

CITY OF COOPER CITY
INTER-OFFICE CORRESPONDENCE 2026-006

TO: Irwin Williams, Finance Director

CC: Alex Rey, City Manager
Jennifer McMahon, Deputy City Manager
Tedra Allen, City Clerk

FROM: Jacob G. Horowitz, City Attorney *JGH*
Aaron S. Brenker, Assistant City Attorney *ASB*

DATE: April 16, 2026

RE: City of Cooper City ("City") /Code Enforcement Foreclosure Case Review

On Wednesday April 1, 2026, following a hearing before the City's Special Magistrate pursuant to Chapter 162, F.S., the City was provided authorization to foreclose on municipal code enforcement liens for the following properties:

- Code Enforcement Case No. 21-1301
Owner: BMS Cooper City LLC
Property Address: 9495 Sheridan Street, Cooper City, FL 33024
Code Violation: Sec 25-48 Landscape Installation and Maintenance
Updated fine amount as of April 8, 2026: **\$149,787.00**
- Code Enforcement Case No. 24-2938
Owner: BMS Cooper City LLC
Property Address: 9495 Sheridan Street, Cooper City, FL 33024
Code Violation: Sec 8-38, Excessive Undergrowth, Accumulation of Junk, Trash, etc., declared public nuisance; prohibited; Sec 25-48 Landscape Installation and Maintenance
Updated fine amount as of April 8, 2026: **\$113,304.00**
- Code Enforcement Case No. 24-0607
Owner: United MYM LLC
Property Address: 5130 SW 101 Terrace, Cooper City, FL 33328
Code Violation: Sec 25-102, Repair and Maintenance Required
Updated fine amount as of April 8, 2026: **\$107,104.00**

As a next step in the process, the City Attorney's Office has begun the title work on the above-listed properties. Subject to the City Manager's concurrence, our intention is to present these items to the City Commission in April 28, 2026 to seek the commission's authorization and direction to file lien foreclosure actions against these properties.

The City Attorney's Office will continue to carefully review each matter in accordance with the applicable Florida Statutes, and we will update the City throughout this ongoing process.

Please do not hesitate to contact our office if you have any questions or we can provide any additional assistance.