

WEDNESDAY
SEPTEMBER 5, 2018
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 #

45929A

FOV-

AF-

Fine-

\$30.00

Barbara Nereyda Gonzalez., 4700 S Flamingo Road., Cooper City, FL 33330

Mailing Address: 20420 SW 51 Street., Ft. Lauderdale, FL 33332

Notice of Violation: 5/2/2018 By: CSIA James Marshall

Violation: Sec 7-10 Fire Lane

Disposition: August 1, 2018 Hearing: CSIA Jim Marshall out because of injury. Continue to 09/05/2018.

Disposition: September 5, 2018 Hearing: Respondent was present. CSIA James Marshall was present. FOV- Must pay \$30 fine and \$80 administrative fee on or before 10/05/2018. Paid fine and admin fee on 09/05/2018. Case Closed.

45941A

FOV-

AF-

Fine-

\$30.00

Erik Martin Faustino., 10024 Griffin Road., Cooper City, FL 33330

Mailing Address: 9017 NW 6 Court., Plantation, FL 33324

Notice of Violation: 7/4/2018 By: CSIA James Marshall

Violation: Sec 7-10 Fire Lane

Disposition: August 1, 2018 Hearing: CSIA Jim Marshall out because of injury. Continue to 09/05/2018.

Disposition: September 5, 2018 Hearing: Respondent was present. CSIA James Marshall was present. FOV- Must pay \$30 fine and \$80 administrative fee on or before 10/05/2018.

45943A

FOV-

AF-

Fine-

\$30.00

Jon Michael Jude Delate., 10024 Griffin Road., Cooper City, FL 33330

Mailing Address: 3161 SW 20 Court., Ft Lauderdale, FL 33312

Notice of Violation: 7/17/2018 By: CSIA James Marshall

Violation: Sec 7-10 Fire Lane

Disposition: September 5, 2018 Hearing: Respondent was present. CSIA James Marshall was present. FOV- Must pay \$30 fine and \$80 administrative fee on or before 10/05/2018.

45952A

FOV-

AF-

Fine-

\$30.00

Davis Tours., 4700 S. Flamingo Road., Cooper City, FL 33318

Mailing Address: P.O. Box 16147., Ft Lauderdale, FL 33318

Notice of Violation: 7/19/2018 By: Deputy Eugenio Legra

Violation: Sec 7-10(a) Fire Zone-parked N. of Walmart Entrance in clearly marked fire lane.

Disposition: September 5, 2018 Hearing: Deputy Legra unable to attend hearing-on approved leave. Continue to 10/03/2018.

06565 Shihua & Guoyuan Huang., 12379 SW 51 Place., Cooper City, FL 33330

FOV- **Notice of Violation:** 4/23/2018 By: Code Officer Mark Reale
AF- **Violation:** Sec 6-40(a)(3) Maintenance Standards-Exterior Premises Condition-failure to replace rear deteriorated ripped
Fine- and mildew awning (first floor)

Disposition: September 5, 2018 Hearing: Respondent was present. Code Officer Mark Reale was present. FOV- Must pay \$80 administrative fee on or before 10/05/2018. No fine has been assessed. **Violation complied on 08/31/2018. Admin fee paid on 09/05/2018. Case Closed**

06568 **Mary Shotwell & Shokrollah Sarvestan., 5711 SW 117 Terrace., Cooper City, FL 33330**
FOV- **Notice of Violation:** 5/22/2018 By: Code Officer Mark Reale
AF- **Violation:** **Sec 23-90 Fences, walls and hedges**-failure to maintain fence in a structurally sound or aesthetically attractive
Fine- manner. & **Sec 23-83 Zoning Districts-Setback Requirements for Swimming Pools**-fence must be replaced
with City Building Permitted 5ft fence -minimum fence required.

Disposition: September 5, 2018 Hearing: Respondent was present. Code Officer Mark Reale was present. Permit must be issued for the fence on or before 10/05/2018. **Continue to 10/03/2018 for status review.**

06640 **Ryan Wisow., 5034 SW 92 Terrace., Cooper City, FL 33328**
FOV- **Notice of Violation:** 5/27/2018 By: Code Officer Jenny Walsh
AF- **Violation:** Sec 8-38 Excessive Undergrowth- Declared Public Nuisance-allow grass to grow in excess of six inches in height,
Fine- untended weeds, untended growth of plants and trees, dead palm fronds.

Disposition: September 5, 2018 Hearing: Respondent was present. Code Officer Walsh was present. **FOV- Must comply with the violation on or before 10/03/2018. Continue to 10/03/2018.**

06647 **R G & Phyllis Bubel., 9993 NW 39 Street., Cooper City, FL 33024**
FOV- **Notice of Violation:** 7/25/2018 By: Code Officer Jenny Walsh
AF- **Violation:** Sec 8-38 Excessive Undergrowth- Declared Public Nuisance-allow grass to grow in excess of six inches in height.
Fine-

Disposition: September 5, 2018 Hearing: Respondent was present. Code Officer Walsh was present. FOV- Must comply with the violation on or before 09/30/2018. **Continue to 10/03/2018.** Must pay \$80 administrative fee on or before 10/05/2018. **Paid admin fee on 09/05/2018.**

06657 **Greg A. Lewin Est c/o Ronit Lewin., 10800 Santa Fe Drive., Cooper City, FL 33026**
FOV- **Mailing Address:** 8101 Solano Avenue., #202, Cooper City, FL 33024
AF- **Notice of Violation:** 06/07/2018 By: Code Officer Belinda Graham
Fine- **Violation:** Sec 6-40(b)(1)+(2) Maintenance Standards - Exterior Premises Condition. Failure to keep exterior premises free of nuisances, unsafe or unsightly conditions, overgrowth grass/weeds/branches.

Disposition: **August 1, 2018 Hearing: Continuance granted to September 5, 2018.** An interim final order was been submitted to have the City assume maintenance of grass to avoid further violations.

Disposition: September 5, 2018 Hearing: Ronit Lewin was present. Code Officer Graham was present. Violation was complied by the City on 08/21/2018. City ordered to continue to maintain property. No fine assessed at this time. **Continue to 10/03/2018.**

06658 **Greg A. Lewin Est c/o Ronit Lewin., 10800 Santa Fe Drive., Cooper City, FL 33026**
FOV- **Mailing Address:** 8101 Solano Avenue., #202, Cooper City, FL 33024
AF- **Notice of Violation:** 06/07/2018 By: Code Officer Belinda Graham
Fine- **Violation:** Sec 6-40(a)(2) Maintenance Standards - Exterior Building Condition. Failure to maintain roof in good conditions

(loose roof tiles).

Disposition: **August 1, 2018 Hearing: Continuance granted to 09/05/2018.**

Disposition: September 5, 2018 Hearing: Ronit Lewin was present. Code Officer Graham was present. Violation is not yet complied. **Continue to 10/03/2018 for status review.**

06661 **Greg A. Lewin Est., 10800 Santa Fe Drive., Cooper City, FL 33328**

FOV- **Notice of Violation:** 07/19/2018 By: Code Officer Belinda Graham

AF- **Violation:** Sec 6-40(b) Maintenance Standards - Failure to keep exterior free of nuisances, unsafe or unsightly conditions
Fine- (stagnant pool water)

Disposition: September 5, 2018 Hearing: Ronit Lewin was present. Code Officer Graham was present. **City ordered to maintain the property. Continue to 10/03/2018 for status review.**

06665 **Alin & Patricia Lazarescu., 5012 SW 88 Terrace., Cooper City, FL 33328**

FOV- **Notice of Violation:** 7/31/2018 By: Code Officer Belinda Graham

AF- **Violation:** Sec 25-10(a)(1)(B) Parking Commercial Vehicle with signage-parking, storing or keeping a commercial vehicle in
Fine- the public street, public right of way or privately owned property.

Disposition: September 5, 2018 Hearing: Respondent was present. Code Officer Graham was present. FOV- **Violation complied on 08/14/2018.** No fine assessed. Must pay \$80 administrative fee on or before 10/05/2018. **Paid admin fee on 09/05/2018. Case Closed.**

EEN18-0029 **Countryside West Homeowners Inc c/o VIP Management Corp, SW 56 Manor, Cooper City, FL 33328**

FOV- **Mailing Address:** PO Box 9454., Coral Springs, FL 33075-9454

AF- **Notice of Violation:** 2/20/2018 By: Building Official Gerry Lomastro

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

No Action

5/21/2018

7/23/2018

8/2/2018

Disposition: **April 4, 2018 Hearing:** Respondent was present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 05/15/2018. Fine has been withheld. If permit is issued on or before 05/15/2018 then case will be closed. If not complied then case will continue to 06/06/2018. **Admin fee paid on 05/15/2018.**

Disposition: **June 6, 2018 Hearing: Respondent requested continuance granted to 08/01/2018.**

Disposition: **August 1, 2018 Hearing: Continue to 09/05/2018.**

Disposition: September 5, 2018 Hearing: Respondent was not present. Building Official Fowler was present. FOV- Must pay \$100/day fine from 05/15/2018 until compliance. **Continue to 10/03/2018.**

EEN18-0088 **Jose R. Ortiz & Brenda Revolorio., 5612 SW 97 Terrace., Cooper City, FL 33328**

FOV- **Mailing Address:** 13 Arbor Cove Drive., Phenix City, AL 36870-4727

AF- **Notice of Violation:** 7/3/2018 By: Building Official Ted Fowler

Fine- **Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to convert the existing garage into an efficiency apartment.

No Action

8/23/2018

Disposition: September 5, 2018 Hearing: Respondent was not present. Building Official Fowler was present. FOV- Must pay \$100/day fine from 07/03/2018 until compliance. Must pay \$80 administrative fee on or before 10/05/2018. **Continue to 10/03/2018.**

EEN18-0089 **Michael & Gina Leffler., 4085 Tree Tops Road., Cooper City, FL 33026-1169**
FOV-
AF-
Fine-
No Action
8/23/2018
Notice of Violation: 7/10/2018 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a fence permit has expired.
Disposition: September 5, 2018 Hearing: Respondent was not present. Building Official Fowler was present. FOV- Must pay \$100/day fine from 07/10/2018 until compliance. Must pay \$80 administrative fee on or before 10/05/2018.
Continue to 10/03/2018.

EEN18-0094 **Leah A. Hemingway., 10517 SW 49 Place., Cooper City, FL 33328**
FOV-
AF-
Fine-
No Action
8/23/2018
Notice of Violation: 7/16/2018 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a fence permit has expired.
Disposition: September 5, 2018 Hearing: Respondent was not present. Building Official Fowler was present. FOV- Must pay \$100/day fine from 07/16/2018 until compliance. Must pay \$80 administrative fee on or before 10/05/2018.
Continue to 10/03/2018.

EEN18-0097 **Monica & Sean Monge., 9261 SW 54 Street., Cooper City, FL 33328**
FOV-
AF-
Fine-
No Action
8/23/2018
Notice of Violation: 7/18/2018 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 4ft high chain link fence with a 5ft high fence.
Disposition: September 5, 2018 Hearing: Respondent was present. Bldg Official Fowler was present. FOV- Must comply with the violation on or before 10/20/2018. **Continue to 11/07/2018 for status review.**

EEN18-0101 **Harekrishna Investments LLC., 11530 S. Open Court., Cooper City, FL 33026**
FOV-
AF-
Fine-
No Action
8/23/2018
Mailing Address: 5324 SW 34 Way., Ft Lauderdale, FL 33312
Notice of Violation: 7/23/2018 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a re roof permit has expired.
Disposition: September 5, 2018 Hearing: Respondent was not present. Bldg Official Fowler was present. **Violation complied on 08/23/2018. Permit was issued. Case Closed**

4. IMPOSITION OF FINE HEARINGS

06616 **Fernando & Laura Stivaletta., 4914 SW 90 Avenue., Cooper City, FL 33328-3613**
FOV-
AF-
Fine-
Notice of Violation: 5/3/2018 By: Code Officer Belinda Graham
Violation: Sec 6-10 Storm Shutter Regulations-failed to comply with storm shutter regulations (open/remove storm shutters)
Disposition: **July 11, 2018 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 08/10/2018. Must pay \$50/day fine from 05/16/2018 until compliance.
Disposition: September 5, 2018 Hearing: Respondent was not present. Code Officer Graham was present. Violation complied on 08/14/2018. Certification of fine and admin fee.

EEN18-0027 **Richard & Brittany Angulo, 9989 SW 59 Court, Cooper City, FL 33328-5733**
FOV-
AF-
Fine-
Notice of Violation: 2/16/2018 By: Building Official Gerry Lomastro
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install a canopy on the north end of residence.

Permit submitted
on 06/05/2018
Denied by
structural and
zoning

- Disposition: **April 4, 2018 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 05/15/2018. Must pay \$25/day fine from 03/19/2018 until compliance. **Admin fee was paid on 05/07/2018.**
- Disposition: **June 6, 2018 Hearing:** Respondent was present. Building Insp Lomastro was present. **Continue 07/11/2018 for status review. Permit must be issued.**
- Disposition: **July 11, 2018 Hearing:** Respondent was present. Building Official Fowler was present. **Continue to 08/01/2018.** Permit must be issued.
- Disposition: **August 1, 2018 Hearing:** Respondent was present. Bldg Official Fowler was present. Permit needs to be issued. **Continue to 09/05/2018.**
- Disposition: September 5, 2018 Hearing: Respondent was present. Bldg Official Fowler was present. Violation must be complied on or before 09/30/2018. **Continue to 10/03/2018 for status review.**

No Action
7/23/2018
8/23/2018

EEN18-0028
FOV-
AF-
Fine-

- Richard & Brittany Angulo, 9989 SW 59 Court, Cooper City, FL 33328-5733**
Notice of Violation: 2/16/2018 By: Building Official Gerry Lomastro
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install a new fence.
- Disposition: **April 4, 2018 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 05/15/2018. Must pay \$25/day fine from 03/19/2018 until compliance. **Admin fee was paid on 05/07/2018.**
- Disposition: **June 6, 2018 Hearing:** Respondent was present. Building Insp Lomastro was present. **Continue 07/11/2018 for status review. Permit must be issued.**
- Disposition: **July 11, 2018 Hearing:** Respondent was present. Building Official Fowler was present. **Continue to 08/01/2018.** Permit must be issued.
- Disposition: **August 1, 2018 Hearing:** Respondent was present. Bldg Official Fowler was present. Permit needs to be issued. **Continue to 09/05/2018.**
- Disposition: September 5, 2018 Hearing: Respondent was present. Bldg Official Fowler was present. Must comply on or before 09/30/2018. **Continue to 10/03/2018 for status review.**

Permit submitted
on 06/05/2018
Denied by
structural and
zoning

No Action
7/23/2018
8/23/2018

EEN18-0043
FOV-
AF-
Fine-
No Action
6/27/2018

- Alejandro & Ivette M. Diaz-Rubio., 12114 Limestone Way., Cooper City, FL 33026**
Notice of Violation: 3/30/2018 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a fence permit has expired.
- Disposition: **July 11, 2018 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 08/10/2018. Must pay \$50/day fine from 04/30/2018 until compliance.
- Disposition: September 5, 2018 Hearing: Respondent was present. Bldg Official Fowler was present. Previous fines have been waived. Must pay \$80 administrative fee on or before 10/05/2018. **Paid admin fee on 09/05/2018. Case Closed.**

EEN18-0054
FOV-
AF-
Fine-

- Nicholas S. Rosinski., 5806 SW 89 Lane., Cooper City, FL 33328**
Notice of Violation: 4/5/2018 By: Building Inspector Gerry Lomastro
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install a trellis.

No Action
5/21/2018
7/23/2018

- Disposition: **May 2, 2018 Hearing:** Respondent was not present. Building Inspector Lomastro was present. **Continue to 06/06/2018 for status review. Post notice on the property.**
- Disposition: **June 6, 2018 Hearing:** Respondent not present. Building Insp Lomastro was present. FOV- Must pay \$80 administrative fee on or before 07/06/2018. Must pay \$100/day fine from 05/05/2018 until compliance. Post property.
- Disposition: **August 1, 2018 Hearing:** Respondent was present. Bldg Official Fowler was present. Permit submitted 08/01/2018. **Continue to 09/05/2018 for status review. Admin fee paid 08/01/2018.**
- Disposition: September 5, 2018 Hearing: Respondent was present. Bldg Official Fowler was present. Permit applied per Bldg Dept on 08/01/2013-Corrections required. Must comply on or before 10/20/2018. **Continue to 11/07/2018 for status review.**

- EEN18-0056
FOV-
AF-
Fine-
No Action
6/27/2018
7/23/2018
8/23/2018
- Ofer & Esthea Lanker., 11069 Helena Drive., Cooper City, FL 33026-4836**
- Notice of Violation:** 4/9/2018 By: Building Official Ted Fowler
- Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to enclose a section of the existing two car garage by constructing a room.
- Disposition: **July 11, 2018 Hearing:** Daniel Salbo was present with Power of Attorney. Building Official Fowler was present. **Continue to 08/01/2018. If permit is issued then case will be closed.**
- Disposition: **August 1, 2018 Hearing:** Daniel Salbo was present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 08/31/2018. Fine has been withheld. **Continue to 09/05/2018 for status review. Admin fee paid on 08/01/2018.**
- Disposition: September 5, 2018 Hearing: Daniel Salbo was present. Bldg Official Fowler was present. **Permit applied- Complied on 08/30/2018. Case Closed.**

- EEN18-0087
FOV-
AF-
Fine-
No Action
7/23/2018
8/23/2018
- Jose Mejia & Erika Soza., 9465 SW 52 Place., Cooper City, FL 33328-4129**
- Notice of Violation:** 6/21/2018 By: Building Official Ted Fowler
- Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a window-door replacement permit has expired.
- Disposition: **August 1, 2018 Hearing:** Respondent was present and admitted the violation. Bldg Official Fowler was present. FOV- Must comply with the violation (renew permit) on or before 08/31/2018. Fine has been withheld. Must pay \$80 administrative fee on or before 08/31/2018. If not complied and/or admin fee paid continue to 09/05/2018. **Admin fee paid on 08/01/2018.**
- Disposition: September 5, 2018 Hearing: Respondent was not present. Bldg Official Fowler was present. **Permit renewed 08/30/2018. Case Closed**

5. REDUCTION OF FINE HEARINGS

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 Respondents shall be strictly limited to presenting evidence and testimony to those matters specifically set forth within their written statement, as 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) 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 One or more members of the City Commission and/or advisory boards of the City may be in attendance at the Special Magistrate proceedings.