Marc Young
Notes						
	Date	Note				
	8/3/2022	Respondent was not present. Chief Structural Inspector Marc Young was present. FOV-Must comply on or before 09/02/2022 if not complied then must pay \$150/day until compliance. Must pay \$150 administrative fee on or before 09/02/2022. Continue to 10/05/2022 for Certification of Fine hearing. Renoticed to 10/12/2022. Complied on 09/26/2022 per Inspector Young.				
	10/12/2022	Respondent was not present. Chief Structural Inspector Marc Young was present. Certification of Fine. \$150/DAY FINE FROM 09/03/2022 THROUGH 09/26/2022 (23 DAYS)=\$3,450.00 + \$54.00 RECORDING/RELEASE FEES + \$100 STAFF TIME=\$3,604.00.				
	3/1/2023					



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35.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
210944	Uttam Mazumder	2714 Montevideo Avenue	2714 Montevideo Avenue	Cooper City, FL 33026	23-90(i) Fence Maintenance	Mark Reale
		Note				
11/3/2021	Respondent was present. Code Officer Mark Reale was present and testified that the property is not in compliance. Fence Permit must be issued and finalized. FOV- Magistrate has given until 01/02/2022 for compliance. Continue to 01/05/2022 for status review.					
1/5/2022	Respondent was not present. Code Officer Mark Reale was present and testified that the property is not in compliance and submitted revision that needs corrections. FOV-Must comply with the violation on or before 02/04/2022. If not complied then must pay \$50/day from 02/05/2022 until compliance. Must pay \$150 administrative fee on or before 02/04/2022. Continue to 04/06/2022 for Certification of Fine Hearing.					
4/6/2022	Respondent was present. Code Officer Mark Reale was present. Administrative fee was paid on 04/06/2022. Certification of Fine					
3/1/2023	\$50/day from 02/05/2022 through 10/12/2022 (249 days)=\$12,450 + \$37.00 recording/release fees + \$100 staff time+ \$12,587.00					

Notes



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TOTAL CASES--
REQUESTS FOR EXTENSION TO COMPLY--
REQUEST FOR REDUCTIONS--
MOTIONS TO CONTINUE--
NEXT HEARING DATE: April 5, 2023 @ 9:00 A.M.

H. ADJOURNMENT

This meeting adjourned at 10:11 a.m.

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.

The Minutes of the Special Magistrate Hearing on March 1, 2023 were approved on _____, 2023.

Hofit N. Lottenberg Esq., Special Magistrate

Ruth Freeston, Clerk of the Special Magistrate