

WEDNESDAY
JUNE 5, 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 #

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.

06496 **Susan S. Netscher., 11542 SW 59 Street., Cooper City, FL 33330**

FOV- **Notice of Violation:** 4/18/2019 By: Code Officer Mark Reale

AF- **Violation:** Sec. 8-38 Excessive Undergrowth - Failure to maintain grass. Allowed grass to grow in excess of six inches in height. Allowed for the accumulation or existence or untended weeds which is a prohibited public nuisance. **(Repeat Violation)**

Fine-

Disposition: June 5, 2019 Hearing: Respondent was present. Code Officer Mark Reale was present. FOV- Violation complied on 06/03/2019. Must pay \$80 administrative fee on or before 07/05/2019. **Continue to 07/03/2019 for status review.**

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.

06825 **Amberlee & Joyce Stuber., 4998 SW 88 Terrace., Cooper City, FL 33328**

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

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

Fine-

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.

- 06861 **Matthew Brodsky., 10357 Lima Street., Cooper City, FL 33026**
FOV- **Mailing Address: 1017 Radley Drive., West Chester, PA 19382-8090**
AF- **Notice of Violation: 4/3/2019 By: Code Officer Belinda Graham**
Fine- **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.
- EEN19-0034 **Matthew Brodsky., 10357 Lima Street., Cooper City, FL 33026-4551**
FOV- **Notice of Violation: 2/26/2019 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 perform interior renovations.**
Fine
- No Action**
3/28/2019
5/31/2019
- 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.
- 06867 **BH-NV Investments LLC., 11157 Longboat Drive., Cooper City, FL 33026**
FOV- **Mailing Address: PO Box 1975., Hallandale, FL 33008-1975**
AF- **Notice of Violation: 4/6/2019 By: Code Officer Belinda Graham**
Fine- **Violation: Sec. 25-10 (a) Parking Commercial Vehicle - Parked, stored, or kept a commercial vehicle in a residentially zoned district. (Signage)**
- Disposition: June 5, 2019 Hearing:** Respondent was not present. Code Officer Belinda Graham was present. FOV- **Violation complied on 04/24/2019. No administrative fee was assessed. Case Closed**
- 06869 **Kendy Van Huynh & Kim Hoang Thi Nguyen., 5805 SW 87 Terrace., Cooper City, FL 33328**
FOV- **Notice of Violation: 4/24/2019 By: Code Officer Belinda Graham**
AF- **Violation: Sec 6-40(b)(1)&(2) Maintenance Standards-Failed to keep exterior free of nuisances. (overgrowth weeds, plant material encroaching sidewalk, tree stump)**
Fine-
- Disposition: June 5, 2019 Hearing:** Respondent was present. Code Officer Belinda Graham was present. FOV- Must comply with the violation (remove stump) on or before 06/25/2019. If not complied then must pay \$50/day from 06/26/2019 until compliance. Must pay \$80 administrative fee on or before 07/05/2019. **Admin fee paid on 06/05/2019.**
- EEN18-0221 **Allyson Kayton., 11117 Des Moines Court, Cooper City, FL 33026**
FOV- **Mailing Address: 1903 Windsor Ridge Drive., Westborough, MA 01581-2340**
AF- **Notice of Violation: 12/17/2018 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 remodel the kitchen & bathrooms, build a room in the garage and replace the front door.**
No Action

5/31/2019

- 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.**

EEN19-0038 Stirling Retail 26 LLC., 8751 Stirling Road., Cooper City, FL 33328
FOV- Mailing Address: 122 Golden Beach Drive., Golden Beach, FL 33160
AF- Notice of Violation: 3/5/2019 By: Building Official Ted Fowler
Fine- Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a sign permit has expired and needs to be renewed.

Disposition: May 1, 2019 Hearing: Respondent was not present. Building Inspector Gerry Lomastro was present. **Continue to 06/05/2019 due to lack of service.**

Disposition: June 5, 2019 Hearing: **Violation complied 05/08/2019 per Bldg Dept. Case Closed**

EEN19-0062 Joseph & Daniela Fatout., 4905 SW 90 Way., Cooper City, FL 33328-3501
FOV- Notice of Violation: 4/4/2019 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 remove and replace
Fine- windows.

Disposition: May 1, 2019 Hearing: Respondent was present. Building Inspector Gerry Lomastro was present. **Continue to 06/05/2019 for status review. Permit must be issued.**

Disposition: June 5, 2019 Hearing: **Violation complied 05/21/2019 per Bldg Dept. Case Closed**

EEN19-0063 Linet Family Limited Partnership., 9598 Griffin Road, Suite A., Cooper City, FL 33328
FOV- Mailing Address: 9540 Griffin Road., Cooper City, FL 33328-3416
AF- Notice of Violation: 4/5/2019 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 renovate existing tenant space, new walls, doors, no restroom exists.

Disposition: June 5, 2019 Hearing: **Violation complied 05/29/2019 per Bldg Dept. Case Closed**

EEN19-0064 BMG Roofing Inc., 9901 SW 55 Court., Cooper City, FL 33328
FOV- Mailing Address: 4611 S. University Drive., Suite 410, Davie, FL 33328
AF- Notice of Violation: 4/8/2019 By: Building Official Ted Fowler
Fine- Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a structural, electric, mechanical & plumbing

permit has expired and needs to be renewed.

Disposition: June 5, 2019 Hearing: **Review inspection scheduled 06/03/2019.** Miguel Gonzalez-owner was present. Building Official Ted Fowler was present. Must comply with the violation (remove or obtain permit) on or before 07/05/2019. If not complied then must pay \$100/day fine from 07/06/2019 until compliance. Must pay administrative fee on or before 07/05/2019. **Admin fee paid on 06/05/2019.**

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.

EEN19-0067 Snezana Knezevich., 13104 Spring Lake Drive., Cooper City, FL 33330
FOV- Notice of Violation: 4/10/2019 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 perform interior remodeling.
Fine-

Disposition: June 5, 2019 Hearing: **Permit applied 04/29/2019 advised contractor 05/10/2019 corrections required.** Permit applied 04/29/2019 advised contractor 05/10/2019 corrections required. John Ryan-Owner was present. Bldg Inspector Gerry Lomastro was present. **Continue to 07/03/2019 for status review.**

EEN19-0068 Gary H & De'Ann & Gary R. Laufenberg., 5749 SW 120 Avenue., Cooper City, FL 33330-3326
FOV- Notice of Violation: 4/10/2019 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 a black chain link fence.
Fine-

Disposition: June 5, 2019 Hearing: **Permit applied 05/03/2019 advised contractor 05/17/2019 corrections required.** Permit applied 05/03/2019 advised homeowner 05/17/2019 corrections required. **Continue to 07/03/2019. Post Property.**

EEN19-0069 Cheryl A. Cammarano., 4802 SW 119 Avenue., Cooper City, FL 33330-4432
FOV- Notice of Violation: 4/15/2019 By: Building Official Ted Fowler
AF- Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a structural permit and plumbing permit are expired and need to be renewed.
Fine-

Disposition: June 5, 2019 Hearing: **Violation complied on 04/30/2019 per Bldg Dept. Case Closed**

EEN19-0071 John J & Stacey S Eccher., 3419 Washington Lane., Cooper City, FL 33026
FOV- Notice of Violation: 4/19/2019 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 inside the existing garage.
Fine-

Disposition: June 5, 2019 Hearing: **Permit applied 05/16/2019 need electric permit application.** Permit applied 05/16/2019 need electric permit application. **Violation complied on 06/05/2019 per Bldg Dept.**

Case Closed

EEN19-0072 Angelica Castillo & Brent O'Neil., 11256 SW 58 Place., Cooper City, FL 33330
FOV- Notice of Violation: 4/23/2019 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 expired
Fine- and needs to be renewed.
No Action
5/31/2019 Disposition: June 5, 2019 Hearing: Continue to 07/03/2019. Post Property.

EEN19-0073 Alejandro Ruibal Leon & Ignacio J. Ruibal Brunet., 4900 SW 90 Way, Cooper City, FL 33328-3518
FOV- Notice of Violation: 4/23/2019 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 windows.
Fine-
Disposition: June 5, 2019 Hearing: Violation complied on 05/06/2019 per Bldg Dept. Case Closed

EEN19-0074 Alejandro Ruibal Leon & Ignacio J. Ruibal Brunet., 4900 SW 90 Way, Cooper City, FL 33328-3518
FOV- Notice of Violation: 4/23/2019 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 recessed lighting in
Fine- ceiling.
Disposition: June 5, 2019 Hearing: Violation complied on 05/15/2019 per Bldg Dept. 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
No Action renovations to tenant space.
5/31/2019 Disposition: June 5, 2019 Hearing: Continue to 07/03/2019. Post Property.

EEN19-0076 Wine Cellar International LLC., 12233 SW 55 Street #809, Cooper City, FL 33330
FOV- Property Owner: SPG Cooper City TR & SPG Trust Corp Trstee, 1 Tower Bridge, 100 Front Street #1370 West
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.
Disposition: June 5, 2019 Hearing: LBTR applied for 05/22/2019.
LBTR applied on 05/22/2019 per Bldg Dept. Continue to 07/03/2019 for status review.

EEN19-0085 Aldan Plumbing., 9600 NW 39 Street, Cooper City, FL 33024-8000
FOV- Notice of Violation: 4/30/2019 By: LBTR Clerk Carlos Vega
AF- Violation: Sec 9-14(a)(c) Business Taxes Delinquency -
Fine- (a) Those business tax receipts not renewed annually by October 1st, shall be considered delinquent and subject to a
No Action delinquency penalty of 10 percent for the month of October, plus an additional 5 percent penalty for each month
5/31/2019 delinquency thereafter until paid. However, the total delinquency penalty shall not exceed 25 percent of the business
tax for the delinquent establishment.

(c) Any persons who engages in any business, occupation, or profession, who does not pay the required business tax within 150 days after the initial notice of the business tax due, and who does not obtain the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorney's fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to \$250.00. At the discretion of the City, any person who violates any provision of this section shall also be subject to concurrent enforcement under the Local Government Code Enforcement Act, Chapter 162 F.S., as amended, and Article VI of Chapter 13 of the City Code as amended.

Disposition: June 5, 2019 Hearing: Respondent was not present. LBTR Clerk Allan Funez 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.

EEN19-0087 5240 SW 92 Terrace Land Trust/Gary Laufenberg -Trustee., 5240 SW 92 Terrace, Cooper City, FL 33328-4221
FOV- Mailing Address: 9700 Griffin Road., Cooper City, FL 33328
AF- Notice of Violation: 5/2/2019 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 remodel kitchen and bathrooms, and replace windows in kitchen and bathrooms.

Disposition: June 5, 2019 Hearing: **Permit applied on 05/10/2019 per Bldg Dept.** Respondent was not present. Bldg Inspector Gerry Lomastro was present. As of 05/17/2019 permit needs corrections. **Continue to 07/03/2019 for status review.**

EEN19-0088 Wesley Meyer., 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: June 5, 2019 Hearing: Jamie Meyer (wife) was present. Bldg Inspector Gerry Lomastro was present. **Continue to 07/03/2019 for status review.**

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

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.

4. IMPOSITION OF FINE HEARINGS

06812 B & S Sofia Ventures., 3621 Washington Lane, Cooper City, FL 33026
FOV- Mailing Address: 1002 E Newport Center Drive., #200, Deefield Beach, FL 33442
AF- Notice of Violation: 1/11/2019 By: Code Officer Belinda Graham
Fine- Violation: Sec. 6-40(a) Maintenance Standards Roof - 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.

- 06813 Philip & Nina Edelman., 8966 SW 49 Court, Cooper City, FL 33328-3608
FOV- Notice of Violation: 1/15/2019 By: Code Officer Belinda Graham
AF- Violation: Sec. 25-10(a) Parking RV - Parked, stored, kept a RV in a residentially zone district. RV cover required.
Fine-
Disposition: April 3, 2019 Hearing: Respondent was not present. Code Officer Belinda Graham was present. FOV- Must pay \$80 administrative fee and \$250.00 fine on or before 05/03/2019.
Disposition: June 5, 2019 Hearing: Paid fine and admin fee on 06/05/2019. Case Closed.
- 06814 Azmon Nessim., 11166 Longboat Drive., Cooper City, FL 33026
FOV- Notice of Violation: 1/30/2019 By: Code Officer Belinda Graham
AF- Violation: Sec. 8-26 Placement of Trash Receptacles - Failed to store container in garage, behind privacy fence or hedge or
Fine- screened from view.
Disposition: April 3, 2019 Hearing: Respondent was not present. Code Officer Belinda Graham was present. FOV- Must pay \$80 administrative fee on or before 05/03/2019. Must pay \$25/day fine from 02/09/2019 until compliance.
Violation complied on 04/24/2019.
Disposition: June 5, 2019 Hearing: Certification of Fine-- 75 days @ 25/day= \$1850.00 + \$80.00 admin fee=\$1,930.00 + \$45.50 recording/release fees=\$1,975.50
- 06815 Azmon Nessim., 11166 Longboat Drive., Cooper City, FL 33026
FOV- Notice of Violation: 1/30/2019 By: Code Officer Belinda Graham
AF- Violation: Sec. 25-10(a) Parking Commercial Vehicle - Parked, stored, kept a commercial vehicle in a residentially zone district
Fine- not enclosed. RV cover required.
Disposition: April 3, 2019 Hearing: Respondent was not present. Code Officer Belinda Graham was present. FOV- Must pay \$80 administrative fee on or before 05/03/2019. Must pay \$25/day fine from 02/09/2019 until compliance.
Violation complied on 04/26/2019.
Disposition: June 5, 2019 Hearing: Respondent was present. Code Officer Belinda Graham was present. Certification of Fine. 76 days @ \$25/day=\$1980.00 + \$80 admin fee + \$45.50 recording/release fees=\$2,105.50
- 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
Fine- driveway.
No Action
10/26/2018
11/29/2018
1/2/2019
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. If not complied then case will be continued to 12/05/2018.
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. Admin fee paid on 01/25/2019.

Disposition: April 3, 2019 Hearing: [Zoning disapproved 01/09/2019. No action taken with Bldg Dept-03/28/2019.](#)
Respondent was not present. Building Inspector Lomastro was present. Must pay \$50/day fine from 04/03/2019 until compliance. **Violation complied on 04/15/2019.**

Disposition: **June 5, 2019 Hearing:** Respondent was present. Building Official Ted Fowler was present. **Previous fines have been waived. Case Closed**

EEN18-0149 **Luis Acosta., 5600 SW 98 Way., Cooper City, FL 33328**
FOV- **Notice of Violation:** 9/24/2018 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 the one car garage.
Fine
No Action
[10/29/2018](#)
[11/29/2018](#)
[1/28/2019](#)
[3/28/2019](#)
Disposition: November 7, 2018 Hearing: Respondent was present. Building Official Fowler was present. **Continue to 12/05/2018 for status review.**
Disposition: December 5, 2018 Hearing: Respondent was present. Building Official Fowler was present. **Continue to 02/06/2019 for status review.**
Disposition: **February 6, 2019 Hearing:** Respondent was present. Building Official Fowler was present. **Continue to 04/03/2019 for status.**
Disposition: April 3, 2019 Hearing: Respondent was present. Building Official Fowler was present. FOV- Must comply (obtain demo permit) on or before 05/03/2019. If not complied then must pay \$50/day fine from 04/03/2019 until compliance.
Disposition: **June 5, 2019 Hearing: Violation complied on 04/25/2019. Case Closed**

EEN19-0010 **Daniel F. & Aimee Old., 10465 Grove Lane., Cooper City, FL 33026**
FOV- **Notice of Violation:** 1/10/2019 By: Building Official Ted Fowler
AF- **Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a paver driveway permit has expired and needs to be renewed.
Fine-
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.
Disposition: **May 1, 2019 Hearing: Continue to 06/05/2019 due to lack of service of COF hearing notice. Post Property.**
Disposition: **June 5, 2019 Hearing: Permit issued 05/07/2019 & finalized 05/10/2019. Case Closed**

EEN19-0020 **Thanh Nguyen Dang., 3420 NW 89 Terrace, Cooper City, FL 33024**
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 install a trellis.
Fine-
No Action
[2/25/2019](#)
Disposition: March 6, 2019 Hearing: Respondent was present. Building Official Fowler was present. Permit applied on 02/27/2019. Permit must be issued. **Continue to 04/03/2019.**
Disposition: April 3, 2019 Hearing: **Per Bldg Dept--Permit applied on 02/27/2019. Emailed Engineer and informed of presence of corrections.** Respondent was present and admitted the violation. Building Inspector Lomastro was present. FOV- Must pay \$80 administrative fee on or before 05/03/2019. No fine assessed. Must have permit issued on or before 05/03/2019. If not the must pay \$25/day fine from 05/04/2019 until compliance. **Continue to 06/05/2019.**
Admin fee paid on 04/03/2019.

Disposition: June 5, 2019 Hearing: Permit approved on 05/03/2019. Needs to be paid. Respondent was present. Building Inspector Gerry Lomastro was present. **Permit issued- Complied 06/04/2019. Case Closed**

5. REDUCTION OF FINE HEARINGS

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 occupancy from business to storage occupancy including the installation of walk in cooler-freezer.**
No Action **\$250/day fine from 01/31/2019 thru 03/04/2019(32 days)=\$8,000.00 + \$45.50 recording/release fees=\$8,045.50**
10/26/2018
11/29/2018

Disposition: November 7, 2018 Hearing: Doreen Yaloz (owner) was present. Building Official Fowler was present. FOV- Must 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.

Disposition: March 6, 2019 Hearing: **Permits have been applied but not issued as of 02/25/2019.** Respondent was not present. Building Official Fowler was present. **Permit issued on 03/04/2019.** Certification of Fine.

Disposition: June 5, 2019 Hearing: Doreen Yaloz was present. Reduction denied according to the evidence presented.

06681 **Joseph Morgenstern., 7 Fir Way., Cooper City, FL 33026**
FOV- **Notice of Violation: 8/28/2018 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 **(broken panels-Natural color)**
\$50/day from 09/28/2018 thru 01/03/2019 (97 days)=\$4,850.00 + \$80.00 admin fee + \$45.50 recording/release fees= \$4,975.50

Disposition: December 5, 2018 Hearing: Respondent was not present. Code Officer Graham was present. FOV-Must pay \$80 administrative fee on or before 01/04/2019. Must pay \$50/day fine from 09/28/2018 until compliance.
Violation complied on 01/03/2019

Disposition: February 6, 2019 Hearing: Certification of Fine

Disposition: June 5, 2019 Hearing: Lauren Wiekowski-girlfriend was present. Code Officer Belinda Graham was present. Fine reduced from \$4,895.50 to \$244.78 due on or before 07/05/2019. If not paid fine will revert back to the original amount.

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 **\$50.00 fine from 01/09/2019 thru 05/17/2019(128 days)=\$6,400.00 + \$80 admin fee=\$6,480.00**

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.

Disposition: February 6, 2019 Hearing: Fence permit applied not issued on 11/05/2018. Zoning and engineering corrections required. Motion denied. Must have permit to replace fence. Certification of fine. Permit issued on 05/17/2019.

Disposition: June 5, 2019 Hearing: Mike Bailey-City Engineer was present. Building Inspector Gerry Lomastro was present. Fine reduced from \$6,480.00 to \$320.00 + \$80 admin fee=\$400.00 to be paid on or before 07/05/2019. If not paid then fine will revert back to the original amount.

Evidence

In general, evidence which is relevant will be admitted if, in the opinion of the Special Magistrate, it is the type of evidence upon which reasonable and responsible persons would normally rely in the conduct of everyday business and other affairs. Relevant evidence is evidence which tends to prove or disprove a matter in issue.

Respondents shall be strictly limited to presenting evidence and testimony to those matters specifically set forth within their written statement, as noticed in the Notice of Hearing Before Special Magistrate.

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

If you obtain an attorney, you or your attorney should notify the Special Magistrate Clerk in writing of the representation at least five (5) working days prior to your hearing.

