



CITY OF COOPER CITY SPECIAL MAGISTRATE HEARING

WEDNESDAY, MAY 6, 2020
 COOPER CITY HALL
 9090 SW 50th PLACE
 COOPER CITY, FL 33338

Final Agenda for May 6, 2020

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

ITEM

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	

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	

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	



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4.

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.
4/1/2020	Hearing cancelled due to COVID-19. Case rescheduled to 05/06/2020.
5/6/2020	

5.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
190493	Walmart Stores East LP/CT Corporation	4700 S. Flamingo Road., Cooper	PO Box 8050	Bentonville, AR 72712	Sec 8-38 Overgrown Weeds	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	

6.

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	



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7.

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	

8.

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	

9.

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	

10.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
200162	Robert A. & Cherie A Kasperek	9317 SW 49 Place	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	



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11.

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	

12.

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	

13.

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	

14.

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	



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15.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
200416	Linnet 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	

D. BUILDING DEPARTMENT CASES

16.

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

Notes	
Date	Note
5/6/2020	

No permit applied for as of 4/27/2020

E. CERTIFICATION OF FINE

17.

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	



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18.

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	

19.

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	

20.

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	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	



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21.

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						

22.

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 administrative 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						

23.

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						



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24.

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						

25.

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						

Permit issued on 3/9/2020. No plumbing, electrical or structural inspections have been scheduled. As of 4/27/2020



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26.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0112	CHRISTINE T. VEMPALA	5101 SW 92 AVE	5101 SW 92 AVE	COOPER CITY FL 33328	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	Permit issued on 3/11/2020 for kitchen only. No inspections have been scheduled for plumbing, electrical or structural. As of 4/27/2020					

27.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0115	CHRISTINE T. VEMPALA	5101 SW 92 AVE	5101 SW 92 AVE	COOPER CITY FL 33328	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	No permit has been applied for the shed. 4/27/2020					



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28.

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 certification of fine hearing.					
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	No submittal to Buidling Department for the existing addition as of 04/27/2020.					

29.

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	Permit for A/C changed out has expired and has not been renewed as of 4/27/2020.					



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30.

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 3, 2020 TO COMPLY. IF COMPLIED CASE WILL CLOSED. FAILURE TO COMPLY WILL CONTINUE THE CASE FOR MAY 6, 2020 HEARING.				
5/6/2020		Plans submitted on 2/4/2020 and were reviewed and require corrections as of 3/2/20. Plans have not been resubmitted to building dept. as of 04/27/20.				

31.

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 3, 2020 TO COMPLY. IF COMPLIED CASE WILL CLOSED. FAILURE TO COMPLY WILL CONTINUE THE CASE FOR MAY 6, 2020 HEARING.				
5/6/2020		Plans submitted on 2/6/20 and were reviewed and require corrections as of 2/14/20. Plans have not been resubmitted as of 4/27/20.				



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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
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 INSPECTOR 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.					
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	Permit issued on 1/17/20. No final inspection as of 4/27/20.					

33.

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
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	Finaled as of 2/19/20.					

34.

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
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	Permit renewed on 1/3/20.					



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35.

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	Permit renewed on 1/3/20.					

36.

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	Permit renewed on 1/3/20.					

37.

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	Window and Door permit finalized on 2/20/20					



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38.

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.					
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						

No permit submittal as of 4/27/20

39.

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.					
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						

A/C permit finalized on 3/9/20

40.

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	CONSHOCKEN, 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						

Revised plans have not been submitted to City as of 4/27/20.



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41.

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.					
2/19/2020	FINAL ORDER MAILED REGULAR MAIL.					
3/6/2020	ADMIN FEE PAID					
5/6/2020						

Window and door permit was submitted on 2/6/20. City waiting for corrections to be resubmitted as of 4/27/20.

42.

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 driveway.	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.					
2/19/2020	FINAL ORDER MAILED REGULAR MAIL.					
5/6/2020						

Permit application was submitted on 2/10/20. Application requires corrections by engineering 4/20/20. Last review 4/27/20

F. REDUCTIONS

43.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
02642	ROBERT M. COHEN	10858 LIMEBERRY DR	10858 LIMEBERRY DR	Cooper City, FL 33026	Sec 6-40(a)(1) Maintenance Standards- Exterior Building Conditions- failed to maintain exterior wall surfaces in good condition and prevent deterioration.	Belinda Graham
Notes						
Date	Note					
11/19/2014	Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 12/19/2014. Must comply with the violation and pay \$200/day fine from 08/18/2014 until compliance.					
1/21/2015	Certification of Fine.					
12/21/2017	Violation complied per Code Officer Graham.					
2/28/2018	Paid admin fee & recording/release fees					
5/6/2020						



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44.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
05947	ROBERT M. COHEN	10858 LIMEBERRY DR	10858 LIMEBERRY DR	Cooper City, FL 33026	Sec 8-38 Excessive Undergrowth- allowed grass to grow in excess of six inches in height, which is prohibited public nuisance.	Belinda Graham
Date		Note				
9/7/2016	Respondent was not present. Code Officer Graham was present. Continue to 10/05/2016. 10/05/2016 Hearing: Hearing cancelled due to hurricane. Continue to 11/02/2016. 11/02/2016 Hearing: Respondent not present. Code Officer Graham was present. FOV- Must pay \$50/day fine from 08/08/2016 until compliance. Must pay \$80 administrative fee on or before 12/02/2016.					
1/4/2017	Certification of Fine.					
1/11/2017	Violation complied per Code Officer Graham.					
2/28/2018	Paid admin fee & recording/release fees					
5/6/2020						

45.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
06247	ROBERT M. COHEN	10858 LIMEBERRY DR	10858 LIMEBERRY DR	Cooper City, FL 33026	Sec 8-38 Excessive Undergrowth- allowed grass to grow in excess of six inches in height, which is prohibited public nuisance. (Repeat Violation)	Belinda Graham
Date		Note				
6/7/2017	Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 07/07/2017. Must pay \$500/day fine from 05/04/2017 until compliance.					
8/2/2017	Certification of Fine.					
10/10/2017	Violation complied per Code Officer Graham.					
2/28/2018	Paid admin fee & recording/release fees					
5/6/2020						

TOTAL CASES _____
 REQUESTS FOR EXTENSION TO COMPLY _____
 REQUEST FOR REDUCTIONS _____
 MOTIONS TO CONTINUE _____
 NEXT HEARING DATE: June 3, 2020 @ 9:00 A.M.



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F. 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 January 8, 2020 were approved on _____

Hofit Lottenberg, Esq., Special Magistrate

Ruth Freeston, Clerk of the Special Magistrate