

WEDNESDAY
AUGUST 7, 2019
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 #

05353 Christa Boutwell Griffin., 5018 SW 92 Avenue., Cooper City, FL 33328

FOV- Notice of Violation: 6/26/2019 By: Code Officer Lynn Duvall

AF- Violation: 'Sec 8-26 Placement of Items for Bulk Pickup-Bulk trash placed out to early. Must be removed.

Fine-

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Disposition: August 7, 2019 Hearing: Respondent was not present. Code Officer Lynn Duvall was present. FOV-Must pay \$80.00 administrative fee on or before September 6, 2019. Original compliance date was 07/03/2019. Code Officer inspected on 07/11/2019 with no compliance achieved. Violation did comply on 07/18/2019 after the original compliance date. Any further violations will result in a repeat violation.

06787 Grant & Grant Holdings LLC., 10201 SW 49 Court., Cooper City, FL 33328

FOV- Mailing Address: 7101 W McNab Road., Tamarac, FL 33321

AF- Notice of Violation: 7/2/2019 By: Code Officer Mark Reale

Fine- Violation: Sec 8-38 Excessive Undergrowth-allowed grass to grow in excess of six inches in height. Allowed for the existence of excessive accumulation of untended weeds.

Disposition: August 7, 2019 Hearing: Respondent was not present. Posted notice to property. Code Officer Mark Reale was present. FOV-Violation complied on 07/22/2019. No fine or administrative fee assessed. Case Closed.

06812 B&S Sofia Ventures LLC., 3651 Washington Lane., Cooper City, FL 33026

FOV- Mailing Address: 1002 E. Newport Center Drive., #200 Deerfield Beach, FL 33442

AF- Notice of Violation: 1/11/2019 By: Code Officer Belinda Graham

Fine- Violation: Sec 6-40(a) Maintenance Standards-Exterior Premises Condition-Failed to maintain roof in good condition. Tarp deteriorated, leaking into building.

Disposition: April 3, 2019 Hearing: Allan Klugerman-property manager was present and admitted the violation. FOV-Must pay \$80 administrative fee on or before 05/03/2019. Must comply on or before 05/31/2019. If not complied then must pay \$100/day fine from 02/27/2019 until compliance. Admin fee paid on 05/10/2019.

Disposition: June 5, 2019 Hearing: Ashley Reese-Property Manager was present. Code Officer Belinda Graham was present. Continue to 07/03/2019 for status review.

Disposition: July 3, 2019 Hearing: Ashley Reese-Property Manager was present. Code Officer Belinda Graham was present. Continue to 08/07/2019 for status review. (Waiting for roof tiles)

Disposition: August 7, 2019 Hearing: Ashley Reese-Property Manager was present. Violation complied on 08/06/2019. Previous fines were waived. Case Closed

06896 Chia-Wen Huang., 5200 SW 87 Terrace., Cooper City, FL 33328

FOV- Notice of Violation: 6/30/2019 By: Code Officer Jenny Walsh
AF- Violation: Sec 25-11 Junked or Abandoned Vehicles-for depositing, storing, or keeping an abandoned vehicle (no tag) on private
Fine- property. Vehicle needs to be registered or removed and inflate tires.

Disposition: August 7, 2019 Hearing: Respondent was not present. Code Officer Walsh was present. Violation is complied on 07/21/2019. Case Closed.

06897 Tami R. Aaronson., 8504 NW 37 Court., Cooper City, FL 33330

FOV- Notice of Violation: 7/2/2019 By: Code Officer Jenny Walsh

AF- Violation: Sec 6-40(b) Maintenance Standards-Exterior Premises Condition-failed to keep exterior premises free of nuisances,
Fine- unsafe or unsightly conditions by allowing green stagnant pool water to form.

Disposition: August 7, 2019 Hearing: Respondent was not present. Code Officer Walsh was present. Notice was posted to the property on 07/24/2019. FOV- Violation was complied on 08/06/2019 after the original compliance date which may result in any future violations be a repeat violation. Must pay \$80 administrative fee on or before 09/06/2019.

06928 Marianna Velasquez ETAL., 11742 SW 52 Street., Cooper City, FL 33330

FOV- Notice of Violation: 6/24/2019 By: Code Officer Mark Reale

AF- Violation: Sec 8-38 Excessive Undergrowth-allowed grass to grow in excess of six inches in height. Allowed for the existence of
Fine- excessive accumulation of untended weeds.

Disposition: August 7, 2019 Hearing: Respondent was not present. Code Officer Mark Reale was present. FOV-Must pay \$80.00 administrative fee on or before September 6, 2019. Special Magistrate has declared the property a health, safety, welfare issue and has given a compliance date of 08/09/2019. The City Manager may order the City to maintain the property. If not complied by 08/09/2019 by the respondent then must pay \$100/day fine from 08/10/2019 until the date of compliance by either the respondent or the City.

06930 Joanne Mastropietro., 10453 SW 50 Place., Cooper City, FL 33321

FOV- Notice of Violation: 6/27/2019 By: Code Officer Mark Reale

AF- Violation: Sec 8-38 Excessive Undergrowth-allowed grass to grow in excess of six inches in height. Allowed for the existence of
Fine- excessive accumulation of untended weeds.

Disposition: August 7, 2019 Hearing: Respondent was not present. Code Officer Mark Reale was present. FOV-Must pay \$80.00 administrative fee on or before September 6, 2019. Special Magistrate has declared the property a health, safety, welfare issue and has given a compliance date of 08/09/2019. The City Manager may order the City to maintain the property. If not complied by 08/09/2019 by the respondent then must pay \$100/day fine from 08/10/2019 until the date of compliance by either the respondent or the City.

EEN19-0027 Shops at Cooper City Investments LLC., 12161 Sheridan Street., Cooper City, FL 33026

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

AF- Notice of Violation: 2/19/2019 By: Building Inspector Gerry Lomastro

Fine- Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to perform interior
NO ACTION renovation to an exist tenant space.

3/28/2019

6/26/2019 Disposition: April 3, 2019 Hearing: Continue to 05/01/2019. No service. Mail new notice and post property.

PERMIT APPLIED

7/25/2019 Disposition: May 1, 2019 Hearing: Respondent was not present. Building Inspector Gerry Lomastro was present. FOV-Must comply with the violation on or before 05/11/2019. If not complied then must pay \$50/day fine from 05/11/2019 until compliance. Must pay \$80 administrative fee on or before 05/31/2019. Admin fee paid on 05/31/2019.

Disposition: July 3, 2019 Hearing: Pascale Curtis-property manager was present. Umer Amed the manager of Ellie's Desi Kitchen was present. **Administrative fee paid on 05/31/2019. Continue to 08/07/2019 for status review.**

Disposition: August 7, 2019 Hearing: Umer Amed- manager for business. Marcia Nelson- All County General Contractors were present. Plans denied. **Continue to 10/02/2019 for status review.**

EEN19-0039 **Richard & Brittany Angulo., 9989 SW 59 Court, Cooper City, FL 33328-5733**
FOV- **Notice of Violation:** 3/14/2019 By: Building Official Ted Fowler
AF- **Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a wood fence permit has expired and needs to be renewed.
Fine-
No Action
6/26/2019
7/30/2019

Disposition: May 1, 2019 Hearing: Respondent was not present. Building Official Ted Fowler was present. FOV- Must comply with the violation on or before 05/11/2019. Must pay \$50/day fine from 05/31/2019 until compliance. Must pay \$80 administrative fee on or before 05/31/2019.

Disposition: July 3, 2019 Hearing: Respondent was present. Building Official Fowler was present. **Continue to 08/07/2019 for status review. Admin fee paid on 07/03/2019.**

Disposition: August 7, 2019 Hearing: Respondent was not present. Building Insp. Lomastro was present. No action taken as of 08/06/2019. Certification of Fine

EEN19-0094 **Richard & Brittany Angulo., 9989 SW 59 Court, Cooper City, FL 33328-5733**
FOV- **Notice of Violation:** 5/13/2019 By: Building Official Ted Fowler
AF- **Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a canopy permit expired and needs to be renewed.
Fine-
No Action
6/26/2019
7/30/2019

Disposition: July 3, 2019 Hearing: Respondent was present. Building Official Fowler was present. FOV- Must comply with the violation on or before 08/13/2019. If not then must pay \$50/day from 07/14/2019 until compliance. Must pay \$80 administrative fee on or before 08/02/2019 **Admin fee paid on 07/03/2019.**

Disposition: August 7, 2019 Hearing: Respondent was not present. Building Insp. Lomastro was present. No action taken as of 08/06/2019. Certification of Fine

EEN19-0054 **Marathon., 10295 Stirling Road., Cooper City, FL 33328-6540**
FOV- **Mailing Address:** AA 10295 Holding Company PO Box 546752., Miami Beach, FL 33154-0752
AF- **Notice of Violation:** 4/1/2019 By: LBTR Clerk Allan Funez
Fine- **Violation:** Sec 9-15(a)(b)Business Taxes-Transfer-failure to transfer a Local Business Tax Receipt to new owner or location.
No Action
6/26/2019

Disposition: May 1, 2019 Hearing: Lucas Velez- project manager for landlord was present. LBTR Clerk Allan Funez was present. Must comply with the violation on or before 05/31/2019. If not complied then must pay \$50/day fine from 05/31/2019 until compliance. Must pay \$80 administrative fee on or before 05/31/2019. **Paid admin fee on 05/01/2019.**

Disposition: July 3, 2019 Hearing: Victor Antonini -manager was present. Building Official Fowler was present. **Continue to 08/07/2019 for status review.**

Disposition: August 7, 2019 Hearing: Eduardo Rodriguez & Victor Antonini were present. Carlos Vega was present. **Violation complied on 08/06/2019. Previous fines were waived. Case Closed.**

EEN19-0075 **SPG Cooper City Tr/SPG Trust Corp Trstee., 12233 SW 55 Street, #807, #808, #809., Cooper City, FL 33330**
FOV- **Mailing Address:** 1 Tower Bridge, 100 Front Street, #1370, West Conshohocken, PA 19428

AF- **Notice of Violation:** 4/24/2019 By: Building Inspector Gerry Lomastro
Fine **Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to perform interior renovations to tenant space.
No Action
5/31/2019
6/26/2019 **Disposition:** **June 5, 2019 Hearing:** Continue to 07/03/2019. Post Property.
7/30/2019 **Disposition:** **July 3, 2019 Hearing:** Continue to 08/07/2019.
Disposition: **August 7, 2019 Hearing:** Respondent was not present. Building Insp Lomastro was present. FOV- Must pay \$80 administrative fee on or before 09/06/2019. Must comply on or before 09/06/2019. If not complied then pay \$50/day from 09/07/2019 until compliance. Continue to 10/02/2019.

EEN19-0101 **SPG Cooper City Tr/SPG Trust Corp Trstee., 12349 SW 53 Street #202., Cooper City, FL 33330**
FOV- **Mailing Address:** 1 Tower Bridge, 100 Front Street, #1370, West Conshohocken, PA 19428
AF- **Notice of Violation:** 5/30/2019 By: Building Official Ted Fowler
Fine **Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required for a commercial interior remodel.
No Action
7/30/2019 **Disposition:** **August 7, 2019 Hearing:** Steve Hamilton-Tapcon Construction. Building Official Fowler & Building Insp. Lomastro were present. FOV-Must comply with the violation on or before 10/06/2019. Building Official to make a site visit. If not complied then must pay \$25/day fine from 10/07/2019 until compliance. Must pay \$80 administrative fee on or before 09/06/2019.

EEN19-0076 **Wine Cellar International., 12233 SW 55 Street, #809, Cooper City, FL 33330**
FOV- **Mailing Address:** SPG Cooper City Tr & SPG Trust Corp Trstee, 1 Tower Bridge, 100 Front Street, #1370 W Conshohocken, PA 19428
AF- **Notice of Violation:** 4/24/2019 By: LBTR Clerk Allan Funez
Fine **Violation:** Sec 9-6 Business Taxes-Evidence of Liability - Provides that the fact that any person represents him or herself as being engaged in any business, calling, profession or occupation for the transaction of which a tax receipt is required or that such a person exhibited a sign or advertisement indicating such business, calling or profession or occupation, shall be evidence of the liability of such person to a business tax.
No Action
7/30/2019 **Disposition:** **August 7, 2019 Hearing:** Respondent not present. Carlos Vega-LBTR Clerk was present. Continue to 11/06/2019 for status review to give tenant opportunity to comply with inspections of Building permits.

EEN19-0088 **Wesley Mayer., 5224 SW 92 Terrace., Cooper City, FL 33328**
FOV- **Notice of Violation:** 5/6/2019 By: Building Inspector Gerry Lomastro
AF- **Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to construct a room in garage, construct a bedroom in covered patio and install a fence.
Fine
NO ACTION
5/31/2019 **Disposition:** **August 7, 2019 Hearing:** Jamie Meyer-wife was present. Building Insp. Lomastro was present. Continue to 11/06/2019 for status review.
7/30/2019
Fence Permit applied on 6/25/2019

EEN19-0097 **Saul Kredi., 8964 SW 59 Court., Cooper City, FL 33328-5176**
FOV- **Notice of Violation:** 5/29/2019 By: Building Official Ted Fowler
AF- **Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a screen enclosure permit expired and needs to be renewed.
Fine
No Action
7/30/2019 **Disposition:** **August 7, 2019 Hearing:** Respondent not present. Building Official Fowler was present. FOV- Must pay \$80

administrative fee on or before 09/06/2019. Must comply with the violation on or before 09/06/2019. If not complied then \$100/day fine from 09/07/2019 until compliance. As of 08/06/2019 violation is not complied per Bldg Insp.

EEN19-0106 Susan E. Cavaliere., 5071 SW 94 Way., Cooper City, FL 33328
FOV- Mailing Address: 2817 NE 37 Street., Fort Lauderdale, FL 33308
AF- Notice of Violation: 7/1/2019 By: Building Inspector Gerry Lomastro
Fine- Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to replace the sanitary sewer line.
PERMIT APPLIED
7/16/2019
Disposition: August 7, 2019 Hearing: Respondent request for continuance granted to 10/02/2019.

EEN19-0108 Andrea Robin Zimroth H/E & Dennis Mark Toback ETAL., 4975 SW 94 Avenue., Cooper City, FL 33328
FOV- Notice of Violation: 7/1/2019 By: Building Inspector Gerry Lomastro
AF- Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to construct a covered patio.
Fine-
NO ACTION
7/30/2019
Disposition: August 7, 2019 Hearing: Andrea Zimroth was present. Building Insp. Lomastro was present. Permit applied 08/06/2019 per Inspector Lomastro. Continue to 11/06/2019 for status review. Permit must be issued for compliance.

EEN19-0109 Shirley Deleon., 9428 SW 51 Court., Cooper City, FL 33328-4106
FOV- Notice of Violation: 7/8/2019 By: Building Inspector Gerry Lomastro
AF- Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install new exterior doors.
Fine-
PERMIT APPLIED
7/22/2019
Disposition: August 7, 2019 Hearing: Respondent was present. Building Insp Lomastro was present. Per Bldg Dept as of 08/06/2019 permit in review process and waiting for corrections. Continue to 11/06/2019 for status review.

4. IMPOSITION OF FINE HEARINGS

06491 Richard H. Ambers., 10100 SW 49 Manor., Cooper City, FL 33328
FOV- Notice of Violation: 3/28/2019 By: Code Officer Mark Reale
AF- Violation: Sec 25-11 Junked or Abandoned Vehicles-for depositing, storing, or keeping an abandoned vehicle (expired tag, flat tires) on private property. Needs to acquire valid tag & inflate tires.
Fine-
Disposition: June 5, 2019 Hearing: Respondent was not present. Code Officer Mark Reale was present. FOV- Must comply with the violation on or before 06/20/2019. If violation is not complied then must pay \$25/day from 06/21/2019 until compliance. Must pay \$80 administrative fee on or before 07/05/2019.

Disposition: August 7, 2019 Hearing: Respondent was not present. Code Officer Reale was present. No compliance as of 08/05/2019 per Code. Continue to 10/02/2019 for certification of fine due to lack of service.

06784 Burgos Holdings LLC., 5138 SW 122 Terrace., Cooper City, FL 33330
FOV- Mailing Address: 82 Grogans Point Road., Spring, TX 77380
AF- Notice of Violation: 2/19/2019 By: Code Officer Mark Reale
Fine- Violation: Sec 6-40 Maintenance Standards-Exterior Premises Condition-failed to maintain awnings in good condition (mildew). Please clean and maintain awnings on north side.

Disposition: May 1, 2019 Hearing: Continue to 06/05/2019 due to lack service. Post property.

Disposition: June 5, 2019 Hearing: Eulises Burgos was present. Code Officer Mark Reale was present. FOV- Must comply with the violation on or before 07/05/2019. If the violation is not complied then must pay \$50/day from 07/06/2019 until

compliance. Must pay \$80 administrative fee on or before 07/05/2019.

Disposition: August 7, 2019 Hearing: Respondent was not present. Code Officer Reale was present. No compliance as of 08/06/2019 per Code. Admin fee was paid on 06/05/2019. Continue to 10/02/2019 for certification of fine due to lack of service.

06825
FOV-
AF-
Fine-

Amberlee & Joyce Stuber., 4998 SW 88 Terrace., Cooper City, FL 33328

Notice of Violation: 3/1/2019 By: Code Officer Belinda Graham

Violation: Sec 6-7 POD Permit-Permit required. Contact the City of Cooper City Building Dept.

Disposition: May 1, 2019 Hearing: Continue to 06/05/2019 due to lack service. Post property.

Disposition: June 5, 2019 Hearing: John Novak-Amberlee spouse was present. Code Officer Belinda Graham was present. FOV- Must comply with the violation (remove POD) on or before 06/10/2019. If the violation is not complied then must pay \$50/day from 06/11/2019 until compliance. Must pay \$80 administrative fee on or before 07/05/2019. Admin fee paid on 06/05/2019.

Disposition: August 7, 2019 Hearing: John Novak--spouse to Amberlee was present. Code Officer Graham was present. Ordered to modify the previous final order to reflect a compliance date of 08/15/2019. If not complied then must pay \$250/day fine from 08/16/2019 until compliance. Continue to 10/02/2019.

06861
FOV-
AF-
Fine-

Matthew Brodsky., 10357 Lima Street., Cooper City, FL 33026

Mailing Address: 1017 Radley Drive., West Chester, PA 19382-8090

Notice of Violation: 4/3/2019 By: Code Officer Belinda Graham

Violation: Sec. 8-38 Excessive Undergrowth - Allowed grass and weeds to growth excess of six inches in height which is a prohibited public nuisance.

Disposition: June 5, 2019 Hearing: Tom Williams-Contractor was present. Code Officer Belinda Graham was present. FOV-City ordered to maintain the property. Declared a health and safety issue. Must pay \$80 administrative fee on or before 07/05/2019.

Disposition: August 7, 2019 Hearing: Respondent was not present. Code Officer Graham was present. Continue to 10/02/2019 for certification of fine due to lack of service.

EEN19-0034
FOV-
AF-
Fine

Matthew Brodsky., 10357 Lima Street., Cooper City, FL 33026-4551

Notice of Violation: 2/26/2019 By: Building Inspector Gerry Lomastro

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

No Action
3/28/2019
5/31/2019
7/30/2019

Disposition: April 3, 2019 Hearing: Continuance granted to May 1, 2019.

Disposition: May 1, 2019 Hearing: Respondent was present. Building Inspector Gerry Lomastro was present. Continue to 06/05/2019 for status review. If no violation after inspection then case will be closed.

Disposition: June 5, 2019 Hearing: Tom Williams-Contractor was present. Building Inspector Gerry Lomastro was present. FOV- Must comply with the violation (obtain permit) on or before 07/20/2019. If not complied then must pay \$100/day fine from 07/21/2019 until compliance. Must pay \$80 administrative fee on or before 07/05/2019.

Disposition: August 7, 2019 Hearing: Respondent was not present. Building Insp. Lomastro was present. Continue to 10/2/2019 for certification of fine due to lack of service.

EEN18-0221 **Eligio Reynaldo Batista & Cristi M. Navarro., 11117 Des Moines Court, Cooper City, FL 33026**

FOV- **Notice of Violation:** 12/17/2018 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 remodel the kitchen & bathrooms, build a room in the garage and replace the front door.
Fine-
 No Action
 5/31/2019
 7/30/2019

Disposition: February 6, 2019 Hearing: Permit applied on 01/03/2019. Continue to 03/06/2019 for status.

Disposition: March 6, 2019 Hearing: Exterior door permit issued on 02/01/2019, Interior remodel issued on 02/14/2019. Demo permit has been applied on 01/03/2019 but still needs to be issued. Respondent requested continuance has been granted to April 3, 2019.

Disposition: April 3, 2019 Hearing: Continue to 05/01/2019 for status review.

Disposition: May 1, 2019 Hearing: Eligio Batista--new owner was present. Building Official Ted Fowler was present. Continue to 06/05/2019 for status review.

Disposition: June 5, 2019 Hearing: Eligio Batista was present. Building Inspector Gerry Lomastro was present. FOV- Must comply (submit plans & obtain demo permit) on or before 07/05/2019. If not complied then must pay \$50/day from 07/06/2019 until compliance. Must pay \$80 administrative fee on or before 07/05/2019. Admin fee paid on 06/05/2019. Continue to 08/07/2019.

Disposition: August 7, 2019 Hearing: Eligio Reynaldo Batista was present. Building Official Fowler was present. Ordered to extend compliance date to 09/23/2019. If not then must pay \$50/day from 09/24/2019 until compliance. Continue to 10/02/2019 for certification of fine hearing.

EEN19-0065 **Biscayne 135 LTD., 8684 Griffin Road., Cooper City, FL 33328**
FOV- **Mailing Address:** 18205 Biscayne Blvd, #2202., Aventura, FL 33160
AF- **Notice of Violation:** 4/9/2019 By: Building Official Ted Fowler
Fine- **Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to demolition a restroom and build an interior wall separating business area and restrooms.
 No Action
 5/31/2019

Disposition: June 5, 2019 Hearing: Respondent was not present. Building Inspector Gerry Lomastro was present. FOV- Must comply with the violation on or before 07/05/2019. If not complied then must pay \$25/day fine from 07/05/2019 until compliance. Must pay \$80 administrative fee on or before 07/05/2019.

Disposition: August 7, 2019 Hearing: Horacio Mayor was present. Building Official Ted Fowler was present. Permit was applied on 08/07/2019. Continue to 11/06/2019 for certification of fine hearing.

EEN19-0089 **Joseph Murphy., 5201 SW 90 Avenue, Cooper City, FL 33328**
FOV- **Notice of Violation:** 5/6/2019 By: Building Inspector Gerry Lomastro
AF- **Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to demo interior block walls, cabinetry and modify the exterior gates.
Fine-
 No Action
 5/31/2019
 PERMIT APPLIED
 6/25/2019
 ZONING DISAPPROVED
 7/30/2019

Disposition: June 5, 2019 Hearing: Respondent was present. Building Inspector Gerry Lomastro was present. FOV- Must comply (apply for permit) with the violation on or before 07/05/2019. If not complied then must pay \$50/day from 07/05/2019 until compliance. Must pay \$80 administrative fee on or before 07/05/2019.

Disposition: August 7, 2019 Hearing: Joseph Murphy was present. Building Insp Lomastro was present. Permit applied on 06/25/2019. Permit obtained on 08/06/2019. Administrative fee paid on 06/25/2019. Case Closed.

5. REDUCTION OF FINE HEARINGS

06588 Doris C. Savitch Est., 5645 SW 88 Avenue., Cooper City, FL 33328
FOV- Notice of Violation: 3/7/2018 By: Code Officer Belinda Graham
AF- Violation: Sec 6-40(b)(1)(2) Maintenance Standards - Failure to keep exterior premises free of nuisances, overgrowth plant
Fine- material and weeds.
\$250/day from 03/17/2018 through 05/23/2018 (67 days)=\$16,750.00 + \$45.50 recording/release fees=\$16,795.50
Disposition: May 2, 2018 Hearing: Respondent not present. Code Officer Graham was present. Property posted. FOV- Must pay \$80 admin fee on or before 06/01/2018. Must pay \$250/day fine from 03/17/2018 until compliance. City ordered to maintain the property. Violation complied on 05/23/2018. Admin fee paid on 07/12/2019
Disposition: June 6, 2018 Hearing: Certification of Fine
Disposition: August 7, 2019 Hearing: Did not appear. Must request reduction for a future hearing.

06589 Doris C. Savitch Est., 5645 SW 88 Avenue., Cooper City, FL 33328
FOV- Notice of Violation: 3/7/2018 By: Code Officer Belinda Graham
AF- Violation: Sec 6-40(b) Maintenance Standards - Failure to keep exterior free of nuisances, green pool.
Fine- \$250/day from 03/17/2018 through 05/15/2018 (59 days)=\$14,750.00+ \$45.50 recording/release fees=\$14,795.50
Disposition: May 2, 2018 Hearing: Respondent not present. Code Officer Graham was present. Property posted. FOV- Must pay \$80 admin fee on or before 06/01/2018. Must pay \$250/day fine from 03/17/2018 until compliance. City ordered to maintain the property. Violation complied on 05/15/2018. Admin fee paid on 07/12/2019.
Disposition: June 6, 2018 Hearing: Certification of Fine
Disposition: August 7, 2019 Hearing: Did not appear. Must request reduction for a future hearing.

EEN17-0076 Family Therapy Center of West Broward., 9950 Stirling Road, #108, Cooper City, FL 33024
Notice of Violation: 6/12/2017 By: Allan Funez
Violation: Sec 9-14(a)c Delinquency- for failure to renew a Local Business Tax Receipt
\$250/day from 07/12/2017 through 02/11/2019 (579 days)=\$144,750.00+ \$45.50 recording/release fees=\$144,704.50
Disposition: July 12, 2017 Hearing: Respondent was not present. LBTR Clerk Allan Funez was present. FOV- Must pay \$80 admin fee on or before 08/11/2017. Must pay \$250/day fine from 07/12/2017 until compliance.
Disposition: September 6, 2017 Hearing: LBTR Clerk Carlos Vega was present. Certification of Fine Admin fee paid on 03/15/2019.
Disposition: August 7, 2019 Hearing: Jeffrey Kane is present. Special Magistrate finds good cause and reduces the fine from \$144,704.50 to \$1,447.00 to be paid on or before 09/06/2019. If not paid then fine will revert back to the original amount. Administrative fee has been paid on 03/15/2019.

EEN18-0195 April M. Wells., 11907 SW 55 Street., Cooper City, FL 33330-3310
FOV- Notice of Violation: 10/24/2018 By: Building Official Ted Fowler
AF- Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a window & door replacement permit has
Fine- expired.
No Action \$50/day from 01/09/2019 through 05/03/2019 (114 days)=\$5,700.00+ \$80.00 admin fee + \$45.50 recording/release fees=
11/29/2018 \$5,825.50
1/3/2019
02/25/2019 Disposition: December 5, 2018 Hearing: Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 01/04/2019. Continue to 01/09/2019. If complied then case will be closed.

Disposition: January 9, 2019 Hearing: Respondent was not present. Building Official Fowler was present. FOV- Must pay \$50/day fine from 01/09/2019 until compliance. Must pay \$80 administrative fee on or before 02/08/2019.

Disposition: March 6, 2019 Hearing: Respondent requested a continuance the day before the hearing. May request a hearing for reduction once the violation is complied. Certification of Fine.

Disposition: August 7, 2019 Hearing: Respondent was present. Special Magistrate finds good cause for the reduction. Fine reduced from \$5,745.50 to \$1,436.38 to be paid on or before 09/06/2019. If not paid then fine will revert back to the original amount.

EEN19-0021 Heather J. Forbing, 5049 SW 92 Terrace, Cooper City, FL 33328
FOV- Notice of Violation: 1/31/2019 By: Building Inspector Gerry Lomastro
AF- Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to construct a storage shed.
Fine- \$50/day from 01/31/2019 through 03/28/2019(56 days)=\$2,800.00 + \$45.50 recording/release fees=\$2,845.50
No Action
2/25/2019

Disposition: March 6, 2019 Hearing: Respondent was not present. Building Official Fowler was present. FOV-Must pay \$80 administrative fee on or before 04/05/2019. Must pay \$50/day fine from 01/10/2019 until compliance.
Violation complied on 03/28/2019 per Bldg Dept.

Disposition: May 1, 2019 Hearing: Certification of Fine

Disposition: August 7, 2019 Hearing: Respondent was present. Special Magistrate finds good cause to reduce fine from \$2,845.50 to \$142.28 to be paid on or before 09/06/2019. **Reduced fine paid on 08/08/2019.**

02301 RGR LLC, 9990 NW 41 St., Cooper City, FL
Mailing Address: 20401 NW 2 Avenue, Ste. 208, Miami, FL 33169
Notice of Violation: 6/4/2012 By: BSO Code Officer Lynn Duvall
Violation: City Code Section 8-38, entitled "Excessive undergrowth, accumulation of junk, trash, etc. declared a public nuisance - prohibited" - which provides that grass allowed to grow in excess of six inches in height is a prohibited public nuisance (excessive undergrowth, junk, trash)
REPEAT VIOLATION
\$250/day from 06/04/2012 through 10/03/2012 (121 days)=\$30,250.00 + \$28.50 recording/release fees=\$30,278.50

Disposition: July 18, 2012 Hearing: Respondent was not present. Violation was upheld . \$80 admin fee must be paid by 08/17/2012. Did not comply by 06/03/2012 a \$250/day fine began 06/04/2012 until compliance.
Admin fee paid on 01/09/2019. Violation complied on 10/03/2012 per Code.

Disposition: September 19, 2012 Hearing: COF of fine & admin fee

Disposition: August 7, 2019 Hearing: **Did not appear. Must request reduction for a future hearing.**

02302 RGR, LLC, 9990 NW 41 Street, Cooper City, 33024
Mailing Address: 6187 NW 167 Street Suite H23, Hialeah, FL 33015
Notice of Violation: 6/4/2012 By: BSO Code Officer Lynn Duvall
Violation: City Code Section 23-90(i), "Fences, walls, & hedges-maintenance" for failure to maintain fence in structurally sound or aesthetically attractive manner.
\$100/day from 09/29/2012 through 04/07/2013 (190 days)=\$19,000.00 + \$45.50 recording/release fees=\$19,045.50

Disposition: September 19, 2012 Hearing: Respondent was not present. Code Officer Lynn Duvall was present. Violation was upheld. Must comply by 09/28/2012. If not complied then

beginning on 09/29/2012 a \$100/day fine will be assessed and \$80 admin fee must be paid.
Violation complied on 04/07/2013. Admin fee paid on 01/09/2019.

Disposition: **October 17, 2012 Hearing:** Certification of fine.

Disposition: **August 7, 2019 Hearing:** **Did not appear. Must request reduction for a future hearing.**

02690

RGR LLC, 9990 NW 41 St., Cooper City, FL

Mailing Address: 20401 NW 2 Avenue, Ste. 208, Miami, FL 33169

Notice of Violation: 5/17/2013 By: BSO Code Officer Lynn Duvall

Violation: City Code Section 8-38, entitled "Excessive undergrowth, accumulation of junk, trash, etc. declared a public nuisance - prohibited" - which provides that grass allowed to grow in excess of six inches in height and existence of untended weeds are a prohibited public nuisance.

2ND REPEAT VIOLATION

\$250.00 fine + \$45.50 recording/release fees=\$295.50

Disposition: **June 12, 2013 Hearing:** Respondent/Owner Gregory Roy was present. Violation was upheld. Must pay a \$250 fine for repeat violation and \$80 Admin Fee by 7/12/13.

Disposition: **August 14, 2013 Hearing:** Continued to 09/18/2013. Post to owner's home address.

Disposition: **September 18, 2013 Hearing:** Respondent not present. Code Officer Duvall present. COF- \$250 fine and \$80 admin fee. City ordered to maintain property.
Admin fee paid on 01/09/2019.

Disposition: **August 7, 2019 Hearing:** **Did not appear. Must request reduction for a future hearing.**

04247

RGR LLC, 9990 NW 41 St., Cooper City, FL

Mailing Address: 6187 NW 167 St., Ste. #H23, Hialeah, FL 33015-4352

Notice of Violation: 8/14/2013 By: BSO Code Officer Lynn Duvall

Violation: City Code Section 8-38, entitled "Excessive undergrowth, accumulation of junk, trash, etc. declared a public nuisance - prohibited" - which provides that grass allowed to grow in excess of six inches in height and existence of untended weeds are a prohibited public nuisance.

3RD REPEAT VIOLATION

\$500/day from 08/14/2013 through 10/07/2013 (54 days)=\$27,000.00 + \$45.50 recording/release fees=\$27,045.50

Disposition: **October 16, 2013 Hearing:** Respondent was not present. Violation was upheld and complied. Must pay an \$80 Admin Fee and a fine of \$500/day from 8/14/13 thru 10/7/13 by November 15, 2013.

Admin fee paid on 01/09/2019. Violation complied on 10/07/2013.

Disposition: **December 18, 2013 Hearing:** Respondent was not present. COF

Disposition: **August 7, 2019 Hearing:** **Did not appear. Must request reduction for a future hearing.**

04398

RGR, LLC., 9990 NW 41 Street, Cooper City, FL 33330

Mailing Address: 6187 NW 167 Street., Ste H23, Miami, FL 33015

Notice of Violation: 12/16/2013 By: BSO Code Officer Lynn Duvall

Violation: City Code Section 8-38, entitled "Excessive undergrowth, accumulation of junk, trash, etc. declared a public nuisance - prohibited" - which provides that grass allowed to grow in excess of six inches in height is a prohibited public nuisance.

REPEAT VIOLATION

\$500/day from 12/16/2013 through 03/11/2014 (85 days)=\$42,500.00 + \$45.50 recording/release fees=\$42,545.50

Disposition: **January 15, 2014 Hearing:** Respondent was not present. Code Officer Duvall was present. FOV- Must pay \$500/day fine to begin 12/16/2013 until compliance and \$80 administrative fee on or before 01/30/2014.

Admin fee paid on 01/09/2019. Violation complied on 03/11/2014

Disposition: **February 19, 2014 Hearing:** COF

Disposition: **August 7, 2019 Hearing:** Did not appear. Must request reduction for a future hearing.

04585

CGNR LLC., 9990 NW 41 Street, Cooper City, FL 33024

Mailing Address: 11121 Minneapolis Drive., Cooper City, FL 33026

Notice of Violation: 5/7/2014 By: Code Officer Lynn Duvall

Violation: City Code Sec 8-38 Excessive undergrowth, accumulation of junk, trash, etc; declared public nuisance; prohibited -Excessive accumulation of untended growth of plants, trees, debris which threatens or endangers the public health, safety or welfare which adversely affects and impairs the welfare of adjacent property or grass in excess of six (6) inches in height, is hereby prohibited and declared to be a public nuisance.

REPEAT VIOLATION

\$500/day from 05/07/2014 through 11/18/2014 (195 days)=\$97,500 + \$45.50 recording/release fees=\$97,545.50

Disposition: **July 16, 2014 Hearing:** Respondent not present. Code Officer Duvall was present. FOV- Must pay \$80.00 admin fee on or before 08/15/2014. Must pay \$500/day fine from 05/07/2014 until compliance.

Disposition: **September 17, 2014 Hearing:** Respondent not present. Code Officer Duvall was present. Certification of Fine and Admin Fee.

Admin fee paid on 01/09/2019. Violation complied on 11/18/2014.

Disposition: **August 7, 2019 Hearing:** Did not appear. Must request reduction for a future hearing.

05140

CGNR LLC., 9990 NW 41 Street, Cooper City, Florida 33328

Mailing Address: 11121 Minneapolis Drive., Cooper City, FL 33026

Notice of Violation: 3/10/2015 By: BSO Code Officer Lynn Duvall

Violation: Sec 8-38 Excessive Undergrowth- property overgrown on excess of (6) six inches height. Excessive weeds (**REPEAT VIOLATION**)

\$500/day from 03/10/2015 through 07/27/2015 (139 days)=\$69,500.00 + \$45.50 recording/release fees=\$69,545.50

Disposition: **April 15, 2015 Hearing:** Respondent not present. Code Officer Duvall was present. FOV- Must pay \$80 administrative fee on or before 05/15/2015. Must pay \$500/day fine from 03/10/2015 until compliance.

Disposition: **June 17, 2015 Hearing:** Violation is not complied. Certification of fine and administrative fee. Admin fee paid on 01/09/2019. Violation complied on 07/27/2015.

Disposition: **August 7, 2019 Hearing:** Did not appear. Must request reduction for a future hearing.

05545

CGNR LLC/Gregory G. Roy Sr., 9990 NW 41 Street, Cooper City, FL 33330

Mailing Address: 11121 Minneapolis Drive., Cooper City, FL 33026

Notice of Violation: 10/21/2015 By: Code Officer Jenny Walsh

Violation: Sec 8-38 Excessive undergrowth declared public nuisance; prohibited- allowed grass to grow in excess of six inches in height, which is a prohibited public nuisance. (**REPEAT VIOLATION**)

\$500/day from 09/20/2015 through 12/03/2015 (74 days)=\$37,000.00 + \$45.50 recording/release fees=\$37,045.50

Disposition: **November 18, 2015 Hearing:** Respondent was not present. Code Officer Walsh was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must pay \$500/day from 09/20/2015 until compliance. Magistrate is vacating the prior final order (#05527) due to clerical error. City is ordered to assume maintenance of the property. **Complied on 12/03/2015 per Jenny in Code.**
Admin fee paid on 01/09/2019.

Disposition: **March 2, 2016 Hearing:** Certification of Fine

Disposition: **August 7, 2019 Hearing:** **Did not appear. Must request reduction for a future hearing.**

EEN16-0149 CGNR LLC., 9990 NW 41 Street., Cooper City, FL 33328
Mailing Address: 11121 Minneapolis Drive., Cooper City, FL 33026
Notice of Violation: 8/19/2016 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for demolition, electric and plumbing has expired and needs to be renewed.

Disposition: **November 2, 2016 Hearing:** **Continue to 12/07/2016 for service. Post to property.**

Disposition: **December 7, 2016 Hearing:** Respondent was present. Bldg Official Ted Fowler was present. FOV- Must pay \$80.00 administrative fee on or before 01/06/2017. Must pay \$250/day fine from 09/19/2016 until complied.

Disposition: **February 1, 2017 Hearing:** Certification of Fine

Disposition: **August 7, 2019 Hearing:** **Did not appear. Must request reduction for a future hearing.**

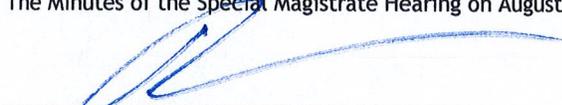
6. **ADJOURNMENT**

This meeting adjourned at 11:35 a.m.

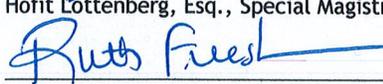
Evidence

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.

The Minutes of the Special Magistrate Hearing on August 7, 2019 were approved on September 4, 2019



Hofit Lottenberg, Esq., Special Magistrate



Ruth Freeston, Clerk of the Special Magistrate

