

WEDNESDAY  
JANUARY 9, 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 #**  
06568 **Mary Shotwell & Shokrollah Sarvestan., 5711 SW 117 Terrace., Cooper City, FL 33330**

**FOV-**  **Notice of Violation:** 5/22/2018 By: Code Officer Mark Reale

**AF-**  **Violation:** **Sec 23-90 Fences, walls and hedges**-failure to maintain fence in a structurally sound or aesthetically attractive manner. & **Sec 23-83 Zoning Districts-Setback Requirements for Swimming Pools**-fence must be replaced with City Building Permitted 5ft fence -minimum fence required.

**Fine-**

**Disposition:** September 5, 2018 Hearing: Respondent was present. Code Officer Mark Reale was present. Permit must be issued for the fence on or before 10/05/2018. **Continue to 10/03/2018 for status review.**

**Disposition:** October 3, 2018 Hearing: **Continue to 11/07/2018 for status review.**

**Disposition:** November 7, 2018 Hearing: Respondent was present. Code Officer Reale was present. FOV-Permit must issued on or before 12/05/2018. No fine has been assessed. Must pay \$80.00 administrative fee on or before 12/07/2018. **Admin fee paid on 11/07/2018. Continue to 12/05/2018.**

**Disposition:** December 5, 2018 Hearing: Respondent was present. Gary from Roofing Company was present. **Continue to 01/09/2019.**

**Disposition:** January 9, 2019 Hearing: Mr. Sarvestan was present with his roofer. Code Officer Reale was present. Must comply with the violation (issue permit) on or before 01/25/2019. If not complied then continue to 02/06/2019 to impose fine.

06831 **Red Apple at Cooper City LLC., 2800 N. Palm Avenue., Cooper City, FL 33026**

**FOV-**  **Mailing Address:** 800 Corporate Drive, Suite 124, Ft. Lauderdale, FL 33334

**AF-**  **Notice of Violation:** 10/15/2018 By: Code Officer Jenny Walsh

**Fine**  **Violation:** Sec 23-10 Schedule of Regulations & Sec 23-152 Conditional Use-school resource deputy has not been provided for by the school in violation of its conditional use requirement for its zoning district.

**Disposition:** November 7, 2018 Hearing: **Continue to 12/05/2018 for status review.**

**Disposition:** **December 5, 2018 Hearing: Respondent request for continuance granted to 01/09/2019.**

**Disposition:** January 9, 2019 Hearing: **Hold final order until further notice per City Attorney.**

06698 **Joseph Morgenstern., 7 Fir Way., Cooper City, FL 33026**

**FOV-**  **Notice of Violation:** 10/18/2018 By: Code Officer Belinda Graham

**AF-**  **Violation:** Sec 6-40(a)(b) Maintenance Standards - Exterior -- Failed to maintain exterior wall surfaces in good condition and prevent deterioration, mold/mildew.

**Fine-**

**Disposition:** January 9, 2019 Hearing: **Violation complied per Code on 11/27/2018. Case Closed**

06805 Aizan C Dejean & Regine Kanzki., 11550 N. Quayside Drive, Cooper City, FL 33026  
FOV-  Notice of Violation: 11/14/2018 By: Code Officer Belinda Graham  
AF-  Violation: Sec 23-90(i) Fence Maintenance-failure to maintain fence in a structurally sound or aesthetically attractive manner.  
Fine-  (leaning & mold, mildew)

Disposition: **January 9, 2019 Hearing:** Aizan Dejean was present and admitted the violation. Code Officer Graham was present. FOV- Must comply with the violation on or before 02/05/2019. If not complied then must pay \$25/day from 12/15/2018 until compliance. Must pay \$80 administrative fee on or before 02/08/2019. **Paid admin fee on 01/09/2019.**  
**Continue to 02/06/2019.**

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 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.**  
7/23/2018  
8/2/2018  
9/21/2018 Disposition: **June 6, 2018 Hearing:** Respondent requested continuance granted to 08/01/2018.  
10/29/2018 Disposition: **August 1, 2018 Hearing:** Continue to 09/05/2018.  
11/29/2018 Disposition: September 5, 2018 Hearing: Respondent was not present. Building Official Fowler was present. FOV- Must pay \$100/day fine from 05/15/2018 until compliance. **Continue to 10/03/2018.**  
12/4/2018 Disposition: October 3, 2018 Hearing: Respondent not present. Building Official Fowler was present. Must obtain permit on or before 11/02/2018. **Continue to 11/07/2018 for status review.** If violation complied then previous fines will be waived.  
1/2/2019 Disposition: November 7, 2018 Hearing: Respondent requested continuance granted to 12/05/2018.  
Disposition: December 5, 2018 Hearing: Continue to 01/09/2019.  
Disposition: January 9, 2019 Hearing: Respondent was not present. Building Official Lomastro was present. FOV- Must comply with the violation and pay \$200/day fine from 01/09/2019 until compliance.

EEN18-0054 Nicholas S. Rosinski., 5806 SW 89 Lane., Cooper City, FL 33328  
FOV-  Notice of Violation: 4/5/2018 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 a trellis.  
Fine-

No Action  
5/21/2018 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.**  
7/23/2018 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.  
10/29/2018 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.**  
11/29/2018

- Disposition: September 5, 2018 Hearing: Respondent was present. Bldg Official Fowler was present. Permit applied per Bldg Dept on 08/01/2013-Corrections required. Must comply on or before 10/20/2018. **Continue to 11/07/2018 for status review.**
- Disposition: November 7, 2018 Hearing: **Continue to 12/05/2018 for status review.**
- Disposition: December 5, 2018 Hearing: Respondent was present. Building Inspector Lomastro was present. Corrections required for permit. **Continue to 01/09/2019 for status review.**
- Disposition: January 9, 2019 Hearing: **Applied 08/01/2018 and reviewed--no action.** Respondent was present. Building Inspector Lomastro was present. Engineer plans have been submitted. **Continue to 04/03/2019 for status review.**

EEN18-0113 **Ronald Dean Bullard., 12211 Park Drive., Cooper City, FL 33026**

FOV-  **Notice of Violation:** 8/27/2018 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 construct a white PVC fence.

Fine-

No Action

10/26/2018 Disposition: November 7, 2018 Hearing: Carlos-General Contractor and Joy Miller-Realtor were present. Building Official Fowler was present. FOV-Must pay \$80 administrative fee on or before 12/07/2018. Fine has been withheld at this time. Permits must be issued on or before 11/30/2018. If permits are issued and admin fee has been paid then case will be closed. **Admin fee has been paid on 11/07/2018.**

Disposition: December 5, 2018 Hearing: **Permit applied on 11/02/2018 per Bldg Dept. Continue to 01/09/2019.**

Disposition: January 9, 2019 Hearing: Joy Miller-Realtor was present. Building Official Fowler was present. Must have permit issued on or before 03/10/2019. If not complied then must pay \$100/day fine from 01/09/2019 until compliance. **Continue to 04/03/2019 for status review.**

EEN18-0114 **Ronald Dean Bullard., 12211 Park Drive., Cooper City, FL 33026**

FOV-  **Notice of Violation:** 8/27/2018 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 replace a/c equipment.

Fine-

No Action

10/26/2018 Disposition: November 7, 2018 Hearing: Carlos-General Contractor and Joy Miller-Realtor were present. Building Official Fowler was present. FOV-Must pay \$80 administrative fee on or before 12/07/2018. Fine has been withheld at this time. Permits must be issued on or before 11/30/2018. If permits are issued and admin fee has been paid then case will be closed. **Admin fee has been paid on 11/07/2018.**

Disposition: December 5, 2018 Hearing: **Permit applied on 11/20/2018 per Bldg Dept. Continue to 01/09/2019.**

Disposition: January 9, 2019 Hearing: Joy Miller-Realtor was present. Building Official Fowler was present. Must have permit issued on or before 03/10/2019. If not complied then must pay \$100/day fine from 01/09/2019 until compliance. **Continue to 04/03/2019 for status review.**

EEN18-0115 **Ronald Dean Bullard., 12211 Park Drive., Cooper City, FL 33026**

FOV-  **Notice of Violation:** 8/27/2018 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 replace windows & doors.

Fine-

No Action

10/26/2018 Disposition: November 7, 2018 Hearing: Carlos-General Contractor and Joy Miller-Realtor were present. Building Official Fowler was present. FOV-Must pay \$80 administrative fee on or before 12/07/2018. Fine has been withheld at this time. Permits must be issued on or before 11/30/2018. If permits are issued and admin fee has been paid then case will

be closed. **Admin fee has been paid on 11/07/2018.**

Disposition: December 5, 2018 Hearing: **Permit applied on 11/20/2018 per Bldg Dept. Continue to 01/09/2019.**

Disposition: January 9, 2019 Hearing: **Permit issued 12/20/2018 per Bldg Dept. Case Closed**

EEN18-0116 **Ronald Dean Bullard., 12211 Park Drive., Cooper City, FL 33026**  
FOV-  **Notice of Violation:** 8/27/2018 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  
Fine-  existing pool & construct a structure to create a waterfall feature.  
**No Action**  
**10/26/2018** Disposition: November 7, 2018 Hearing: Carlos-General Contractor and Joy Miller-Realtor were present. Building Official Fowler  
**11/29/2018** was present. FOV-Must pay \$80 administrative fee on or before 12/07/2018. Fine has been withheld at this time.  
Permits must be issued on or before 11/30/2018. If permits are issued and admin fee has been paid then case will  
be closed. **Admin fee has been paid on 11/07/2018.**

Disposition: December 5, 2018 Hearing: **Continue to 01/09/2019.**

Disposition: January 9, 2019 Hearing: **Permit issued 12/21/2018 per Bldg Dept. Case Closed**

EEN18-0117 **Ronald Dean Bullard., 12211 Park Drive., Cooper City, FL 33026**  
FOV-  **Notice of Violation:** 8/27/2018 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 perform a  
Fine-  residential interior remodel, which includes but not limited to remodeling and relocating the kitchen, bathroom  
**No Action** remodel, wall and door modifications, removing bedroom emergency escape rescue openings.  
**10/26/2018** Disposition: November 7, 2018 Hearing: Carlos-General Contractor and Joy Miller-Realtor were present. Building Official Fowler  
**11/29/2018** was present. FOV-Must pay \$80 administrative fee on or before 12/07/2018. Fine has been withheld at this time.  
Permits must be issued on or before 11/30/2018. If permits are issued and admin fee has been paid then case will  
be closed. **Admin fee has been paid on 11/07/2018.** City ordered to inspect the gas lines.

Disposition: December 5, 2018 Hearing: **Continue to 01/09/2019.**

Disposition: January 9, 2019 Hearing: **Permit issued 12/21/2018 per Bldg Dept. Case Closed**

EEN18-0121 **Stirling Retail 26 LLC., 8637 Stirling Road., Cooper City, FL 33328**  
FOV-  **Mailing Address:** 122 Golden Beach Drive, Golden Beach, FL 33160  
AF-  **Notice of Violation:** 9/12/2018 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 convert the  
**No Act** occupancy from business to storage occupancy including the installation of walk in cooler-freezer.  
**10/26/2018** Disposition: November 7, 2018 Hearing: Doreen Yaloz (owner) was present. Building Official Fowler was present. FOV- Must  
**11/29/2018** comply with the violation (issue permit) on or before 11/30/2018. Must pay \$80 administrative fee on or before  
11/30/2018. If not complied then case will be continued to 12/05/2018. **Paid admin fee on 11/07/2018.**

Disposition: December 5, 2018 Hearing: Respondent was present. Bldg Inspector Lomastro was present. Permit applied on  
12/05/2018. **Continue to 01/09/2019.**

Disposition: January 9, 2019 Hearing: Gil Rivak was present. Building Official Fowler was present. Must have permit issued on or  
before 01/31/2019. If not complied must pay \$250/day from 01/31/2019 until compliance.

- EEN18-0129 **Doris Beatriz Jimenez H/E & Julio Cesar Andrade., 9240 SW 56 Street., Cooper City, FL 33328**  
 FOV-  **Notice of Violation:** 9/13/2018 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 install a concrete driveway.  
 Fine   
 No Action  
 10/26/2018 Disposition: November 7, 2018 Hearing: Respondent was present. Building Official Fowler was present. FOV- Fine has been withheld at this time. No administrative fee has been assessed. Permit needs to be issued on or before 11/30/2018.  
 11/29/2018  
 1/2/2019  
 Disposition: **December 5, 2018 Hearing:** Respondent not present. Bldg Inspector Lomastro was present. Corrections needed to comply with the violation. **Continue to 01/09/2019.**  
 Disposition: January 9, 2019 Hearing: Julio Cesar Andrade was present. Building Official Fowler was present. Must comply with the violation on or before 03/10/2019. Must pay \$80 administrative fee on or before 02/08/2019. **Continue to 04/03/2019 for status review.**
- EEN18-0193 **Philippe Amar., 9701 SW 55 Court., Cooper City, FL 33328**  
 FOV-  **Notice of Violation:** 10/24/2018 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 a new fence.  
 Fine   
 Disposition: December 5, 2018 Hearing: Respondent was not present. Building Inspector Lomastro was present. **Continue to 01/09/2019.** If permit is issued then case will be closed.  
 Disposition: January 9, 2019 Hearing: Respondent was not present. Building Inspector Lomastro was present. FOV- Must pay \$80 administrative fee on or before 02/08/2019. Must pay \$50/day fine from 01/09/2019 until compliance.
- 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 expired.  
 Fine   
 No Action  
 11/29/2018 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.  
 1/3/2019  
 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.
- EEN18-0196 **IH3 Property Florida LP c/o Invitation Homes-Tax Dept., 10349 Quito Street., Cooper City, FL 33026**  
 FOV-  **Mailing Address:** 1717 Main Street. #2000., Dallas, TX 75201  
 AF-  **Notice of Violation:** 10/24/2018 By: Building Official Ted Fowler  
 Fine  **Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a reroof permit has expired.  
 No Action  
 11/29/2018 Disposition: December 5, 2018 Hearing: Respondent was present. Building Inspector 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.  
 1/3/2018 **Admin fee paid 01/02/2019.**  
 Disposition: January 9, 2019 Hearing: Respondent was not present. Building Official Fowler was present. **Continue to 02/06/2019 for status review. Post Property.**
- EEN18-0209 **Jose R. Ortiz & Brenda Revolorio., 5612 SW 97 Terrace, Cooper City, FL 33328**

FOV-  Mailing Address: 13 Arbor Cove Drive., Phenix City, AL 36870-4727  
AF-  Notice of Violation: 11/21/2018 By: Building Official Ted Fowler  
Fine-  Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for reroof has expired and needs to be renewed.  
No Action  
1/3/2019  
Disposition: January 9, 2019 Hearing: Jose Ortiz was present and denied the violation. Building Official Fowler was present. FOV- Fine and administrative fees are withheld. **Continue to 02/06/2019 for status review.**

EEN18-0211 PAFL Corp Inc., 5500 S. Flamingo Road, Cooper City, FL 33330  
FOV-  Mailing Address: 7430 NW 4 Court #B., Miami, FL 33138-5006  
AF-  Notice of Violation: 11/21/2018 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 install windows and doors.  
No Action  
1/3/2019  
Disposition: January 9, 2019 Hearing: Natalie Gurgin was present and admitted the violation. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 02/08/2019. Fine have been withheld. **Administrative fee has been paid on 01/09/2019. Continue to 02/06/2019.**

EEN18-0212 PAFL Corp Inc., 5500 S. Flamingo Road, Cooper City, FL 33330  
FOV-  Mailing Address: 7430 NW 4 Court #B., Miami, FL 33138-5006  
AF-  Notice of Violation: 11/21/2018 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 install a new A/C unit.  
No Action  
1/3/2019  
Disposition: January 9, 2019 Hearing: **Continue to 02/06/2019.**

EEN18-0218 Rosas N Solis., 5000 SW 91 Avenue, Cooper City, FL 33328-3522  
FOV-  Notice of Violation: 12/4/2018 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 install a new fence  
Fine-   
Disposition: January 9, 2019 Hearing: Respondent was present. Building Official Fowler was present. FOV- Must comply with the violation on or before 03/10/2019. Must pay \$80 administrative fee on or before 02/08/2019. **Paid admin fee on 01/09/2019. Continue to 04/03/2019.**

EEN18-0219 Potential Church Inc c/o Finance Department., 12401 Stirling Road, Cooper City, FL 33330-3211  
FOV-  Notice of Violation: 12/6/2018 By: Building Official Ted Fowler  
AF-  Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a dumpster enclosure permit has expired and needs to be renewed.  
Fine-   
No Action  
1/3/2019  
Disposition: January 9, 2019 Hearing: Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 02/08/2019. Must pay \$50/day fine from 01/09/2019 until compliance.

#### 4. IMPOSITION OF FINE HEARINGS

EEN18-0109 Weingarten Realty Investors c/o Jeffrey A. Tucker., 2671 Hiatus Road., Cooper City, FL 33026  
FOV-  Mailing Address: PO Box 924133., Houston, TX 77292  
AF-  Notice of Violation: 8/20/2018 By: Building Official Ted Fowler  
Fine-  Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for a/c replacementl has expired.  
No Action  
9/21/2018  
**46 days x \$100.00/day= \$4,600.00 + \$100.00 staff time= \$4,700.00**

Disposition: October 3, 2018 Hearing: Respondent was not present. Building Official Fowler was present. Must comply with the violation and pay \$100/day fine from 09/20/2018 until compliance. Must pay \$80 administrative fee on or before 11/02/2018. **Continue to 12/05/2018 for status review.**

Disposition: December 5, 2018 Hearing: **Violation complied per Bldg Dept on 11/05/2018. Admin fee paid on 12/05/2018.**

Disposition: January 9, 2019 Hearing: Todd Renna was present. Building Official Fowler was present. Fine reduced from 46 days x \$100/day=\$4600 + \$100 staff time=\$4700.00. **Reduced fine paid on 01/09/2019. Case Closed**

EEN18-0124 **2018-2 IH Borrower LP c/o Invitation Homes-Tax Dept., 9161 SW 56 Street., Cooper City, FL 33328**  
FOV-  **Mailing Address: 1717 Main Street #2000, Dallas, TX 75201**  
AF-  **Notice of Violation: 9/12/2018 By: Building Official Ted Fowler**  
Fine  **Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code provides that a permit must be renewed for wood fence.**  
**No Action**  
**10/26/2018** Disposition: November 7, 2018 Hearing: Respondent was not present. Building Official Fowler was present. FOV- Must pay \$250/day fine from 10/13/2018 until compliance. Must pay \$80.00 administrative fee on or before 12/07/2018.  
Disposition: January 9, 2019 Hearing: **Change of Contractor and renewal 12/28/2018-not issued. Certification of Fine**

EEN18-0137 **Nam Hoang Nguyen., 10465 SW 56 Street., Cooper City, FL 33328**  
FOV-  **Notice of Violation: 9/14/2018 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 install accordion shutters.**  
Fine   
**No Action**  
**10/29/2018** Disposition: November 7, 2018 Hearing: Respondent was not present. Building Official Fowler was present. FOV- Must pay \$100/day fine from 10/15/2018 until compliance. Must pay \$80.00 administrative fee on or before 12/07/2018.  
Disposition: January 9, 2019 Hearing: **Owner's son in law picked up field plans to show to new contractor-original contractor out of business. Respondent and David Chan were present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 02/08/2019. Must comply on or before 03/10/2019. If complied case will be closed. Admin fee paid 01/09/2019.**

EEN18-0139 **Weingarten Realty Investors c/o Jeffrey A. Tucker., 2671 Hiatus Road., Cooper City, FL 33026**  
FOV-  **Mailing Address: PO Box 924133., Houston, TX 77292**  
AF-  **Notice of Violation: 9/17/2018 By: Building Official Ted Fowler**  
Fine  **Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code provides that a permit must be renewed for low voltage electric.**  
**No Action**  
**10/29/2018** Disposition: November 7, 2018 Hearing: Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80.00 administrative fee on or before 12/07/2018. Must pay \$100/day fine from 10/18/2018 until compliance.  
Disposition: January 9, 2019 Hearing: **Violation complied on 11/08/2018. Amy Castro-Alarm company was present. Building Official Fowler was present. Fine has been waived. Admin fee paid on 01/09/2019. Case Closed**

EEN18-0142 **Julia A. Sarratea., 5100 SW 116 Avenue., Cooper City, FL 33330-4236**  
FOV-  **Notice of Violation: 9/17/2018 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 replace electric panel in garage and kitchen.**  
Fine   
**No Action**  
**10/29/2018** Disposition: November 7, 2018 Hearing: Respondent was not present. Building Official Fowler was present. FOV- Must pay

1/3/2019 \$80.00 administrative fee on or before 12/07/2018. Must pay \$100/day fine from 10/18/2018 until compliance.

Disposition: January 9, 2019 Hearing: Respondent was present. Building Official Fowler was present. Permit has been cancelled per Bldg Dept. **Fine has been waived. Admin fee has been paid on 01/09/2019. Case Closed**

EEN18-0144 Palms Petroleum LLC., 10050 Stirling Road., Cooper City, FL 33328  
FOV-  Mailing Address: 2401 NW 30 Avenue., Miami, FL 33142  
AF-  Notice of Violation: 9/17/2018 By: Building Official Ted Fowler  
Fine  Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code provides that a permit must be renewed for a/c replacement.  
No Action  
10/29/2018

Disposition: November 7, 2018 Hearing: Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80.00 administrative fee on or before 12/07/2018. Must pay \$250/day fine from 10/18/2018 until compliance.

Disposition: January 9, 2019 Hearing: **Cancellation letter dated 01/27/2017. Approved per Ted Fowler on 11/27/2018. Letter never received. CFK.** Vincente Calvo was present. Building Official Fowler was present. Permit cancelled per Bldg Dept. **Fine waived. Admin fee paid 01/09/2019. Case Closed.**

EEN18-0154 IH5 Property Florida Lp c/o Invitation Homes-Tax Dept., 12149 SW 50 Court., Cooper City, FL 33330  
FOV-  Mailing Address: 1717 Main Street #2000., Dallas, TX 75201  
AF-  Notice of Violation: 10/1/2018 By: Building Official Ted Fowler  
Fine  Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code provides that a permit must be renewed for a/c replacement.  
No Action  
11/29/2018

Disposition: December 5, 2018 Hearing: Mary Untch was present. Building Inspector Lomastro was present. FOV- Must pay \$80 administrative fee on or before 01/04/2019. No fine assessed. Must comply with the violation. Continue to 01/09/2019 for status review. **Permit finalized on 12/27/2018. Admin fee paid on 01/02/2019.**

Disposition: January 9, 2019 Hearing: Respondent was not present. Building Official Fowler was present. **Permit issued and finalized on 12/27/2018. Case Closed**

EEN18-0155 2017-1 IH Borrower LP c/o Invitation Homes-Tax Dept., 10767 S. Saratoga Drive., Cooper City, FL 33026  
FOV-  Mailing Address: 1717 Main Street #2000., Dallas, TX 75201  
AF-  Notice of Violation: 10/1/2018 By: Building Official Ted Fowler  
Fine  Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code provides that a permit must be renewed for a/c replacement.  
No Action  
11/29/2018

Disposition: December 5, 2018 Hearing: Mary Untch was present. Building Inspector Lomastro was present. FOV- Must pay \$80 administrative fee on or before 01/04/2019. No fine assessed. Must comply with the violation. **Continue to 01/09/2019 for status review. Permit finalized on 12/27/2018. Admin fee paid 01/02/2019.**

Disposition: January 9, 2019 Hearing: Respondent was not present. Building Official Fowler was present. **Permit renewed 12/17/2018 and finalized 12/18/2018. Case Closed**

EEN18-0158 Soraya Nosrati & Edmundo Martinez., 5000 SW 91 Avenue., Cooper City, FL 33328  
FOV-  Notice of Violation: 10/1/2018 By: Building Inspector Gerry Lomastro  
AF-  Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is to install new windows and doors.  
Fine   
No Action  
10/29/2018  
1/3/2019

Disposition: November 7, 2018 Hearing: Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80.00 administrative fee on or before 12/07/2018. Must pay \$100/day fine from 11/01/2018 until compliance.

Disposition: January 9, 2019 Hearing: **Continue to 02/06/2019.**

EEN18-0172 **Stirling Retail 26 LLC., 8631 Stirling Road., Cooper City, FL 33328**  
FOV-  **Mailing Address: 122 Golden Beach Drive., Golden Beach, FL 33160**  
AF-  **Notice of Violation: 10/4/2018 By: Building Official Ted Fowler**  
Fine  **Violation: Violation of Cooper City Ordinance 18-4-1-after performing a building department records check, the building dept has determined a signed and notarized Cooper City Storm Shutter affidavit has not be received in accordance with the requirements of City Code Chapter 6 "Building & Building Regulations" Article 1 "In General" at Section 6-10 Storm Shutter Regulations.**  
**53 days x \$50.00/day=\$2,650.00 + \$100 staff time= \$2,750.00 + \$80 administrative fee= \$2,830.00**  
**No Action**  
11/29/2018  
12/5/2018  
Disposition: **December 5, 2018 Hearing:** Respondent was not present. Building Inspector Lomastro was present. FOV- Must pay \$80 administrative fee on or before 01/04/2019. Must pay \$50/day fine from 11/05/2018 until compliance.  
**Complied with violation on 12/28/2018 per Bldg Dept. Admin fee paid on 01/03/2019.**  
Disposition: January 9, 2019 Hearing: Scarlett Bensoussan was present. Building Official Fowler was present. Fine reduced from 53 days x \$50/day=\$2,650.00 + \$100 staff time=\$2,750.00 + \$80.00=\$2,830.00 to \$275.00 + \$100= \$375.00.  
**Paid on 01/09/2019.**

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.

