

WEDNESDAY
AUGUST 1, 2018
9:00 A.M.



COOPER CITY HALL
9090 SOUTHWEST 50 PLACE
COOPER CITY, FLORIDA

Post Hearing Minutes

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

1. EXPLANATION OF PROCEDURES BY SPECIAL MAGISTRATE

2. SWEARING IN

3. NOTICE OF VIOLATION HEARINGS

CASE #

45420A

Michael Dominick Scarano., 5009 SW 87 Avenue., Cooper City, FL 33328

FOV- Mailing Address: 9000 Pines Blvd., Pembroke Pines, FL 33024-6441

AF- Notice of Violation: 5/11/2018 By: Code Officer Belinda Graham

Fine- Violation: Sec 25-11(a) Junked or Abandoned Vehicles-deposited, stored or kept an abandoned vehicle with expired tag
\$25.00 and flat tire in the open upon private property.

Disposition: **August 1, 2018 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$25 fine and \$80 administrative fee on or before 08/31/2018.

45421A

Garrett Green., 5797 SW 89 Way., Cooper City, FL 33328

FOV- Notice of Violation: 5/11/2018 By: Code Officer Belinda Graham

AF- Violation: Sec 8-26 Placement of Bulk Trash

Fine-

\$150.00 Disposition: **August 1, 2018 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- **Case Closed on 07/31/2018 per Lynn Duvall. Case Closed.**

NOT GUILTY PLEA

45423A

IH3 Property Florida LP., 2518 Ambassador Avenue., Cooper City, FL 33026

FOV- Mailing Address: 1717 Main Street #2000., Dallas, TX 75201

AF- Notice of Violation: 6/16/2018 By: Code Officer Belinda Graham

Fine- Violation: Sec 5-17 Loose Dog-Running at large prohibited

\$25.00

Disposition: **August 1, 2018 Hearing:** Mary Untch from Invitation Homes was present and admitted the violation. Joshua Goldberg (son of homeowner) was present. FOV- Must pay \$25 fine and \$80 administrative fee on or before 08/31/2018.

45424A

IH3 Property Florida LP., 2518 Ambassador Avenue., Cooper City, FL 33026

FOV- Mailing Address: 1717 Main Street #2000., Dallas, TX 75201

AF- Notice of Violation: 6/24/2018 By: Code Officer Belinda Graham

Fine- Violation: Sec 5-1(a) Animal Defecation-Public/Private Property

\$25.00

Disposition: **August 1, 2018 Hearing:** Mary Untch from Invitation Homes was present and admitted the violation. Joshua Goldberg (son of homeowner) was present. FOV- Must pay \$25 fine and \$80 administrative fee on or before 08/31/2018.

45628A

IH3 Property Florida LP., 2518 Ambassador Avenue., Cooper City, FL 33026

FOV- Mailing Address: 1717 Main Street #2000., Dallas, TX 75201

AF- Notice of Violation: 6/24/2018 By: Code Officer Belinda Graham

Fine-
\$25.00

Violation: Sec 5-17 Loose Dog-Running at large prohibited

Disposition: **August 1, 2018 Hearing:** Mary Untch from Invitation Homes was present and admitted the violation. Joshua Goldberg (son of homeowner) was present. FOV- Must pay \$25 fine and \$80 administrative fee on or before 08/31/2018.

45629A
FOV-
AF-
Fine-
\$25.00

IH3 Property Florida LP., 2518 Ambassador Avenue., Cooper City, FL 33026

Mailing Address: 1717 Main Street #2000., Dallas, TX 75201

Notice of Violation: 6/26/2018 By: Code Officer Belinda Graham

Violation: Sec 5-17 Loose Dog-Running at large prohibited

Disposition: **August 1, 2018 Hearing:** Mary Untch from Invitation Homes was present and admitted the violation. Joshua Goldberg (son of homeowner) was present. FOV- Must pay \$25 fine and \$80 administrative fee on or before 08/31/2018.

45630A
FOV-
AF-
Fine-
\$25.00

IH3 Property Florida LP., 2518 Ambassador Avenue., Cooper City, FL 33026

Mailing Address: 1717 Main Street #2000., Dallas, TX 75201

Notice of Violation: 6/13/2018 By: Code Officer Belinda Graham

Violation: Sec 5-17 Loose Dog-Running at large prohibited

Disposition: **August 1, 2018 Hearing:** Mary Untch from Invitation Homes was present and admitted the violation. Joshua Goldberg (son of homeowner) was present. FOV- Must pay \$25 fine and \$80 administrative fee on or before 08/31/2018.

45929A
FOV-
AF-
Fine-
\$30.00

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

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

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

Violation: Sec 7-10 Fire Lane

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

45934A
FOV-
AF-
Fine-
\$30.00

Nicole Marie Shuman., 10024 Griffin Road., Cooper City, FL 33330

Mailing Address: 8255 SW 42 Court., Davie, FL 33328

Notice of Violation: 5/28/2018 By: CSIA James Marshall

Violation: Sec 7-10 Fire Lane

Disposition: **August 1, 2018 Hearing:** CSIA Jim Marshall out because of injury. **Continue to 09/05/2018. Administrative fee paid on 08/01/2018. Case Closed**

45941A
FOV-
AF-
Fine-
\$30.00

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

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

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

Violation: Sec 7-10 Fire Lane

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

45951A
FOV-
AF-

Angelina Rivera., 4900 Blk SW 121 Terrace., Cooper City, FL 33328

Mailing Address: 3212 W 120 Street., Cleveland, OH 44111

Notice of Violation: 7/5/2018 By: Deputy Eugeno Legra

Fine-
\$25.00

Violation: Sec 25-11(a) Junked or Abandoned Vehicles-deposited, stored or kept an abandoned vehicle with expired tag and rear window smashed out.

Disposition: **August 1, 2018 Hearing:** Respondent was not present. Deputy Eugenio Legra was present. FOV- Must pay \$80 administrative fee and \$25 fine on or before 08/31/2018.

06560
FOV-
AF-
Fine-

Keith Hayden., 10970 SW 48 Street., Cooper City, FL 33328

Notice of Violation: 5/15/2018 By: Code Officer Mark Reale

Violation: Sec 6-40(1) Maintenance Standards. Failure to maintain empty lot.
Sec 8-38 Excessive undergrowing, accumulation of junk, trash, etc., declared public nuisance; prohibited-failure to remove all piles of landscape debris, stumps, root growth & litter
Sec 5-52 Running at Large prohibited- allowing cows to be loose.

Disposition: **August 1, 2018 Hearing: Case Dismissed per City Attorney.**

06621
FOV-
AF-
Fine-

Weingarten Realty Investors c/o Jeffrey A. Tucker., 2711 Hiatus Road., Cooper City, FL 33026

Mailing Address: PO Box 924133., Houston, TX 77292

Notice of Violation: 5/9/2018 By: Code Officer Belinda Graham

Violation: Sec 25-22(b) Prohibited Signs-placed, stored or kept a sign on the sidewalk which is prohibited.

Disposition: **July 11, 2018 Hearing: Continuance granted to August 1, 2018.**

Disposition: **August 1, 2018 Hearing:** Respondent was not present. Code Officer Graham was present. **Violation complied on 06/14/2018.** Must pay \$80 administrative fee and \$250 fine on or before 08/31/2018.

06632
FOV-
AF-
Fine-

Susan & Jon Maji Malek., 9431 SW 49 Street., Cooper City, FL 33328

Notice of Violation: 4/18/2018 By: Code Officer Jenny Walsh

Violation: Sec 25-10(a)(1)(B)Trailer Parking-trailer must be parked entirely in carport which must be screened on all sides by permanent dense vegetation or other permanent material--trailer not properly screened.

Disposition: **July 11, 2018 Hearing: Continuance granted to August 1, 2018.**

Disposition: **August 1, 2018 Hearing:** Respondent was present and denied the violation. Code Officer Walsh was present. Violation complied on 07/25/2018. No fine assessed. Must pay \$80 administrative fee on or before 08/31/2018. **Admin fee paid on 08/01/2018. Case Closed.**

06655
FOV-
AF-
Fine-

Alexander & Maria Supik., 5755 SW 88 Avenue., Cooper City, FL 33328-5912

Notice of Violation: 5/23/2018 By: Code Officer Belinda Graham

Violation: Sec 25-10(a) Parking Trailer-parked, stored or kept a trailer in the public street, public right of way or private property which was not enclosed. **(REPEAT VIOLATION)**

Disposition: **July 11, 2018 Hearing: Continuance granted to 08/01/2018.**

Disposition: **August 1, 2018 Hearing:** Respondent was present and admitted the violation. Code Officer Graham was present. Violation complied. No fine assessed. Must pay \$80 administrative fee on or before 08/31/2018. **Admin fee paid on 08/01/2018. Case Closed**

06638
FOV-

Richard Manning., 5016 SW 93 Avenue., Cooper City, FL 33328

Notice of Violation: 5/22/2018 By: Code Officer Jenny Walsh

AF- **Violation:** Sec 6-40(b) Maintenance Standards - Failure to keep exterior free of unsightly conditions including litter & debris on porch or driveway.

Fine-

Disposition: **August 1, 2018 Hearing:** Respondent was not present. Code Officer Walsh was present. FOV- Must pay \$80 administrative fee on or before 08/31/2018. Must pay \$100/day fine from 05/29/2018 until compliance.

06641 **Mathai Varkey & Matthew Benson., 5081 SW 95 Avenue., Cooper City, FL 33328**

FOV- **Mailing Address:** 636 Bald Cypress., Weston, FL 33327

AF- **Notice of Violation:** 6/12/2018 By: Code Officer Jenny Walsh

Fine- **Violation:** Sec 6-40(b)(2) Maintenance Standards - Exterior Premises Condition. Dead and dying tree limbs.

Disposition: **August 1, 2018 Hearing:** Respondent was present and admitted the violation. Code Officer Walsh was present. FOV- Must comply with the violation on or before 08/31/2018. (trim tree with violation). Fine has been withheld. Must pay \$80 administrative fee on or before 08/31/2018. **Paid admin fee on 08/01/2018.**

06657 **Greg A. Lewin Est c/o Ronit Lewin., 10800 Santa Fe Drive., Cooper City, FL 33328**

FOV- **Mailing Address:** 8101 Solano Avenue., #202, Cooper City, FL 33024

AF- **Notice of Violation:** 06/07/2018 By: Code Officer Belinda Graham

Fine- **Violation:** Sec 6-40(b)(1)+(2) Maintenance Standards - Exterior Premises Condition. Failure to keep exterior premises free of nuisances, unsafe or unsightly conditions, overgrowth grass/weeds/branches.

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

06658 **Greg A. Lewin Est c/o Ronit Lewin., 10800 Santa Fe Drive., Cooper City, FL 33328**

FOV- **Mailing Address:** 8101 Solano Avenue., #202, Cooper City, FL 33024

AF- **Notice of Violation:** 06/07/2018 By: Code Officer Belinda Graham

Fine- **Violation:** Sec 6-40(a)(2) Maintenance Standards - Exterior Building Condition. Failure to maintain roof in good conditions (loose roof tiles).

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

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

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

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

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

No Action

5/21/2018

7/23/2018

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

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

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

EEN18-0056 **Ofer & Esthea Lanker., 11069 Helena Drive., Cooper City, FL 33026-4836**

FOV- **Notice of Violation:** 4/9/2018 By: Building Official Ted Fowler

AF- **Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to enclose a section of the existing two car garage by constructing a room.

Fine-

No Action
6/27/2018
7/23/2018

Disposition: **July 11, 2018 Hearing:** Daniel Salbo was present with Power of Attorney. Building Official Fowler was present. **Continue to 08/01/2018. If permit is issued then case will be closed.**

Disposition: **August 1, 2018 Hearing:** Daniel Salbo was present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 08/31/2018. Fine has been withheld. **Continue to 09/05/2018 for status review. Admin fee paid on 08/01/2018.**

EEN18-0057
FOV-
AF-
Fine-
No Action
6/27/2018
7/23/2018

Miranda Kitterlin-Lynch & Jeremy Lynch., 10163 SW 51 Street., Cooper City, FL 33328-4929

Notice of Violation: 4/9/2018 By: Building Official Ted Fowler

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to enclose a section of the existing two car garage by constructing a room.

Disposition: **July 11, 2018 Hearing:** Daniel Salbo was present with Power of Attorney. Building Official Fowler was present. **Continue to 08/01/2018. If permit is issued then case will be closed.**

Disposition: **August 1, 2018 Hearing:** Daniel Salbo was present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 08/31/2018. Fine has been withheld. **Continue to 09/05/2018. Admin fee paid 08/01/2018.**

EEN18-0084
FOV-
AF-
Fine-
No Action
7/23/2018

Don R. & Terri Lynn Zell., 11604 Island Road., Cooper City, FL 33026-1200

Notice of Violation: 6/19/2018 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for an A/C replacement has expired.

Disposition: **August 1, 2018 Hearing:** Respondent was not present. Building Official Ted Fowler was present. **Permit issued on 06/28/2018. Case Closed**

EEN18-0087
FOV-
AF-
Fine-
No Action
7/23/2018

Jose Mejia & Erika Soza., 9465 SW 52 Place., Cooper City, FL 33328-4129

Notice of Violation: 6/21/2018 By: Building Official Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a window-door replacement permit has expired.

Disposition: **August 1, 2018 Hearing:** Respondent was present and admitted the violation. Bldg Official Fowler was present. FOV- Must comply with the violation (renew permit) on or before 08/31/2018. Fine has been withheld. Must pay \$80 administrative fee on or before 08/31/2018. If not complied and/or admin fee paid continue to 09/05/2018. **Admin fee paid on 08/01/2018.**

4. IMPOSITION OF FINE HEARINGS

06469 Shops at Cooper City Investments LLC., 12113 Sheridan Street., Cooper City, FL 33330

Mailing Address: 2199 Ponce De Leon Blvd #301., Coral Gables, FL 33134

Notice of Violation: 2/2/2018 By: Code Officer Belinda Graham

Violation: Sec 6-40(b)(1)(2) &(4) Maintenance Standards-Exterior Premises Condition-Failed to keep premises free of all nuisances. Tree stumps, overgrowth, obnoxious growth and dead branches and limbs.

Disposition: **June 6, 2018 Hearing:** Respondent not present. Code Officer Graham was present. FOV-Must pay \$80 administrative fee and \$250 fine on or before 07/06/2018. Violation complied.

Disposition: **August 1, 2018 Hearing:** Pascal Curtis from Shops at CC Investments was present. Fine waived by Magistrate. Violation complied on 05/05/2018. Must pay \$80 administrative fee on or before 08/31/2018. If paid then case

will be closed. If not the fine will be reinstated and certified along with the administrative fee. **Continue to 09/05/2018.**

06543
Joseph and Jeffrey Martinez Etal., 9620 NW 26 Court., Cooper City, FL 33330
FOV- Mailing Address: 7097 Merganser Court #1106., Lake Worth, FL 33463
AF- Notice of Violation: 3/20/2018 By: Code Officer Jenny Walsh
Fine- Violation: Sec 23-90 Fences, walls and hedges-Failed to maintain fence in a structurally sound and aesthetically attractive manner.

Disposition: **June 6, 2018 Hearing:** Respondent not present. Code Officer Walsh was present. Must pay \$80 administrative fee on or before 07/06/2018 and \$50/day fine from 04/05/2018 until compliance.

Disposition: **August 1, 2018 Hearing:** Certification of fine and administrative fee

06609
Tiffany Taylor., 3125 E. Quayside Drive., Cooper City, FL 33026
FOV- Notice of Violation: 4/12/2018 By: Code Officer Belinda Graham
AF- Violation: Sec 18-11 Tree Replacement Required-failed to provide replacement for tree removal. Please contact City Arborist for requirements.
Fine-

Disposition: **June 6, 2018 Hearing:** Respondent not present. Code Officer Graham was present. Violation complied on 05/16/2018. No fine assessed. Must pay \$80 administrative fee on or before 07/06/2018.

Disposition: **August 1, 2018 Hearing:** **Paid admin fee on 07/31/2018. Case Closed**

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

Permit submitted on 06/05/2018
Denied by structural and zoning
No Action 7/23/2018

Disposition: **April 4, 2018 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 05/15/2018. Must pay \$25/day fine from 03/19/2018 until compliance. **Admin fee was paid on 05/07/2018.**

Disposition: **June 6, 2018 Hearing:** Respondent was present. Building Insp Lomastro was present. **Continue 07/11/2018 for status review. Permit must be issued.**

Disposition: **July 11, 2018 Hearing:** Respondent was present. Building Official Fowler was present. **Continue to 08/01/2018.** Permit must be issued.

Disposition: **August 1, 2018 Hearing:** Respondent was present. Bldg Official Fowler was present. Permit needs to be issued. **Continue to 09/05/2018.**

EEN18-0028
Richard & Brittany Angulo, 9989 SW 59 Court, Cooper City, FL 33328-5733
FOV- Notice of Violation: 2/16/2018 By: Building Official Gerry Lomastro
AF- Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install a new fence.
Fine-

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

Disposition: **April 4, 2018 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 05/15/2018. Must pay \$25/day fine from 03/19/2018 until compliance. **Admin fee was paid on 05/07/2018.**

zoning

Disposition: **June 6, 2018 Hearing:** Respondent was present. Building Insp Lomastro was present. **Continue 07/11/2018 for status review. Permit must be issued.**

No Action
7/23/2018

Disposition: **July 11, 2018 Hearing:** Respondent was present. Building Official Fowler was present. **Continue to 08/01/2018.** Permit must be issued.

Disposition: **August 1, 2018 Hearing:** Respondent was present. Bldg Official Fowler was present. Permit needs to be issued. **Continue to 09/05/2018.**

EEN18-0054

Nicholas S. Rosinski., 5806 SW 89 Lane., Cooper City, FL 33328

FOV-

AF-

Fine-

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

Notice of Violation: 4/5/2018 By: Building Inspector Gerry Lomastro

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

Disposition: **May 2, 2018 Hearing:** Respondent was not present. Building Inspector Lomastro was present. **Continue to 06/06/2018 for status review. Post notice on the property.**

Disposition: **June 6, 2018 Hearing:** Respondent not present. Building Insp Lomastro was present. FOV- Must pay \$80 administrative fee on or before 07/06/2018. Must pay \$100/day fine from 05/05/2018 until compliance. Post property.

Disposition: **August 1, 2018 Hearing:** Respondent was present. Bldg Official Fowler was present. Permit submitted 08/01/2018. **Continue to 09/05/2018 for status review. Admin fee paid 08/01/2018.**

5. REDUCTION OF FINE HEARINGS

Evidence

In general, evidence which is relevant will be admitted if, in the opinion of the Special Magistrate, it is the type of evidence upon which reasonable and Respondents shall be strictly limited to presenting evidence and testimony to those matters specifically set forth within their written statement, as Any person requiring auxiliary aids and services to participate in this proceeding should contact the Office of the Clerk to the Special Magistrate at (954) If you obtain an attorney, you or your attorney should notify the Special Magistrate Clerk in writing of the representation at least five (5) working days One or more members of the City Commission and/or advisory boards of the City may be in attendance at the Special Magistrate proceedings.