



CITY OF COOPER CITY SPECIAL MAGISTRATE HEARING

WEDNESDAY, AUGUST 5, 2020
 COOPER CITY HALL
 9090 SW 50th PLACE
 COOPER CITY, FL 33338

Post Hearing Minutes for August 5, 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
200409	Stewart, Simone	8788 SW 57 Street	3747 Icen Court	Middleburg, FL 32068	25-102(d) Sidewalk Maintenance	Belinda Graham
Date		Note				
8/5/2020		Respondent was not present. Code Officer Duvall was not present. City Attorney explained this property was foreclosed about 7 years ago the bank then stated a material error and reversed the certificate of title, then reforclosed and named the city in the foreclosure. City attorney and Magistrate decided to continue to 09/02/2020 to look into the case further.				

2.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
200410	Stewart, Simone	8788 SW 57 Street	3747 Icen Court	Middleburg, FL 32068	6-40(b)(1) Stump Removal modified to 6-34(b)(1) due to code change.	Belinda Graham
Date		Note				
8/5/2020		Respondent was not present. Code Officer Duvall was not present. City Attorney explained this property was foreclosed about 7 years ago the bank then stated a material error and reversed the certificate of title, then reforclosed and named the city in the foreclosure. City attorney and Magistrate decided to continue to 09/02/2020 to look into the case further.				

3.

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, boats stored in rear of plaza.	Lynn Duvall
Date		Note				
5/5/2020		May Hearing cancelled due to COVID-19. Case rescheduled to 06/03/2020. Notice mailed to respondent certified and regular mail.				
6/3/2020		Continue to 08/05/2020 per Code Officer Lynn Duvall for status review.				
8/5/2020		Yolanda Perez was present. Code Officer Duvall was not present. FOV- According to respondent violation is complied as of 08/05/2020. Must pay \$80 administrative fee on or before 09/04/2020. If violation occurs again then will be a repeat violation and a new case will be opened. Continue to 10/07/2020 for Certification of admin fee if not paid.				



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4.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
200603	Insel, Patricia	5225 SW 95 Avenue	1910 SW 58 Avenue	Plantation, FL 33317-5920	6-40(b) Green Pool	Lynn Duvall
Notes						
Date	Note					
8/5/2020	Respondent was present. Code Officer Duvall was not present. FOV- Must comply with the violation on or before 08/12/2020. If not complied then must pay \$50/day from 08/13/2020 until compliance. Must pay \$80 administrative fee on or before 09/04/2020. If not complied then continue to 10/07/2020 for Certification of Fine hearing.					

5.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
201034	Insel, Patricia	5225 SW 95 Avenue	1910 SW 58 Avenue	Plantation, FL 33317-5920	6-34 (b) Maintenance Standards (Exterior Premise Conditions) & 13-103 Owner's Responsibility to Maintain (Repeat Violation- #190258 & #190677)	Lynn Duvall
Notes						
Date	Note					
8/5/2020	Respondent was present. Code Officer Duvall was not present. FOV- Must pay the cost of the abatement on or before 10/04/2020. Continue to 10/07/2020 for Certification of Fine hearing.					

6.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
200699	Friedman, Aryeh Levi	9422 SW 51 Street #1-2	9422 SW 51 Street #1-2	Cooper City, FL 33328	6-40(b) Maintenance Standards-Exterior Premises Condition-Litter in rear yard (construction debris etc, wood pallets on front porch)	Lynn Duvall
Notes						
Date	Note					
8/5/2020	Code Officer Duvall was not present. Respondent asked for continuance prior to the hearing and was granted by the Special Magistrate. Continue to 09/02/2020.					

7.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
200701	Friedman, Aryeh Levi	9422 SW 51 Street #1-2	9422 SW 51 Street #1-2	Cooper City, FL 33328	25-10(a) Trailer - trailer being stored in driveway.	Lynn Duvall
Notes						
Date	Note					
8/5/2020	Code Officer Duvall was not present. Respondent asked for continuance prior to the hearing and was granted by the Special Magistrate. Continue to 09/02/2020.					

8.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
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	200703	Friedman, Aryeh Levi	9422 SW 51 Street #1-2	9422 SW 51 Street #1-2	COOPER CITY FL 33328	6-40 (b) Maintenance Standards-Exterior Premises Condition-Litter in rear yard (construction debris, etc) and wood pallets on front porch.	Lynn Duvall
Notes	Date		Note				
	8/5/2020	Code Officer Duvall was not present. Respondent asked for continuance prior to the hearing and was granted by the Special Magistrate. Continue to 09/02/2020.					

9.

	Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
	200709	Chen, Jie Bin	9438 SW 51 Street	504 Talbert Place	Ofallon, IL	25-5 e(1) Design of off street parking-vehicle parked on front lawn prohibited	Lynn Duvall
Notes	Date		Note				
	8/5/2020	Respondent was not present. Code Officer Duvall was not present. Continue to 09/02/2020.					

10.

	Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
	200717	SK Florida Investments LLC	5006 SW 92 Terrace	1776 N. Pine Island Road Suite 316	Plantation, FL 33322	8-38 Overgrowth/Excessive weeds	Lynn Duvall
Notes	Date		Note				
	8/5/2020	Case removed from docket due to conflict of interest between respondent (Shanir Kol) and Madam Magistrate. Renotice hearing for 10/07/2020. Lynn Duvall contact Brian for discussion. Respondent testified that violation is complied. May have to reschedule with Alternate Special Magistrate.					

11.

	Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
	200746	Andrianopoulos, Aleksandra B. & George	9700 SW 59 Street	9700 SW 59 Street	COOPER CITY FL 33328	25-10(a) Commercial Vehicle/Trailer-Several commercial vehicles on property.	Lynn Duvall
Notes	Date		Note				
	8/5/2020	Respondent was not present. Code Officer Duvall was not present. Continue to 09/02/2020.					

12.

	Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
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	200813	Mendieta, Carlos	5000 SW 92 Avenue	5000 SW 92 Avenue	Cooper City, FL 33328	25-5e(1) Design of off street parking- vehicles parked on front lawn prohibited.	Lynn Duvall
Notes	Date		Note				
	8/5/2020	Respondent was present. Code Officer Lynn Duvall was not present. FOV- Violation complied as of 08/05/2020 per respondent. No fine assessed. Must pay \$80 administrative fee on or before 09/04/2020. If same violation occurs again then will be considered a repeat violation. If the administrative fee is not paid then continue to 10/07/2020 for Certification of Fine hearing.					

13.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To	
200847	Monterrey, Medardo & Odalys	9456 SW 51 Street	6515 Sedgewyck Circle East	Davie, FL 33331	25-5(e)(1) Design of off street parking - vehicles parked on front lawn prohibited	Lynn Duvall	
Notes	Date		Note				
	8/5/2020	Respondent was present and admitted the violation. Code Officer Lynn Duvall was not present. FOV- Violation complied as of 08/05/2020 per respondent. No fine assessed. Must pay \$80 administrative fee on or before 09/04/2020. If same violation occurs again then will be considered a repeat violation. If administrative fee not paid then continue to 10/07/2020 for Certification of Fine hearing.					

14.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To	
200870	Victor, Guy & Solanges, Edith, Rey, Anne	10224 SW 50 Street	10224 SW 50 Street	Cooper City, FL 33328	6-40 Green stagnant pool water (Repeat Violation-Case#01911, 06076 & 06792)	Mark Reale	
Notes	Date		Note				
	8/5/2020	Respondent was present. Code Officer Mark Reale was present. FOV-Violation complied on 07/14/2020 per Code Officer. Must pay \$500 fine on or before 09/04/2020. Must pay \$80 administrative fee on or before 09/04/2020. Continue to 10/07/2020 for Certification of fine hearing.					



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D. BUILDING DEPARTMENT CASES

15.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN20-0009	Tellado, Kevin	5055 Regency Isles Way	5055 Regency Isles Way	COOPER CITY FL 33328	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
Notes						
Date	Note					
5/6/2020	HEARING CANCELLED DUE TO COVID-19. CASE RESCHEDULED FOR 06/03/2020.					
6/3/2020	Respondent Was Present. Building Inspector Lomastro Was Present. Inspector Lomastro will do a site visit to inspect the property. Continue to 08/05/2020 for status review.					
8/5/2020	No action as of 8/3/2020. Respondent was not present. Building Inspector Lomastro was present. FOV-Must comply the violation (obtain a final inspection) on or before 09/04/2020. If not then must pay \$100/day from 09/05/2020 until compliance. Must pay \$80 administrative fee on or before 09/04/2020. Continue to 10/07/2020 for Certification of fine hearing.					

16.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN20-0014	Shaffer Jr Est., Robert	5042 SW 93 Avenue	5042 SW 93 Avenue	COOPER CITY FL 33328	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to repair the flat and shingle roof is required.	Gerry Lomastro
Notes						
Date	Note					
8/3/2020	Requested continuation. Continue to 09/02/2020.					

17.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN20-0016	Rodriguez, Jessica D & Nestor	5001 SW 90 Way	5001 SW 90 Way	Cooper City, FL 33328	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to install a concrete slab is required.	Gerry Lomastro
Notes						
Date	Note					
8/5/2020	No action as of 8/3/2020. Respondent was present. Building Inspector Lomastro was present. FOV- Must comply (final inspection) with the violation on or before 10/04/2020. If not complied then must pay \$100/day fine from 10/05/2020 until compliance. Must pay \$80 administrative fee on or before 09/04/2020. Continue to 10/07/2020 for Certification of Fine hearing.					

18.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
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EEN20-0017	Pham, Suong Thi Thu	8680 SW 57 Street	8680 SW 57 Street	Cooper City, FL 33328	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to construct a trellis is required.	Gerry Lomastro
Notes						
Date	Note					
8/5/2020	No action as of 8/3/2020. Respondent was not present. Building Inspector Lomastro was present. FOV- Must comply (final inspection) on or before 09/04/2020. If not complied then must pay \$100/day from 09/05/2020 until compliance. Must pay \$80 administrative fee on or before 09/04/2020. Continue to 10/07/2020 for Certification of Fine hearing.					

19.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN20-0018	Garcia, Dionisio	5015 SW 95 Avenue	5015 SW 95 Avenue	Cooper City, FL 33328-4119	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to construct an accessory structure on north side of property is required.	Gerry Lomastro
Notes						
Date	Note					
8/5/2020	No action as of 8/3/2020. Respondent was present. Ms. Alvarez was translating for the respondent. FOV- Must obtain a final inspection (removal of shed) on or before 09/19/2020. If not complied then must pay \$100/day fine from 09/20/2020 until compliance. Must pay \$80 administrative fee on or before 09/04/2020. Continue to 10/07/2020 for Certification of Fine hearing.					

20.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN20-0020	Thompson, Jermaine O & Aly	10060 NW 39 Street	10060 NW 39 Street	Cooper City, FL 33024	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to install new windows and doors is required.	Gerry Lomastro
Notes						
Date	Note					
8/5/2020	Applied for a permit on 7/28/2020. Not issued. Respondent was present. Building Inspector Lomastro was present. FOV- Respondent requesting extension for 60 days which was granted on or before 10/04/2020. If not complied then continue to 10/07/2020 for status review.					

21.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN20-0021	Thompson, Jermaine O & Aly	10060 NW 39 Street	10060 NW 39 Street	Cooper City, FL 33024	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to perform interior alterations is required.	Gerry Lomastro
Notes						
Date	Note					
8/5/2020	Applied for a permit on 7/30/2020. Not issued. Respondent was present. Building Inspector Lomastro was present. Must obtain final inspection. Continue to 10/07/2020 for status review.					



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Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN20-0022	Thompson, Jermaine O & Aly	10060 NW 39 Street	10060 NW 39 Street	Cooper City, FL 33024	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to construct a covered patio is required.	Gerry Lomastro
Notes						
Date	Note					
8/5/2020	No action as of 8/3/2020. Respondent was present. Building Inspector Lomastro was present. FOV-Must obtain final inspection. Continue to 10/07/2020 for status review.					

E. CERTIFICATION OF FINE

23.

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.					
8/5/2020	Respondent was not present. Code Officer Duvall was not present. Continue to 09/02/2020 for Certification of Fine.					

24.

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.					
8/5/2020	Respondent was not present. Code Officer Duvall was not present. Continue to 09/02/2020 for Certification of Fine.					

25.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
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	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.					
	8/5/2020	Respondent was not present. Code Officer Duvall was not present. Continue to 09/02/2020 for Certification of Fine.					

26.	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.					
	8/5/2020	Respondent not present. Code Officer Belinda Graham was present. Repeat Violation Case#06815-April 2019. Violation complied 08/07/2020. Certification of fine					

27.	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.					
	6/3/2020	Respondent was present. Code Officer Lynn Duvall was present. FOV- Violation complied per Lynn Duvall on 05/29/2020. Must pay \$80 admin fee on or before 07/03/2020. Continue to 08/05/2020 for Certification of Admin Fee hearing.					
	8/5/2020	Respondent was not present. Code Officer Duvall was not present. Certification of admin fee.					

28.	Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
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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.
8/5/2020	Renewal fee paid on 1/31/2020. No final inspection as of 8/3/2020. Respondent was not present. Building Inspector Lomastro was present. Continue to 10/07/2020.

29.

Notes

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
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.					
8/5/2020	Renewal fee paid on 1/31/2020. No final inspection as of 8/3/2020. Continue to 10/07/2020.					

30.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
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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
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.					
8/5/2020	Renewal fee paid on 1/31/2020. No final inspection as of 8/3/2020. Continue to 10/07/2020.					

31.

Notes

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN19-0149	AMBERLEE STUBER	4998 SW 88 TER	8930 W State Road 84 Suite 258	Davie, FL 33324	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit is required to install windows and doors.	Gerry Lomastro
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.					
8/5/2020	Window permit needs corrections. Permit is not issued as of 8/3/2020. John Novak was present. Building Inspector Lomastro was present. Certification of Fine.					

32.

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Notes

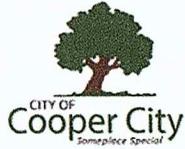
EEN19-0150	ROSAS AND ROSANA SOLIS	5000 SW 91 AVE	5000 SW 91 AVE	Cooper City, FL 33328	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit is required to install a driveway.	Gerry Lomastro
Date	Note					
2/5/2020	RESPONDENT WAS PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. 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.					
8/5/2020	Permit issued on 6/22/2020. No final inspection as 8/3/2020. Respondent was present. Building Inspector Lomastro was present. Nestor Rodriguez a respondent from another case assisted with translating. Need to obtain a final inspection or a demo permit to remove the driveway. Certification of Fine.					

33.

Notes

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
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.					
8/5/2020	Fence permit finalized on 7/31/2020. Respondent wife Melanie was present. Building Inspector Lomastro was present. Previously ordered compliance date was extended to 07/31/2020. Admin fee paid 07/24/2020. Case Closed.					

F. REDUCTIONS



CITY OF COOPER CITY SPECIAL MAGISTRATE HEARING

WEDNESDAY, AUGUST 5, 2020
 COOPER CITY HALL
 9090 SW 50th PLACE
 COOPER CITY, FL 33338

F. REDUCTIONS

34.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
06792	Victor, Guy & Solanges, Edith & Rey, Anne	10224 SW 50 Street	10224 SW 50 Street	Cooper City, FL 33328	6-40(b) Maintenance Standards-Exterior Premises Condition- failed to keep exterior premises free of nuisances, unsafe or unsightly conditions by allowing green stagnant pool water to form. (REPEAT VIOLATION-CASE#01911, 06076 & 200870)	Mark Reale
Date	Note					
11/6/2019	Respondent was present. Code Officer Walsh testified on Code Officer Reale behalf-missed hearing due to a family emergency. FOV-Must pay \$80 administrative fee on or before 12/06/2019. Violation complied on 11/05/2019. Must pay \$25/day fine from 09/17/2019 through 11/05/2019. (50 days- \$1,475.00 + \$80.00 admin fee=\$1,555.00). If not paid then continue to 01/08/2019 for certification of fine hearing. (REPEAT VIOLATION)					
1/8/2020	Respondent was present. Code Officer Reale was present. Respondent had the option of Reduction of Fine hearing or Certification of Fine Hearing. Code Officer testified that respondent is a repeat offender. Fine has been Certified. Respondent has the option to schedule a reduction of fine hearing in the future.					
7/17/2020	(50 days- \$1,475.00 + \$80.00 admin fee + \$45.50 recording/release fees= \$1,600.50)					
8/5/2020	Respondent was present. Code Officer Mark Reale was present. Fine reduced from \$1600.50 to \$153.75 to be paid on or before 09/04/2020. If not paid then fine will revert back to the original amount.					

Notes

TOTAL CASES 34
 REQUESTS FOR EXTENSION TO COMPLY- 3
 REQUEST FOR REDUCTIONS- 0
 MOTIONS TO CONTINUE- 11
 NEXT HEARING DATE: September 2, 2020 @ 9:00 A.M.

G. ADJOURNMENT

This meeting adjourned at 11:24am.



CITY OF COOPER CITY SPECIAL MAGISTRATE HEARING

WEDNESDAY, AUGUST 5, 2020
COOPER CITY HALL
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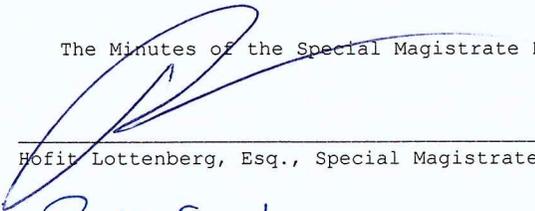
Evidence

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.

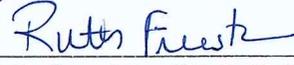
Any person requiring auxiliary aids and services to participate in this proceeding should contact the Office of the Clerk to the Special Magistrate at (954) 434-4300, ext. 250, at least forty-eight (48) hours prior to the hearing.

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 August 5, 2020 were approved on August 11, 2020, 2020



Hofit Lottenberg, Esq., Special Magistrate



Ruth Freeston, Clerk of the Special Magistrate