

WEDNESDAY  
JULY 11, 2018  
9:00 A.M.



COOPER CITY HALL  
9090 SOUTHWEST 50 PLACE  
COOPER CITY, FLORIDA

**Post Hearing Agenda**

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

1. EXPLANATION OF PROCEDURES BY SPECIAL MAGISTRATE

2. SWEARING IN

3. NOTICE OF VIOLATION HEARINGS

CASE #

06478 David James Holt., 5928 SW 112 Drive., Cooper City, FL 33328

FOV-  Mailing Address: 10971 SW 42 Place., Davie, FL 33328

AF-  Notice of Violation: 1/5/2018 By: Code Officer Mark Reale

Fine-  Violation: Sec 23-90(i) Fences, walls and hedges maintenance- failed to maintain fence in structurally sound or aesthetically attractive manner (fence leaning-held by supports, deteriorated slats, and excessive mildew).

Disposition: **July 11, 2018 Hearing:** Respondent was not present. Code Officer Reale was present. **Violation complied on 06/26/2018. Case Closed**

06551 Dianne Mears., 10316 Sw 50 Street., Cooper City, FL 33328

FOV-  Notice of Violation: 3/19/2018 By: Code Officer Mark Reale

AF-  Violation: Sec 23-90 Fences, walls and hedges-Failed to maintain wood fence and cement wall in a structurally sound and aesthetically attractive manner (mildew).

Disposition: **July 11, 2018 Hearing:** Respondent's son Levi Mears was present and admitted the violation. Code Officer Reale was present. FOV- No fine assessed. Must pay \$80 administrative fee on or before 10/09/2018. **Admin fee paid on 07/11/2018. Case Closed**

06613 Ory & Michael Hen., 3621 Washington Lane., Cooper City, FL 33026

FOV-  Notice of Violation: 5/2/2018 By: Code Officer Belinda Graham

AF-  Violation: Sec 6-40(b)(1)&(2)Maintenance Standards-Failed to keep exterior premises free of all nuisances, overgrowth weeds, dead tree limbs/branches.

Disposition: **July 11, 2018 Hearing:** Donna Barrett-realtor from Homevalue Realty Group was present and admitted the violation. Code Officer Graham was present. FOV- **Violation complied on 06/27/2018. No fine assessed.** Must pay \$80 administrative fee on or before 08/10/2018. **Admin fee paid on 07/11/2018. Case Closed.**

06614 Ory & Michael Hen., 3621 Washington Lane., Cooper City, FL 33026

FOV-  Notice of Violation: 5/2/2018 By: Code Officer Belinda Graham

AF-  Violation: Sec 6-10 Storm Shutter Regulations-failed to comply with storm shutter regulations (open storm shutters).

Fine-

Disposition: **July 11, 2018 Hearing:** Donna Barrett-realtor from Homevalue Realty Group was present and admitted the violation. Code Officer Graham was present. FOV- **Violation complied on 06/27/2018.** No fine assessed. Must pay \$80 administrative fee on or before 08/10/2018. **Admin fee paid on 07/11/2018. Case Closed.**

06616 Fernando & Laura Stivaletta., 4914 SW 90 Avenue., Cooper City, FL 33328-3613

FOV-  **Notice of Violation:** 5/3/2018 By: Code Officer Belinda Graham  
AF-  **Violation:** Sec 6-10 Storm Shutter Regulations-failed to comply with storm shutter regulations (open/remove storm shutters)  
Fine-   
**Disposition:** July 11, 2018 **Hearing:** Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 08/10/2018. Must pay \$50/day fine from 05/16/2018 until compliance.

06621 **Weingarten Realty Investors c/o Jeffrey A. Tucker., 2711 Hiatus Road., Cooper City, FL 33026**  
FOV-  **Mailing Address:** PO Box 924133., Houston, TX 77292  
AF-  **Notice of Violation:** 5/9/2018 By: Code Officer Belinda Graham  
Fine-  **Violation:** Sec 25-22(b) Prohibited Signs-placed, stored or kept a sign on the sidewalk which is prohibited.  
**Disposition:** July 11, 2018 **Hearing:** Continuation granted to August 1, 2018.

06622 **Home Free USA Inc RV-JV., 2715 Bogota Avenue., Cooper City, FL 33026**  
FOV-  **Mailing Address:** 6200 Baltimore Avenue., Riverdale, MD 20737  
AF-  **Notice of Violation:** 5/9/2018 By: Code Officer Belinda Graham  
Fine-  **Violation:** Sec 8-38 Excessive Undergrowth-Declared Public Nuisance-allow grass to grow in excess of six inches in height.  
**Disposition:** July 11, 2018 **Hearing:** Randy England representative from Home Free USA was present and admitted the violation. Code Officer Graham was present. FOV-Must pay \$80 administrative fee on or before 08/10/2018. Admin fee

06632 **Susan & Jon Maji Malek., 9431 SW 49 Street., Cooper City, FL 33328**  
FOV-  **Notice of Violation:** 4/18/2018 By: Code Officer Jenny Walsh  
AF-  **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.  
Fine-   
**Disposition:** July 11, 2018 **Hearing:** Continuation granted to August 1, 2018.

06655 **Alexander & Maria Supik., 5755 SW 88 Avenue., Cooper City, FL 33328-5912**  
FOV-  **Notice of Violation:** 5/23/2018 By: Code Officer Belinda Graham  
AF-  **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)**  
Fine-   
**Disposition:** July 11, 2018 **Hearing:** Continuation granted to 08/01/2018.

EEN18-0026 **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 concrete slab.  
Fine-   
**No Action**  
7/2/2018  
**Engineering**  
**Advised**  
**Not Allowed**  
**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:** Continue to 07/11/2018.  
**Disposition:** July 11, 2018 **Hearing:** Respondent was present. Building Official Fowler was present. **Demo permit issued on 07/10/2018. Fine waived. Case Closed**

**EEN18-0027** **Richard & Brittany Angulo, 9989 SW 59 Court, Cooper City, FL 33328-5733**  
FOV-   
AF-   
Fine-   
Permit submitted on 06/05/2018  
Denied by structural and zoning

**Notice of Violation:** 2/16/2018 By: Building Official Gerry Lomastro  
**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.

**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.

**EEN18-0028** **Richard & Brittany Angulo, 9989 SW 59 Court, Cooper City, FL 33328-5733**  
FOV-   
AF-   
Fine-   
Permit submitted on 06/05/2018  
Denied by structural and zoning

**Notice of Violation:** 2/16/2018 By: Building Official Gerry Lomastro  
**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install a new fence.

**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.

**EEN18-0042** **Besamil Suero & Laurent Little., 5012 SW 121 Avenue., Cooper City, FL 33330-5447**  
FOV-   
AF-   
Fine-   
No Action 6/27/2018

**Notice of Violation:** 3/30/2018 By: Building Official Ted Fowler  
**Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that hot water heater plumbing permit has expired.

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

**EEN18-0043** **Alejandro & Ivette M. Diaz-Rubio., 12114 Limestone Way., Cooper City, FL 33026**  
FOV-   
AF-   
Fine-   
No Action 6/27/2018

**Notice of Violation:** 3/30/2018 By: Building Official Ted Fowler  
**Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a fence permit has expired.

**Disposition:** **July 11, 2018 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 administrative fee on or before 08/10/2018. Must pay \$50/day fine from 04/30/2018 until compliance.

**EEN18-0056** **Ofer & Esthea Lanker., 11069 Helena Drive., Cooper City, FL 33026-4836**  
FOV-   
AF-   
Fine-   
No Action 6/27/2018

**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.

EEN18-0057 **Miranda Kitterlin-Lynch & Jeremy Lynch., 10163 SW 51 Street., Cooper City, FL 33328-4929**  
FOV-   
AF-   
Fine-   
*No Action*  
6/27/2018  
**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.**

EEN18-0060 **Michael J. Trimble., 8962 SW 53 Street., Cooper City, FL 33328**  
FOV-   
AF-   
Fine-   
*No Action*  
6/27/2018  
**Mailing Address:** 1573 NE 34 Street., Oakland Park, FL 33334-5361  
**Notice of Violation:** 4/9/2018 By: Building Official Ted Fowler  
**Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that plumbing permit has expired.  
**Disposition:** **July 11, 2018 Hearing:** Respondent was present and admitted the violation. Building Official Fowler was present. **Permit issued on 07/10/2018. Case Closed**

EEN18-0070 **2017-2 IH Borrower LP c/o Invitation Homes-Tax Dept., 5042 SW 89 Avenue., Cooper City, FL 33328**  
FOV-   
AF-   
Fine-   
*No Action*  
6/27/2018  
**Mailing Address:** 1717 Main Street #2000., Dallas, TX 75201  
**Notice of Violation:** 4/26/2018 By: Building Official Ted Fowler  
**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to construct a shadowbox wood fence.  
**Disposition:** **July 11, 2018 Hearing:** Respondent was not present. Building Official Fowler was present. **Continue to 08/01/2018. Post Property.**

EEN18-0083 **Irwin & Adele Levenson Living Trust., 12000 S. Aviary Drive., Cooper City, FL 33026**  
FOV-   
AF-   
Fine-   
*Permit Applied*  
7/2/2018  
**Notice of Violation:** 6/8/2018 By: Building Official Ted Fowler  
**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to construct a wood fence.  
**Disposition:** **July 11, 2018 Hearing:** Respondent was not present. Building Official Fowler was present. **Permit applied on 07/02/2018. Case Closed**

#### 4. IMPOSITION OF FINE HEARINGS

06160 **Linda McGarry., 10321 SW 51 Street., Cooper City, FL 33328**  
FOV-   
AF-   
Fine-   
**Notice of Violation:** 11/30/2017 By: Code Officer Mark Reale  
**Violation:** Sec 8-38 Excessive Undergrowth-Declared Public Nuisance-allow grass to grow in excess of six inches in height, existence of excessive accumulation of weeds in rear of property (pile of dead branches in rear).  
Sec 18-10 Tree Nuisance- dead branches hanging of tree in rear(hazard)  
**Disposition:** **February 7, 2018 Hearing:** Respondent not present-in hospital. Code Officer Reale was present. Jose Lamas (neighbor) was present as a witness. FOV-Must pay \$80.00 administrative fee on or before 03/09/2018. Must comply with the violation on or before 02/14/2018. If not complied then City will be ordered to maintain the property (one time only) which will become a separate lien. Fine has been withheld at this time. **Continue to 06/06/2018 for status review.**

Disposition: **June 6, 2018 Hearing:** Respondent not present. Code Officer Reale was present. Must pay \$50/day fine from 06/06/2018 until compliance. City ordered to maintain lawn and related landscaping. Continue to 07/11/2018 for status review.

Disposition: **July 11, 2018 Hearing:** Respondent was not present. Code Officer Reale was present. **Violation complied on 06/24/2018.** Certification of fine and admin fee

06174

Richard Ambers., 10100 SW 49 Manor., Cooper City, FL 33328

FOV-

Notice of Violation: 1/4/2018 By: Code Officer Mark Reale

AF-

Violation: Sec 25-11 Junked or Abandoned Vehicles- deposited, stored or kept an abandoned vehicle with no tag in the open upon private property. **(Repeat Violation)**

Fine-

Disposition: **March 7, 2018 Hearing:** **Continue to 04/04/2018 due to lack of service. Post Property.**

Disposition: **April 4, 2018 Hearing:** Respondent was not present. Code Officer Reale was present. Must pay \$80 admin fee on or before 05/15/2018. Must pay \$250/day fine from 01/17/2018 until compliance.

Disposition: **June 6, 2018 Hearing:** Respondent not present. Code Officer Reale was present. **Continue to 07/11/2018.** Post Property.

Disposition: **July 11, 2018 Hearing:** Certification of fine and admin fee

06467

Deutsche Bank Nat'l Tr Co Trstee c/o New Century Home Equity Loan Tr., 3651 Washington Lane., Cooper City, FL 33026

FOV-

Mailing Address: 1600 S. Douglass Road., Anaheim, CA 92806-5948

AF-

Notice of Violation: 2/1/2018 By: Code Officer Belinda Graham

Fine-

Violation: Sec 6-40(a)(2) Maintenance Standards-Exterior Premises Condition-failed to maintain roof in good condition to prevent water from leaking into building (tarp)

Disposition: **April 4, 2018 Hearing:** Respondent not present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 05/15/2018. Must pay \$250/day from 03/02/2018 until compliance.

Disposition: **June 6, 2018 Hearing:** Jason Duggars was present. Code Officer Graham was present. **Continue to 07/11/2018.**

Disposition: **July 11, 2018 Hearing:** Certification of fine and admin fee

06502

Kay Ann Mullings & Guy Assad., 5966 SW 112 Lane., Cooper City, FL 33330

FOV-

Notice of Violation: 1/5/2018 By: Code Officer Mark Reale

AF-

Violation: Sec 23-90(1) Zoning Districts - Fences, walls and hedges- failed to maintain fence in a structurally sound or aesthetically attractive manner.

Fine-

Disposition: **May 2, 2018 Hearing:** Guy Assad was present and admitted the violation. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 06/16/2018. Must comply with the violation on or before 06/01/2018. If not complied then must pay \$25/day fine from 05/02/2018 until compliance. **Continue to 06/06/2018 for status review.**

Disposition: **June 6, 2018 Hearing:** Respondent was present. Code Officer Reale was present. **Continue to 07/11/2018.**

Disposition: **July 11, 2018 Hearing:** Respondent was present. Code Officer Reale was present. Permit finalized 06/18/2018. Fine waived. Must pay administrative fee on or before 08/10/2018. **Admin fee paid on 07/11/2018. Case Closed**

## 5. REDUCTION OF FINE HEARINGS

06162

Eli & Ofra Elyashiv., 4952 SW 101 Avenue., Cooper City, FL 33328

FOV-

Notice of Violation: 12/7/2017 By: Code Officer Mark Reale

AF-

Violation: Sec 8-38 Excessive undergrowth & Sec 6-40(b)(1) Maintenance Standards-Exterior Premises Condition-allowed

Fine-

grass to grow in excess of six inches in height. Allowed for the existence of excessive accumulation of weeds. Allowed the existence of excessive weeds, large tree stump, litter. (Cut property, remove tree stump and litter, cut grass along canal bank).

**\$25.00 per day from 12/27/2018 thru 05/01/2018 (125 days)=\$3,125.00 + \$45.50 recording/release fees=\$3,170.50**

Disposition: **February 7, 2018 Hearing:** Respondent was present and admitted the violation. Code Officer Reale was present. FOV-Must pay \$80.00 administrative fee on or before 03/09/2018. Must comply with the violation on or before 02/28/2018. If not complied then must pay \$25.00/day fine from 12/27/2017 until compliance.  
**Violation complied on 05/01/2018.**

Disposition: **April 4, 2018 Hearing:** Certification of Fine.

Disposition: **July 11, 2018 Hearing:** Fine reduced from \$3,170.50 to \$758.00 due on or before 05/10/2018.

#### 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.