CITY OF COOPER CITY SPECIAL MAGISTRATE HEARING

WEDNESDAY, JUNE 3, 2020
COOPER CITY HALL
9090 SW 50th PLACE
COOPER CITY, FL 33338

Post Hearing Minutes for June 3, 2020

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
190203	Dehn, James A Jr & Joyce M	5137 SW 93 AVE	5137 SW 93 AVE	COOPER CITY FL 33328	25-102 Sidewalk in need of cleaning	Lynn Duvall

Notes

Date	Note
3/4/2020	Resident called 3/3/2020 at 11:47 A.M. and left message to say that her and her husband were both sick. Called Code Officer Lynn Duvall and she granted a one time continuance to May 6, 2020 hearing.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Respondent was not present. Code Officer Duvall was present. FOV- Must comply with the violation on or before 07/03/2020. If not complied then must pay $25/day fine from 07/04/2020 until compliance. Must pay $80 administrative fee on or before 07/03/2020. Continue to 08/05/2020 for Certification of Fine hearing.

Augu

2. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
190204	Dehn, James A Jr & Joyce M	5137 SW 93 AVE	5137 SW 93 AVE	COOPER CITY FL 33328	6-40 Awnings in need of cleaning/painting. Fascia in need of cleaning.	Lynn Duvall

Notes

Date	Note
3/4/2020	Resident called 3/3/2020 at 11:47 A.M. and left message to say that her and her husband were both sick. Called Code Officer Lynn Duvall and she granted a one time continuance to May 6, 2020 hearing.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Respondent was not present. Code Officer Duvall was present. FOV- Must comply with the violation on or before 07/03/2020. If not complied then must pay $25/day fine from 07/04/2020 until compliance. Must pay $80 administrative fee on or before 07/03/2020. Continue to 08/05/2020 for Certification of Fine hearing.

Augu

3. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
200007	Dehn, James A Jr & Joyce M	5137 SW 93 Ave	5137 SW 93 Ave	COOPER CITY FL 33328	25-5(e)(1) Vehicles parked on lawn	Lynn Duvall

Notes

Date	Note
3/4/2020	Resident called 3/3/2020 at 11:47 A.M. and left message to say that her and her husband were both sick. Called Code Officer Lynn Duvall and she granted a one time continuance to May 6, 2020 hearing.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Respondent was not present. Code Officer Duvall was present. FOV- Must comply with the violation on or before 07/03/2020. If not complied then must pay $25/day fine from 07/04/2020 until compliance. Must pay $80 administrative fee on or before 07/03/2020. Continue to 08/05/2020 for Certification of Fine hearing.

Augus

CITY OF COOPER CITY SPECIAL MAGISTRATE HEARING

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COOPER CITY HALL
9090 SW 50th PLACE
COOPER CITY, FL 33338

4. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
190477	Christa Boutwell Griffin	5018 SW 92 Avenue	5018 SW 92 Avenue	Cooper City, FL 33328	Sec 8-38 Overgrown Weeds	Lynn Duvall

Notes

Date	Note
3/4/2020	Respondent was not present. Code Officer Duvall was present. FOV- Must comply with the violation on or before 02/07/2020. If not complied then must pay $25/day fine from 02/08/2020 until compliance. Must pay $80 admin fee on or before 02/07/2020.
4/1/2020	Hearing cancelled due to COVID-19. Case rescheduled to 05/06/2020.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020. Violation complied by Lynn Duvall on 02/07/2020.
6/3/2020	Respondent was present. Code Officer Duvall was present. FOV- Admin fee paid on 06/03/2020. Case Closed.

Closed

Closed ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
190589	Alfred J & Beverly Anne Zweig	9742 SW 59 Street	9742 SW 59 Street	Cooper City, FL 33328	Sec 8-38 Excessive Overgrowth	Lynn Duvall

Notes

Date	
6/3/2020	Respondent was present. Code Officer Duvall was present. FOV- Violation complied on 03/05/2020. Admin fee paid on 06/03/2020. Case Closed

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5. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
200012	Tucker, Lorn Kenneth III Lorn Tucker Rev Tr	4900 SW 94 Way	4900 SW 94 Way	COOPER CITY FL 33328	25-5(e)(1) Vehicle parked on front lawn prohibited	Lynn Duvall

Notes

Date	Note
3/4/2020	Respondent was present and is working to comply with the violation. Code Officer Duvall not present is out sick. Case continued to May 6, 2020 hearing.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020. 2/5/2020
6/3/2020	Respondent was present. Code Officer Lynn Duvall was present. FOV- Violation complied per Lynn Duvall. Admin fee paid on 06/03/2020. Case Closed

Closed

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6. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
200146	Brett Neiviller	9472 SW 52 Street	9472 SW 52 Street	Cooper City, FL 33328	25-10 Boat and trailer stored in yard not screened from public view	Lynn Duvall

Notes

Date	Note
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020. 2/12/2020
6/3/2020	Respondent was present. Code Officer Lynn Duvall was present. FOV- Violation complied per Code Officer Duvall. Case Closed. No admin fee assessed.

Closed

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7. √

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
200485	Brett Neiviller	9472 SW 52 Street	9472 SW 52 Street	Cooper City, FL 33328	19-33 Implementation/Water Restrictions	Lynn Duvall

Notes

Date	Note
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020. 5/29/2020
6/3/2020	Respondent was present. Code Officer Lynn Duvall was present. FOV- Violation complied per Lynn Duvall. Must pay $80 admin fee on or before 07/03/2020. Continue to 08/05/2020 for Certification of Admin Fee hearing.

August

8. √

Closed

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
200162	Robert A. & Cherie A Kasperek	9217 SW 49 Place 2	9217 SW 49 Place	COOPER CITY FL 33328	6-10 Storm Shutters Awning/Shutters in closed position	Lynn Duvall

Notes

Date	Note
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Respondent was present. Code Officer Lynn Duvall was present. No violation found. Case Closed

9. √

Closed

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
200207	J. & Maria Marcantoni Rev Liv Tr	4981 SW 88 Terrace	4981 SW 88 Terrace	Cooper City, FL 33328	6-10(f) Storm Shutters - Prohibitions	Jenny Walsh

Notes

Date	Note
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Respondent was not present. Code Officer Jenny Walsh was present. FOV- Must comply on or before 07/03/2020. If not complied then must pay $50/day from 07/04/2020 until compliance. Must pay $80 admin fee on or before 07/03/2020. Continue to 08/05/2020 for Certification of Fine hearing.Case Closed due to existing violation already cited per Jenny Walsh.

10. √

Closed

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
200250	Mathai C & Leelamma C Ulahannan	10456 SW 52 Street	10456 SW 52 Street	Cooper City, FL 33328	6-40 Litter on Property - Exterior Nuisance	Mark Reale

Notes

Date	Note
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Respondents were present. Code Officer Mark Reale was present. FOV- Violation complied 03/17/2020. Admin fee paid on 06/03/2020. Case Closed

11.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
200292	Christiane M. & Ulpiano Varela	5012 SW 92 Avenue	5012 SW 92 Avenue	Cooper City, FL 33328	25-5(e)(1) Design of off street parking vehicles parked on front lawn prohibited	Lynn Duvall

Notes

Date	Note
4/1/2020	Hearing Cancelled due to COVID 19. Case rescheduled to 05/06/2020.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Respondent was present. Code Officer Lynn Duvall was present. FOV-Must comply with the violation on or before 07/03/2020. If not complied then must pay $25/day fine from 07/04/2020 until compliance. Admin fee paid on 06/03/2020. Continue to 08/05/2020 for Certification of Fine hearing.

12.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
200397	Azmon Nessim	11166 Longboat Drive	11166 Longboat Drive	Cooper City, FL 33026	25-10(a) COMMERCIAL VEHICLE (SIGNAGE)	Belinda Graham

Notes

Date	Note
4/1/2020	Hearing Cancelled due to COVID 19. Case rescheduled to 05/06/2020.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Respondent not present. Code Officer Belinda Graham was present. Repeat Violation Case#06815-April 2019. FOV- Must comply on or before 06/10/2020. If not complied then must pay $100/day from 06/11/2020 until compliance. Must pay $80 admin fee on or before 07/03/2020. Continue to 08/05/2020 for Certification of fine hearing.

13.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
200416	Linet Family Limited Partnership	9410/9972 Griffin Road	9540 Griffin Road	Cooper City, FL 33328	25-10(b) Commercial vehicles parked in commercial districts -Trailers, Boat stored in rear of plaza	Lynn Duvall

Notes

Date	Note
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Continue to 08/05/2020 per Code Officer Lynn Duvall for status review.

D. BUILDING DEPARTMENT CASES

14. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN20-0004	JOHN RANDAZZO	4948 SW 91 AVE	4948 SW 91 AVE	COOPER CITY FL 33328	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to install a shed is required.	Gerry Lomastro

Closed

Notes

Date	Note
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Respondent was not present. Building Inspector Gerry Lomastro was present. Violation complied on 05/14/2020. Case Closed

15. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN20-0005	Kenneth Alexander Stedman	4160 Lansing Avenue	4160 Lansing Avenue	COOPER CITY FL 33026	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to install an aluminum fence is required.	Gerry Lomastro

August

Notes

Date	Note
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	No action as of 05/28/2020. Respondent was not present. Building Inspector Gerry Lomastro was present. Must comply with the violation on or before 07/03/2020. If not complied then must pay $50/day from 07/04/2020 until compliance. Must pay $80 admin fee on or before 07/03/2020. Continue to 08/05/2020 for Certification of Fine hearing.

16. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN20-0006	Susan E. Cavaliere	5071 SW 94 Way	2817 NE 37 Street	Fort Lauderdale, FL 33308	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to install a new sewer line is required.	Gerry Lomastro

Sept

Date	Note
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Maria Nilsen-friend was present. Gerry Lomatro was present. Permit renewed 05/24/2020. FOV- Must comply with the violation (obtain final inspection) on or before 08/02/2020. If not complied then must pay $25/day fine from 08/03/2020 until compliance. Admin fee of $80 was paid on 06/03/2020. Continue to 09/02/2020 for Certification of Fine hearing.

17. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN20-0007	Maria Rivero	5001 SW 90 Terrace	5001 SW 90 Terrace	Cooper City, FL 33328-3502	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to install a new windows and doors is required.	Gerry Lomastro

Sept

Notes

Date	Note
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Maria Rivero was present. Building Inspector Gerry Lomastro was present. FOV- Must comply with the violation on or before 08/02/2020. If not complied then must pay $25/day from 08/03/2020 until compliance. Admin fee paid on 06/03/2020. Continue to 09/02/2020 for Certification of Fine hearing.

18. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN20-0008	Kevin Tellado	5055 Regency Isles Way	5055 Regency Isles Way	Cooper City, FL 33330	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to install a new windows and doors is required.	Gerry Lomastro

Sept

Notes

Date	Note
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Submitted for permit 03/03/2020 Rejected with plan review comments. Respondent was present. Building Inspector Gerry Lomastro was present. FOV-Must comply on or before 08/02/2020. If not complied then must pay $50/day from 08/03/2020 until compliance. Admin fee was paid on 06/03/2020. Continue to 09/02/2020 for Certification of Fine hearing.

19. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN20-0009	Kevin Tellado	5055 Regency Isles Way	5055 Regency Isles Way	Cooper City, FL 33330	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit for alteration to the interior of the existing residence is required.	Gerry Lomastro

August

Notes

Date	Note
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	No action as of 05/28/2020. Respondent was present. Building Inspector Gerry Lomastro was present. Inspector Lomastro will do a site visit to inspect property. Continue to 08/05/2020 for status review.

20. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN20-0011	Joan Tersigni Tr/Joan Tersigni Trstee	9199 SW 49 Place	3903 NW 89 Way	Cooper City, FL 33324	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to install a new fence is required.	Gerry Lomastro

July

Notes

Date	Note
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Case continued 07/01/2020 hearing per Carlos Vega in Building Dept.

21. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN20-0012	Mark Denny	11409 Knot Way	11409 Knot Way	Cooper City, FL 33026-1362	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to install new exterior windows & doors is required.	Gerry Lomastro

Sept

Notes

Date	Note
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	No action as of 05/28/2020. Virgil Smith-Contractor was present. Building Inspector Gerry Lomastro was present. FOV-Must comply with the violation on or before 08/02/2020. If not complied then must pay $25/day fine from 08/03/2020 until compliance. Admin fee paid on 06/03/2020. Continue to 09/02/2020 for Certification of Fine hearing.

22. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN20-0013	Mark Denny	11409 Knot Way	11409 Knot Way	Cooper City, FL 33026-1362	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to reframe the second floor exterior walls is required.	Gerry Lomastro

Sept

Notes

Date	Note
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	No action as of 05/28/2020. Virgil Smith-Contractor was present. Building Inspector Gerry Lomastro was present. FOV-Must comply with the violation on or before 08/02/2020. If not complied then must pay $25/day fine from 08/03/2020 until compliance. Admin fee paid on 06/03/2020. Continue to 09/02/2020 for Certification of Fine hearing.

E. CERTIFICATION OF FINE

23. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
190380	Publix Supermarkets Inc c/o Expense Payables Lease Team	A-105 Pine Island Road., Cooper City, FL 33328	PO Box 32025	Lakeland, FL 33802	Sec 8-38 Overgrown Weeds	Lynn Duvall

Notes

Date	Note
1/8/2020	Respondent was present Code Officer Lynn Duvall was present. FOV-Must comply with the violation on or before 02/07/2020. If not complied then must pay $25/day from 02/08/2020 until compliance. Must pay $80 admin fee on or before 02/07/2020. Violation complied on 04/22/2020 per Lynn.
4/1/2020	Hearing cancelled due to COVID-19. Case rescheduled to 05/06/2020.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	74 days @ $25/day + $80 admin fee=$1930.00 which was paid 06/03/2020. Case Closed.

Closed

24. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
190493	Walmart Stores East LP/CT Corporation System	4700 S. Flamingo Road., Cooper City, FL 33328	PO Box 8050	Bentonville, AR 72712	Sec 8-38 Dead tree on west side of berm.	Mark Reale

Notes

Date	Note
1/8/2020	Respondent was not present. Code Officer Reale was present. Must comply with the violation on or before 02/07/2020. If not complied then must pay $25/day from 02/08/2020 until compliance. Continue to 04/01/2020 for Certification of fine hearing if not complied.
4/1/2020	Hearing cancelled due to COVID-19. Case rescheduled to 05/06/2020.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Morgan Reinard-Store Manager was present. Code Officer Mark Reale was present. FOV- Must comply with the violation on or before 08/02/2020. If not complied then must pay $25/day from 08/03/2020 until compliance. Must pay $80 administrative fee on or before 07/03/2020. Continue to 09/02/2020 for Certification of Fine hearing.

Sept.

25. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
190650	US Bank Trust NA TRSTEE	8971 SW 57 ST	323 5 ST	Eureka, CA 95501	6-40(b)(1)&(2) Overgrowth grass / weeds and Tree branches	Belinda Graham

Notes

Date	Note
12/12/2019	Previous case for same violation. Bank owned property notice of violation mailed regular and certified
3/4/2020	Respondent was not present. Code enforcement Belinda Graham was present. Abatement order granted. Declared a health safety welfare issue. FOV - Must comply with the violation on or before 3/14/2020. failure to comply will result in a fine of $150/day from 03/15/2020 until compliance. Must pay $80 admin fee on or before 4/3/2020. If not complied then continue to May 6, 2020 hearing for Certification of Fine hearing.
4/3/2020	Mailed Certification of Fine Hearing Notice via Certified and Regular Mail.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Respondent was not present. Code Officer Belinda Graham was present. Violation complied by the City on 04/16/2020. Certification of

COF

26. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
190651	US Bank Trust NA TRSTEE	8971 SW 57 ST	323 5 ST	Eureka, CA 95501	23-90(i) Fence Maintenance	Belinda Graham

Notes

Date	Note
3/4/2020	Respondent was not present. Code enforcement Belinda Graham was present. Abatement order granted. FOV - Must comply with the violation on or before 4/3/2020. Failure to comply will result in a fine of $50/day from 04/05/2020 until compliance. Must pay $80 admin fee on or before 4/3/2020. If not complied then continue to May 6, 2020 hearing for Certification of Fine hearing.
4/3/2020	Mailed Certification of Fine Hearing Notice via Certified and Regular Mail.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Respondent was not present. Code Officer Belinda Graham was present. Certification of Fine Hearing.

COF.

27. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
190652	US Bank Trust NA TRSTEE	8971 SW 57 ST	323 5 ST	Eureka, CA 95501	25-102(d) Sidewalk Maintenance	Belinda Graham

Notes

Date	Note
3/4/2020	Respondent was not present. Code enforcement Belinda Graham was present. Abatement order granted. FOV - Must comply with the violation on or before 4/3/2020. Failure to comply will result in a fine of $50/day from 04/04/2020 until compliance. Must pay $80 admin fee on or before 4/3/2020. If not complied then continue to May 6, 2020 hearing for Certification of Fine hearing.
4/3/2020	Mailed Certification of Fine Hearing Notice via Certified and Regular Mail.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Respondent was not present. Code enforcement Belinda Graham was present. Certification of Fine

COF.

28. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
200089	US Bank Trust NA TRSTEE	8971 SW 57 ST	323 5 ST	Eureka, CA 95501	6-40(b) Stagnant Pool Water	Belinda Graham

Notes

Date	Note
3/4/2020	Respondent was not present. Code enforcement Belinda Graham was present. Abatement order granted. Declared a health safety welfare issue. FOV - Must comply with the violation on or before 3/18/2020. Failure to comply will result in a fine of $150/day from 03/19/2020 until compliance. Must pay $80 admin fee on or before 4/3/2020. If not complied then continue to May 6, 2020 hearing for Certification of Fine hearing.
4/3/2020	Mailed Certification of Fine Hearing Notice via Certified and Regular Mail.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Pool drained 03/30/2020 per Diane PW. Respondent was not present. Code Officer Belinda Graham was present. Certification of Fine.

COF.

29. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
190677	PATRICIA INSEL	5225 SW 95 AVE	1910 SW 58 AVE	PLANTATION, FL 33317	6-40(b) Maintenance Standards - Exterior premises - unsafe and unsightly, causing a nuisance (rodents, etc.)	Lynn Duvall

Notes

Date	Note
2/5/2020	Respondent was present. Code Officer Duvall was present. FOV- Must comply with the violation on or before 02/20/2020. If violation is not complied then the City is ordered to abate the property and owner would be responsible for expenses for the work done by the City. Also if not complied then must pay $500/day fine from 12/13/2019 until compliance. Must pay $80 administrative fee on or before 03/06/2020. Special Magistrate has declared this property and health, safety and welfare issue. Continue to 05/06/2020 for Certification of Fine hearing.
2/19/2020	Final order mailed regular mail.
4/3/2020	Mailed Certification of Fine Hearing Notice via Certified and Regular Mail.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Respondent was present. Code Officer Lynn Duvall was present. Not complied as of 06/03/2020. Removal of shed in back yard will achieve compliance. Certification of Fine.

COF.

30. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
190697	PATRICIA INSEL	5225 SW 95 AVE	1910 SW 58 AVE	PLANTATION, FL 33317	6-10 Storm Shutters - All shutters on home must be removed.	Lynn Duvall

Notes

Date	Note
2/5/2020	Respondent was present. Code Officer Duvall was present. FOV- Must pay $80 adminstrative fee on or before 03/06/2020. Must comply with the violation on or before 03/06/2020 if not complied then must pay $100/day fine from 03/07/2020 until compliance. If violation is not complied then continue to 05/06/2020 for Certification of Fine hearing.
2/19/2020	Final order mailed regular mail.
4/3/2020	Mailed Certification of Fine Hearing Notice via Certified and Regular Mail.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Respondent was present. Code Officer Lynn Duvall was present. Violation not complied as of 06/03/2020. Certification of Fine.

COF

31. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
190699	PATRICIA INSEL	5225 SW 95 AVE	1910 SW 58 AVE	PLANTATION, FL 33317	8-26 Improper Storage of Garbage/recycling containers	Lynn Duvall

Notes

Date	Note
2/5/2020	Respondent was present. Code Officer Duvall was present. FOV- Must comply with the violation on or before 03/06/2020. If not complied then must pay $50/day fine from 03/07/2020 until compliance. If violation is not complied then case continued to 05/06/2020 for Certification of Fine hearing.
2/19/2020	Final order mailed regular mail.
4/3/2020	Mailed Certification of Fine Hearing Notice via Certified and Regular Mail.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Respondent was present. Code Officer Lynn Duvall was present. Violation complied 02/05/2020. Case Closed.

Closed

32. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
190700	PATRICIA INSEL	5225 SW 95 AVE	1910 SW 58 AVE	PLANTATION, FL 33317	25-5 (e)(1) Design of off street parking. Vehicle parked on front lawn - prohibited	Lynn Duvall

Notes

Date	Note
2/5/2020	Respondent was present. Code Officer Duvall was present. FOV- Violation complied on 02/05/2020 after compliance date. Must pay $80.00 administrative fee on or before 03/06/2020. If admin fee not paid then case continued to 05/06/2020 for Certification of Fine hearing.
2/19/2020	Final order mailed regular mail.
4/3/2020	Mailed Certification of Fine Hearing Notice via Certified and Regular Mail.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Respondent was present. Code Officer Lynn Duvall was present. Violation complied per Code Officer. Admin fee must still be paid. Certification of Admin Fee.

COF.

33. ✓ COF

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0088	WESLEY MEYER	5224 SW 92 TER	5224 SW 92 TER	COOPER CITY FL 33328	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permits are required to construct a room in garage, construct a bedroom in covered patio and to install a fence.	Gerry Lomastro

Notes

Date	Note
9/4/2019	RESPONDENT WAS NOT PRESENT. BUILDING OFFICIAL TED FOWLER WAS PRESENT. NO ACTION TAKEN AS OF 08/30/2019. CONTINUE TO 11/06/2019 FOR STATUS REVIEW.
11/6/2019	CONTINUE TO JANUARY 8, 2020
1/8/2020	RESPONDENT WAS PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 02/07/2020 (OBTAIN PERMIT & FINAL INSP). IF NOT COMPLIED THEN MUST PAY $50/DAY FROM 02/08/2020 UNTIL COMPLIANCE. MUST PAY $80 ADMINISTRATIVE FEE ON OR BEFORE 02/07/2020. IF NOT COMPLIED CONTINUE TO 04/01/2020 FOR CERTIFICATION OF FINE.
4/1/2020	APRIL HEARING CANCELLED DUE TO COVID-19. CASE RESCHEDULED TO 05/06/2020. NOTICE MAILED TO RESPONDENT CERTIFIED AND REGULAR MAIL.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Permit issued on 03/09/2020. No inspection scheduled as of 05/28/2020. Respondent was not present. Building Inspector Lomastro was present. Certification of Fine.

34. ✓ COF

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0112	CHRISTINE T. VEMPALA	5101 SW 92 AVE	247 E. 28 Street Apt C	New York, NY 10016-8509	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permits are required to renovate the kitchen and bathrooms	Gerry Lomastro

Notes

Date	Note
9/4/2019	RESPONDENT WAS NOT PRESENT. BUILDING OFFICIAL TED FOWLER WAS PRESENT. NO ACTION TAKEN AS OF 08/30/2019. CONTINUE TO 11/06/2019 FOR STATUS REVIEW.
11/6/2019	CONTINUE TO 01/08/2020
1/8/2020	RESPONDENT WAS NOT PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 02/07/2020 (OBTAIN PERMIT & FINAL INSP). IF NOT COMPLIED THEN MUST PAY $50/DAY FROM 02/08/2020 UNTIL COMPLIANCE. MUST PAY $80 ADMINISTRATIVE FEE ON OR BEFORE 02/07/2020. IF NOT COMPLIED CONTINUE TO 04/01/2020 FOR CERTIFICATION OF FINE.
4/1/2020	APRIL HEARING CANCELLED DUE TO COVID-19. CASE RESCHEDULED TO 05/06/2020. NOTICE MAILED TO RESPONDENT CERTIFIED AND REGULAR MAIL
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	No action as of 05/28/2020.Respondent was not present. Building Inspector Lomastro was present. Certification of Fine.

35.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0115	CHRISTINE T. VEMPALA	5101 SW 92 AVE	247 E. 28 Street Apt C	New York, NY 10016-8509	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that permit to install a shed is required.	Gerry Lomastro

Notes

Date	Note
9/4/2019	RESPONDENT WAS NOT PRESENT. BUILDING OFFICIAL TED FOWLER WAS PRESENT. NO ACTION TAKEN AS OF 08/30/2019. CONTINUE TO 11/06/2019 FOR STATUS REVIEW.
11/6/2019	CONTINUE TO 01/08/2020
1/8/2020	RESPONDENT WAS PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 02/07/2020 (OBTAIN PERMIT & FINAL INSP). IF NOT COMPLIED THEN MUST PAY $50/DAY FROM 02/08/2020 UNTIL COMPLIANCE. MUST PAY $80 ADMINISTRATIVE FEE ON OR BEFORE 02/07/2020. IF NOT COMPLIED CONTINUE TO 04/01/2020 FOR CERTIFICATION OF FINE.
4/1/2020	APRIL HEARING CANCELLED DUE TO COVID-19. CASE RESCHEDULED TO 05/06/2020. NOTICE MAILED TO RESPONDENT CERTIFIED AND REGULAR MAIL
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	No action as of 05/28/2020.Respondent was not present. Building Inspector Lomastro was present. Certification of Fine.

36.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0117	AIJIA LLC	5235 SW 94 AVE	9140 SW 54 PL	COOPER CITY FL 33328	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to construct an addition is required.	Gerry Lomastro

Notes

Date	Note
9/4/2019	Alice Hu-owner was present and admitted the violation. Building Inspector Gerry Lomastro was present. FOV- Must comply with the violation on or before 03/03/2020. Must pay $80 administrative fee on or before 10/04/2019. Paid admin fee on 09/04/2019. If not complied then continue to 03/04/2020 for status review.
3/4/2020	ALICE HU-OWNER WAS PRESENT AND ADMITTED THE VIOLATION. BUILDING INSPECTOR GERRY LOMASTRO WAS NOT PRESENT BUT BUILDING COORDINATOR CARLOS VEGA WAS PRESENT. CONTINUANCE GRANTED TO 60 DAYS TO MAY 6, 2020 HEARING FOR STATUS REVIEW.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	No action as of 05/28/2020. Alice Hu was present. Building Inspector Gerry Lomastro was present. FOV- Continue to 07/01/2020 for status review. Need to hire engineer to provide engineering reports.

37.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0127	VAN DER FRAN	11019 NASHVILLE DRIVE	11019 NASHVILLE DRIVE	COOPER CITY FL 33026	Adoption of Florida Building Code which provides that an A/C replacement permit has expired.	Gerry Lomastro

Notes

Date	Note
11/6/2019	CONTINUE TO 01/08/2020.
1/8/2020	NOT COMPLIED. CONTINUE TO 02/05/2020.
2/5/2020	RESPONDENT WAS NOT PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 03/06/2020. IF NOT COMPLIED THEN MUST PAY $50/DAY FINE FROM 03/07/2020 UNTIL COMPLIANCE. MUST PAY $80 ADMINISTRATIVE FEE ON OR BEFORE 03/06/2020. IF VIOLATION IS NOT COMPLIED THEN CONTINUE TO 05/06/2020 HEARING FOR CERTIFICATION OF FINE.
2/19/2020	FINAL ORDER MAILED REGULAR MAIL
4/3/2020	MAILED CERTIFICATION OF FINE HEARING NOTICE VIA CERTIFIED AND REGULAR MAIL
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Permit has not been renewed & finaled as of 05/28/2020. Respondent was not present. Building Inspector Lomastro was present. Certification of Fine.

38.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0129	REAL SUB LLC	10006 GRIFFIN RD	PO BOX 407	Lakeland, FL 33802-0407	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit is required to renovate the existing commercial kitchen.	Gerry Lomastro

Notes

Date	Note
11/6/2019	Respondent was not present. Building Inspector Lomastro was present. FOV- Must comply with the violation on or before 02/04/2020. If not complied then must pay $100/day from 02/05/2020 until compliance. Must pay $80 admin fee on or before 12/06/2019. Paid admin fee on 11/06/2019. If not complied then continue to 03/04/2020 for certification of fine hearing.
3/4/2020	GENERAL CONTRACTOR FREDY ROGER AND ALEJANDRO LOPEZ WERE PRESENT. BUILDING INSPECTOR GERRY LOMASTRO WAS NOT PRESENT BUT BUILDING COORDINATOR CARLOS VEGA WAS PRESENT. GRANTED 60 DAYS CONTINUANCE TO MAY 6, 2020 TO COMPLY. IF COMPLIED CASE WILL CLOSED. FAILURE TO COMPLY WILL CONTINUE THE CASE FOR MAY 6, 2020 HEARING.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Submittal process started on 02/04/2020. Second review denied with comments on 05/28/2020. Heidi Davis-Attorney for owner, Alejandro Lopez-Tenant (Wings of Cooper City), Gerry Lomastro & Al Bostwick from Building Dept & Roger Gonzalez-Fire Inspector were present. Previous order revised to state that compliance date has been extended for 60 days (October 1, 2020). If not complied then must pay $100/day fine from October 2, 2020 until compliance. If complied then case will close if not complied then case will continue to 10/07/2020 for Certification of Fine hearing.

39.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0130	BIFANI,CATHY and AUGUST	10763 LISBON ST	10763 LISBON ST	Cooper City, FL 33026	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit is required to convert a single family residence into two separate apartments.	Gerry Lomastro

Notes

Date	Note
12/4/2019	Respondent requested continuance granted to 01/08/2020.
1/8/2020	Respondents were present. Building Inspector Lomastro was present. FOV-Must comply with the violation on or before 02/07/2020 (obtain and final permits). If not complied then must pay $250/day from 02/08/2020 until compliance. Must pay $80 administrative fee on or before 02/07/2020. If not complied then continue to 03/04/2020 for Certification of Fine.
2/7/2020	Paid Admin Fee. They're asking for more time to comply with the violation since it has taken more than 30 days to get all the permits required.
3/4/2020	CATHY AND AUGUST BIFANI WERE PRESENT. BUILDING INSPECTOR GERRY LOMASTRO WAS NOT PRESENT BUT BUILDING COORDINATOR CARLOS VEGA WAS PRESENT. GRANTED 60 DAYS CONTINUANCE TO MAY 6, 2020 TO COMPLY. IF COMPLIED CASE WILL CLOSED. FAILURE TO COMPLY WILL CONTINUE THE CASE FOR MAY 6, 2020 HEARING.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Submitted plans for permit on 02/10/2020. Rejected by all disciplines on 02/10/2020. Plans have not been resubmitted with corrections as of 05/28/2020. Respondents were present. Building Inspector Gerry Lomastro was present. Certification of Fine.

40

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0132	GLENN & TERESA PRITCHARD	9010 SW 53 ST	9010 SW 53 ST	Cooper City, FL 33328	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit is required to install a new wood fence.	Gerry Lomastro

Notes

Date	Note
12/4/2019	RESPONDENT REQUESTED CONTINUANCE GRANTED TO 01/08/2020.
1/8/2020	RESPONDENT REQUESTED CONTINUANCE GRANTED TO FEBRUARY 5, 2020.
2/5/2020	RESPONDENT WAS PRESENT. BUILDING INPECTOR LOMASTRO WAS PRESENT. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 04/05/2020. IF THE VIOLATION IS NOT COMPLIED THEN MUST PAY $50/DAY FINE FROM 04/06/2020 UNTIL COMPLIANCE. ADMINISTRATIVE FEE THAT WAS ASSESSED HAS BEEN PAID ON 02/05/2020. IF NOT COMPLIED THEN CONTINUE TO 05/06/2020 FOR CERTIFICATION OF FINE HEARING.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Fence permit was finaled on 05/05/2020. Respondent was not present. Building Inspector Lomastro was present. Certification of Fine. Previous Compliance date extended to 05/06/2020. Case Closed.

41. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0135	NICHOLAS S. ROSINSKI	5806 SW 89 LN	5806 SW 89 LN	Cooper City, FL 33328	FBC 105.3.2 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to build a new trellis has expired.	Gerry Lomastro

Notes

Date	Note
1/8/2020	RESPONDENT WAS NOT PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 02/07/2020 (OBTAIN PERMIT & FINAL INSP). IF NOT COMPLIED THEN MUST PAY $25/DAY FROM 02/08/2020 UNTIL COMPLIANCE. MUST PAY $80 ADMINISTRATIVE FEE ON OR BEFORE 02/07/2020. IF NOT COMPLIED CONTINUE TO 04/01/2020 FOR CERTIFICATION OF FINE.
4/1/2020	HEARING CANCELLED DUE TO COVID-19. CASE RESCHEDULED TO 05/06/2020. NOTICE MAILED TO RESPONDENT CERTIFIED AND REGULAR MAIL
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Trellis permit finaled on 02/19/2020. Respondent was not present. Building Inspector Gerry Lomastro was present. Certification of Fine.

42. ✓

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0139	LILLIAN ACOSTA	3959 NW 88 TER	3959 NW 88 TER	Cooper City, FL 33024	FBC 105.3.2 Sec. 6-7 Adoption of Florida Building Code which provides that an electrical for pool renovation permit has expired.	Gerry Lomastro

Notes

Date	Note
1/8/2020	RESPONDENT WAS PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 02/07/2020 (OBTAIN PERMIT & FINAL INSP). IF NOT COMPLIED THEN MUST PAY $25/DAY FROM 02/08/2020 UNTIL COMPLIANCE. MUST PAY $80 ADMINISTRATIVE FEE ON OR BEFORE 02/07/2020. IF NOT COMPLIED CONTINUE TO 04/01/2020 FOR CERTIFICATION OF FINE.
4/1/2020	HEARING CANCELLED DUE TO COVID-19. CASE RESCHEDULED TO 05/06/2020. NOTICE MAILED TO RESPONDENT CERTIFIED AND REGULAR MAIL
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Permit active as of 05/28/2020. Lillian Acosta husband was present. Gerry Lomastro Building Inspector was present. Continue to 08/05/2020 for status review.

43.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0140	LILLIAN ACOSTA	3959 NW 88 TER	3959 NW 88 TER	Cooper City, FL 33024	FBC 105.3.2 Sec. 6-7 Adoption of Florida Building Code which provides that a plumbing for pool renovation permit has expired.	Gerry Lomastro

Notes	Date	Note
	1/8/2020	RESPONDENT WAS PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 02/07/2020 (OBTAIN PERMIT & FINAL INSP). IF NOT COMPLIED THEN MUST PAY $50/DAY FROM 02/08/2020 UNTIL COMPLIANCE. MUST PAY $80 ADMINISTRATIVE FEE ON OR BEFORE 02/07/2020. IF NOT COMPLIED CONTINUE TO 04/01/2020 FOR CERTIFICATION OF FINE.
	2/11/2020	ADMIN FEE PAID
	4/1/2020	HEARING CANCELLED DUE TO COVID-19. CASE RESCHEDULED TO 05/06/2020. NOTICE MAILED TO RESPONDENT CERTIFIED AND REGULAR MAIL
	5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
	6/3/2020	Permit active as of 05/28/2020. Lillian Acosta husband was present. Gerry Lomastro Building Inspector was present. Continue to 08/05/2020 for status review.

44.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0141	LILLIAN ACOSTA	3959 NW 88 TER	3959 NW 88 TER	Cooper City, FL 33024	FBC 105.3.2 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to remodel existing pool has expired.	Gerry Lomastro

Notes	Date	Note
	1/8/2020	RESPONDENT WAS PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 02/07/2020 (OBTAIN PERMIT & FINAL INSP). IF NOT COMPLIED THEN MUST PAY $50/DAY FROM 02/08/2020 UNTIL COMPLIANCE. MUST PAY $80 ADMINISTRATIVE FEE ON OR BEFORE 02/07/2020. IF NOT COMPLIED CONTINUE TO 04/01/2020 FOR CERTIFICATION OF FINE.
	4/1/2020	HEARING CANCELLED DUE TO COVID-19. CASE RESCHEDULED TO 05/06/2020. NOTICE MAILED TO RESPONDENT CERTIFIED AND REGULAR MAIL.
	5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
	6/3/2020	Permit active as of 05/28/2020. Lillian Acosta husband was present. Gerry Lomastro Building Inspector was present. Continue to 08/05/2020 for status review.

45.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0143	JOHN THOMPSON	9220 SW 54 ST	9220 SW 54 ST	Cooper City, FL 33328	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to install new windows is required.	Gerry Lomastro

Notes

Date	Note
1/8/2020	RESPONDENT WAS PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 02/07/2020 (OBTAIN PERMIT & FINAL INSP). IF NOT COMPLIED THEN MUST PAY $50/DAY FROM 02/08/2020 UNTIL COMPLIANCE. MUST PAY $80 ADMINISTRATIVE FEE ON OR BEFORE 02/07/2020. IF NOT COMPLIED CONTINUE TO 04/01/2020 FOR CERTIFICATION OF FINE.
4/1/2020	HEARING CANCELLED DUE TO COVID-19. CASE RESCHEDULED TO 05/06/2020. NOTICE MAILED TO RESPONDENT CERTIFIED AND REGULAR MAIL
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Window inspection approved on 02/20/2020. Respondent was not present. Building Inspector Gerry Lomastro was present. Certification of

46.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0145	JOSEPH A. BARRETO	11374 SW 55 ST	11374 SW 55 ST	Cooper City, FL 33330	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to enclose the rear porch is required.	Gerry Lomastro

Notes

Date	Note
2/5/2020	RESPONDENT WAS PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 04/05/2020. IF NOT COMPLIED THEN MUST PAY $100/DAY FINE FROM 04/06/2020 UNTIL COMPLIANCE.ADMIN FEE THAT WAS ASSESSED WAS PAID ON 02/05/2020. IF VIOLATION NOT COMPLIED THEN CONTINUE TO MAY 6, 2020 FOR CERTIFICATION OF FINE.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	No action as of 05/28/2020. Respondent was present. Carlos Vega was present. FOV-Compliance date has been extended to 08/02/2020. If not complied then must pay $100/day from 08/03/2020 until compliance. Admin fee was paid on 02/05/2020. Continue to 09/02/2020 for Certification of Fine hearing.

47.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0146	ASHLEY & CARLOS CORREA	5060 SW 94 TER	5060 SW 94 TER	Cooper City, FL 33328	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to install a new A/C unit is required.	Gerry Lomastro

Notes

Date	Note
2/5/2020	RESPONDENT WAS NOT PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 03/06/2020. IF NOT COMPLIED THEN MUST PAY $50/DAY FINE FROM 03/07/2020 UNTIL COMPLIANCE.ADMIN FEE MUST BE PAID ON OR BEFORE 03/06/2020. IF VIOLATION NOT COMPLIED THEN CONTINUE TO MAY 6, 2020 FOR CERTIFICATION OF FINE.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	A/C permit finaled on 03/09/2020. Respondent was not present. Building Inspector Gerry Lomastro was present. Certification of Fine

48.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0148	SPG COOPER CITY TR	12399 SW 53 ST #105	1 TOWER BRIDGE 100 FRONT ST #1370 WEST	CONSHOHOCKEN, PA 19428	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit is required to create new rooms between the existing office and warehouse space.	Gerry Lomastro

Notes

Date	Note
2/5/2020	GREG GANNATI-PROJECT MANAGER OF PROPERTY MGMT CORP WAS PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 04/05/2020. IF NOT COMPLIED THEN MUST PAY $250/DAY FINE FROM 04/06/2020 UNTIL COMPLIANCE.ADMIN FEE THAT WAS ASSESSED WAS PAID ON 02/05/2020. IF VIOLATION NOT COMPLIED THEN CONTINUE TO MAY 6, 2020 FOR CERTIFICATION OF FINE.
2/19/2020	FINAL ORDER MAILED REGULAR MAIL.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Corrections to revisions submitted on 03/26/2020. In review process as of 05/26/2020. Certification of Fine

49.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0149	AMBERLEE STUBER	4998 SW 88 TER	4998 SW 88 TER	Cooper City, FL 33328	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit is required to install windows and doors.	Gerry Lomastro

Notes

Date	Note
2/5/2020	RESPONDENT WAS NOT PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT.PERMIT SUBMITTED AND IN REVIEW. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 03/06/2020. IF NOT COMPLIED THEN MUST PAY $50/DAY FINE FROM 03/07/2020 UNTIL COMPLIANCE.ADMIN FEE MUST BE PAID ON OR BEFORE 03/06/2020. IF VIOLATION NOT COMPLIED THEN CONTINUE TO MAY 6, 2020 FOR CERTIFICATION OF FINE.
3/6/2020	ADMIN FEE PAID
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Plan review on permit submittal completed on 02/06/2020. Corrections have not been resubmitted as of 05/26/2020. John Novak (spouse) was present. Building Inspector Gerry Lomastro was present. Extended compliance date to 07/03/2020. If not complied then must pay $50/day from 07/04/2020 until compliance. Continue to 08/05/2020 for Certification of Fine hearing.

50.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0150	ROSAS AND ROSANA SOLIS	5000 SW 91 AVE	5000 SW 91 AVE	Cooper City, FL 33328	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit is required to install a	Gerry Lomastro

Notes

Date	Note
2/5/2020	RESPONDENT WAS PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. FINAL INSPECTION NEEDED. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 03/06/2020. IF NOT COMPLIED THEN MUST PAY $100/DAY FINE FROM 03/07/2020 UNTIL COMPLIANCE. ADMIN FEE WAS PAID ON 02/05/2020. IF VIOLATION NOT COMPLIED THEN CONTINUE TO MAY 6, 2020 FOR CERTIFICATION OF FINE.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Plan review on permit submittal completed on 05/20/2020. Corrections have not been resubmitted as of 05/26/2020. Respondent was present. Building Inspector Gerry Lomastro was present. Site visit to confirm work was done. Extending compliance date to 07/03/2020 if not $100/day fine must be paid from 07/04/2020 until compliance. Admin fee was paid on 02/05/2020. Continue to 08/05/2020 for Certification of Fine hearing.

51.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0122	THOMAS,VIVIAN E H/E & HALI N. & SOSA, ADRIAN A.	5329 SW 86 WAY	5329 SW 86 WAY	COOPER CITY FL 33328	Adoption of Florida Building Code which provides that a permit is required to structurally modify the front porch and replace a window at the left side of garage.	Gerry Lomastro

Notes

Date	Note
10/2/2019	Respondent requested continuance granted to 12/04/2019.
12/4/2019	Respondent was present. Building Inspector Gerry Lomastro was present. FOV- Must comply with the violation on or before 02/02/2020. If not complied then must pay $50/day from 02/03/2020 until compliance. Must pay $80 administrative fee on or before 01/03/2020. Admin fee paid on 12/04/2019. If not complied continue to 03/04/2020 for certification of fine hearing.
3/4/2020	RESPONDENTS VIVIAN THOMAS AND HAILY THOMAS, HOME OWNERS, WERE PRESENT. BUILDING INSPECTOR GERRY LOMASTRO WAS NOT PRESENT BUT BUILDING COORDINATOR CARLOS VEGA WAS PRESENT. GRANTED 60 DAYS TO MAY 3, 2020 TO COMPLY WITH THE VIOLATION (PASS THE INSPECTIONS). IF COMPLIED CASE WILL CLOSED. FAILURE TO COMPLY THEN CONTINUE TO MAY 6, 2020 HEARING.
5/6/2020	Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020.
6/3/2020	Respondents Vivian and Hali Thomas were present. Gerry Lomastro Building Inspector was present. Extending compliance date to July 3, 2020. If not complied then must pay $50/day fine from 07/04/2020 until compliance. Admin Fee paid 12/04/2019. Continue to 08/05/2020 for Certification of Fine hearing.

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F. REDUCTIONS

52.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
06133	Arthur & Beatrice Wright	12395 Natalie's Cove Road	5889 Eight Point Lane	Lakeland, FL 33811	Sec 23-90(i) Fences, walls and hedges maintenance-failure to maintain fence in structurally sound or aesthetically attractive manner.	Mark Reale

Notes

Date	Note
9/6/2017	Cassandra Denmark Esq. was present. Code Officer Mark Reale was present. FOV- Must pay $80 admin fee on or before 10/06/2017. Must comply with the violation on or before 11/05/2017.
12/6/2017	Violation complied on 11/30/2017. Must pay a fine in the amount of $250/day from 11/05/2017-11/29/2017 and administrative fee. Continue to 01/03/2018
1/3/2018	Continue to 02/07/2018 for Certification of Fine
2/7/2018	Posted continuance on property on 01/03/2018. Certification of Fine
6/3/2020	Aamir Saeed-Attorney for Owner was present. Code Officer Mark Reale was present. Foreclosure was done inproperly and did not include the City's liens. The City is consenting to finding good cause as far as being able to reduce past the requirements in the City Code. The respondent and the City have agreed to reduce the original fines in the amount of $137,660.00 for Case#06133 & #06135 to a total of $25,000. If not paid the fine will revert back to the original amount. Reduced fine paid on 06/03/2020.

53.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
06135	Arthur & Beatrice Wright	12395 Natalie's Cove Road	5889 Eight Point Lane	Lakeland, FL 33811	Sec 6-40(a) Maintenance Standards-Exterior Premises Condition for failure to maintain exterior wall surfaces in good condition and prevent deterioration.	Mark Reale

Notes

Date	Note
9/6/2017	Cassandra Denmark Esq. was present. Code Officer Mark Reale was present. FOV- Must pay $80 admin fee on or before 10/06/2017. Must comply with the violation on or before 11/05/2017.
12/6/2017	Must pay $250/day from 07/20/2017 until compliance. Continue to 01/03/2018 for Certification of Fine.
1/3/2018	Continue to 02/07/2018 for Certification of Fine.
2/7/2018	Posted continuance on property on 01/03/2018. Certification of Fine
6/3/2020	Aamir Saeed-Attorney for Owner was present. Code Officer Mark Reale was present. Foreclosure was done inproperly and did not include the City's liens. The City is consenting to finding good cause as far as being able to reduce past the requirements in the City Code. The respondent and the City have agreed to reduce the original fines in the amount of $137,660.00 for Case#06133 & #06135 to a total of $25,000. If not paid the fine will revert back to the original amount. Reduced fine paid on 06/03/2020.

TOTAL CASES 54
REQUESTS FOR EXTENSION TO COMPLY 2
REQUEST FOR REDUCTIONS 2
MOTIONS TO CONTINUE 6
NEXT HEARING DATE: July 1, 2020 @ 9:00 A.M.

G. ADJOURNMENT

This meeting adjourned at _____

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.

The Minutes of the Special Magistrate Hearing on June 3, 2020 were approved on June 11, 2020

Hofit Lottenberg, Esq., Special Magistrate

Ruth Freeston

Ruth Freeston, Clerk of the Special Magistrate