

WEDNESDAY  
JUNE 6, 2018  
9:00 A.M.



COOPER CITY HALL  
9090 SOUTHWEST 50 PLACE  
COOPER CITY, FLORIDA

**Post Hearing Minutes**

**CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**

1. **EXPLANATION OF PROCEDURES BY SPECIAL MAGISTRATE**

2. **SWEARING IN**

3. **NOTICE OF VIOLATION HEARINGS**

**CASE #**

45218A

**\$150.00**

**NOT GUILTY PLEA**

FOV-

AF-

Fine-

**Arlene Obregon., 4960 SW 92 Terrace., Cooper City, FL 33328**

**Notice of Violation:** 5/2/2018 By: Code Officer Jenny Walsh

**Violation:** Sec 8-26 Placement of Bulk Trash - Bulk trash out early.

**Disposition:** **June 6, 2018 Hearing:** Respondent was present. Code Officer Walsh was present. FOV-Must pay \$80 administrative fee on or before 07/06/2018. Fine reduced to \$25.00 to be paid on or before 07/06/2018.

45413A

**\$50.00**

FOV-

AF-

Fine-

**Hulett Environmental Services Inc., 7670 Okeechobee Blvd., West Palm Beach, FL 33411-2100**

**Location of Violation:** 5061 SW 88 Terrace., Cooper City, FL 33328

**Notice of Violation:** 3/29/2018 By: Code Officer Belinda Graham

**Violation:** Sec 25-10(a) Parking Commercial Vehicle (signage)

**Disposition:** **June 6, 2018 Hearing:** Patrick Roseberry was present. Code Officer Graham was present. FOV-Must pay \$80 administrative fee and \$25.00 fine on or before 07/06/2018.

45482A

**\$250.00**

FOV-

AF-

Fine-

**Stevan Holmes., 9080 SW 54 Street., Cooper City, FL 33328**

**Location of Violation:** 9191 Stirling Road., Cooper City, FL 33328

**Notice of Violation:** 2/27/2018 By: Deputy Wesley Haber

**Violation:** Sec 8-12 Litter on occupied private property; Private receptacles solely for use of for the use of owners and other authorized persons. (dumping in dumpster)

**Disposition:** **June 6, 2018 Hearing:** Respondent was present. Deputy Wes Haber was present. FOV-Must pay \$80 administrative fee on or before 07/06/2018. Fine reduced to \$125.00 to be paid on or before 07/06/2018.

45483A

**\$30.00**

FOV-

AF-

Fine-

**Krystal Ann Berg., 6490 Mary Osceola Drive, Apt B6., Hollywood, FL 33024**

**Location of Violation:** 9524 Griffin Road., Cooper City, FL 33328

**Notice of Violation:** 5/6/2018 By: Deputy Wesley Haber

**Violation:** Sec 7-10(a) Fire Zone

**Disposition:** **June 6, 2018 Hearing:** Respondent not present. Deputy Wes Haber was present. FOV- Must pay \$30 fine and \$80 administrative fee on or before 07/06/2018. **Fine paid on 06/11/2018. Admin fee must still be paid.**

45701A

**\$25.00**

FOV-

AF-

Fine-

**Armando Alvarez., 11219 SW 57 Street., Cooper City, FL 33330**

**Location of Violation:** SW 50 Place/SW 93 Avenue

**Notice of Violation:** 1/18/2018 By: Deputy Darren Rush

**Violation:** Sec 15-2 Soliciting

Disposition: **March 7, 2018 Hearing:** Respondent was not present. Deputy Darren Rush was present. **Continue to 04/04/2018 for lack of service. Post Property.**

Disposition: **April 4, 2018 Hearing:** **Continue to 06/06/2018 due to lack of service. Post Property.**

Disposition: **June 6, 2018 Hearing:** Respondent not present. Deputy Darren Rush was present. FOV- Must pay \$25 fine and \$80 administrative fee on or before 07/06/2018.

06069 **AA 10295 Holding Company., 10295 Stirling Road., Cooper City, FL 33328**

FOV-  **Mailing Address:** PO Box 546752., Surfside, FL 33154-0752

AF-  **Notice of Violation:** 1/6/2017 By: Code Officer Mark Reale

Fine-  **Violation:** FBC 105 Sec 6-7 "Adoption of Florida Building Code" failure to make application and obtain building permits prior to installation of (2) marathon signs on facades.

Disposition: **December 6, 2017 Hearing:** Arvind Singh and Lucas Velez were present. Code Officer Mark Reale was present. FOV-Must apply for a permit and obtain a contractor on or before 03/06/2018. If permit not renewed then continue case to 03/07/2018 for status review. Must pay \$80 administrative fee on or before 01/05/2018. **Admin fee paid on 02/02/2018.**

Disposition: **March 7, 2018 Hearing:** **Continuance granted to April 4, 2018.**

Disposition: **April 4, 2018 Hearing:** Respondent was present. Code Officer Reale was present. **Continue to 06/06/2018 for status review.**

Disposition: **June 6, 2018 Hearing:** Joe Dangler was present. Code Officer Reale was present. **Permit has been finalized on 04/26/2018. Case Closed.**

06172 **Mabel Pretty., 11212 SW 59 Place., Cooper City, FL 33330**

FOV-  **Notice of Violation:** 12/29/2017 By: Code Officer Mark Reale

AF-  **Violation:** Sec 23-90 Zoning Districts- Fences, walls and hedges- failed to maintain fence front and rear in a structurally sound or aesthetically attractive manner. (broken slats, leaning, mildew)

Fine-

Disposition: **April 4, 2018 Hearing:** Alireza Entezari was present. Code Officer Reale was present. **Continue to 06/06/2018 for status review.**

Disposition: **June 6, 2018 Hearing:** Matt Habibi was present and denied the violation. Code Officer Reale was present. **Permit has been finalized on 04/23/2018. No fine or administrative fee has been assessed. Case Closed**

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

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

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

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

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

06543 **Joseph and Jeffrey Martinez Etal., 9620 NW 26 Court., Cooper City, FL 33330**

FOV-  **Mailing Address:** 7097 Merganser Court #1106., Lake Worth, FL 33463

AF-  **Notice of Violation:** 3/20/2018 By: Code Officer Jenny Walsh

Fine-  **Violation:** Sec 23-90 Fences, walls and hedges-Failed to maintain fence in a structurally sound and aesthetically attractive manner.

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

**06549** Jena Shepard & Jose C. Perez., 5125 SW 93 Avenue., Cooper City, FL 33328

FOV-  Notice of Violation: 4/8/2018 By: Code Officer Jenny Walsh

AF-  Violation: Sec 25-11 Junked or Abandoned Vehicles - Deposited, stored or kept an abandoned vehicle with an expired tag and flat tire in the open upon public or private property.

Fine-

Disposition: **May 2, 2018 Hearing:** **Continuance granted to June 6, 2018.**

Disposition: **June 6, 2018 Hearing:** Respondent was present and admitted the violation. Code Officer Walsh was present. FOV- Violation complied on 06/05/2018. No fine assessed. Must pay \$80 administrative fee on or before 07/06/2018.

**06609** Tiffany Taylor., 3125 E. Quayside Drive., Cooper City, FL 33026

FOV-  Notice of Violation: 4/12/2018 By: Code Officer Belinda Graham

AF-  Violation: Sec 18-11 Tree Replacement Required-failed to provide replacement for tree removal. Please contact City Arborist for requirements.

Fine-

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

**06627** Denes Csajkas., 3500 NW 96 Avenue., Cooper City, FL 33024

FOV-  Notice of Violation: 4/9/2018 By: Code Officer Jenny Walsh

AF-  Violation: Sec 8-38 Public Nuisance- existence of untended growth of plants, weeds, rubbish, trash and dead trees, standing or fallen upon any lot.

Fine-

Disposition: **June 6, 2018 Hearing:** Respondent was present. Code Officer Walsh was present. FOV-Must pay \$80 administrative fee on or before 07/06/2018. Must comply with the violation on or before 07/06/2018. No fine assessed at this time. **Continue to 07/11/2018 for status review.**

**06628** Denes Csajkas., 3500 NW 96 Avenue., Cooper City, FL 33024

FOV-  Notice of Violation: 4/9/2018 By: Code Officer Jenny Walsh

AF-  Violation: Sec 25-11 Junked or abandoned vehicles-deposited, stored or kept abandoned vehicles (no tags, expired tag, flat tires, disrepair) upon private property.

Fine-

Disposition: **June 6, 2018 Hearing:** Respondent was present. Code Officer Walsh was present. FOV-Must pay \$80 administrative fee on or before 07/06/2018. Must comply with the violation on or before 07/06/2018. No fine assessed at this time. **Continue to 07/11/2018 for status review.**

**EEN18-0013** Jorge Uriel Bustamente & Cecelia Campos., 3375 E. Point Drive, Cooper City, FL 33026-3733

FOV-  Notice of Violation: 2/5/2018 By: Building Official Gerry Lomastro

AF-  Violation: Sec. 9-1 Tax Receipt required. After performing a building department records check and site visit, it has been determined the business does not have a current Local Business Tax Receipt.

Fine-

NO ACTION

5/21/2018

Disposition: **April 4, 2018 Hearing:** Respondent was present. Building Official Fowler was present. FOV-Send NOH to owner listed on BCPA. **Continue to 06/06/2018 for status review.**

Disposition: June 6, 2018 Hearing: **Case Dismissed**

EEN18-0020

Osvaldo Barcelo & Alina Morejon., 10550 SW 51 Street, Cooper City, FL 33328

FOV-

Notice of Violation: 2/12/2018 By: Building Official Ted Fowler

AF-

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to enclose a two car garage.

Fine-

Permit applied

Disposition: **April 4, 2018 Hearing:** Permit applied 03/26/2018 per Bldg. Respondent was present and admitted the violation. Building Official Fowler was present. FOV- No fine or admin fee assessed. **Continue to 06/06/2018 for status review (permit issued).**

3/26/2018

No Action-Permit

has not been Issued

as of 05/21/2018

Disposition: **June 6, 2018 Hearing:** Respondent was present. Building Insp Lomastro was present. **Permit issued on 06/05/2018. Case Closed**

EEN18-0036

Brian H Malamud., 2912 San Jose Avenue., Cooper City, FL 33026

FOV-

Notice of Violation: 3/20/2018 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 wood fence.

Fine-

No Action

Disposition: **May 2, 2018 Hearing: Respondent's request for continuance granted to June 6, 2018.**

5/21/2018

Disposition: **June 6, 2018 Hearing:** Respondent was present. Building Insp. Lomastro was present. FOV- No fine or administrative fee has been assessed at this time. Continue to 07/11/2018 for status review. If permit is issued then case will be closed.

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

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.**

5/21/2018

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.

EEN18-0072

Diverse Insurance Group Inc., 9900 Stirling Road Unit 240., Cooper City, FL 33024

FOV-

Notice of Violation: 5/7/2018 By: Allan Funez

AF-

Violation: Sec 9-6 Evidence of Liability- apply for Local Business Tax Receipt.

Fine-

No Action

Disposition: **June 6, 2018 Hearing:** Respondent not present. LBTR Clerk Allan Funez was present. No service for mailing. **Continue to 07/11/2018. Post Property.**

5/21/2018

EEN18-0073

Gastro Health LLC., 11011 Sheridan Street #109., Cooper City, FL 33026

FOV-

Notice of Violation: 5/7/2018 By: Allan Funez

AF-

Violation: Sec 9-6 Evidence of Liability- apply for Local Business Tax Receipt.

Fine-

No Action

Disposition: **June 6, 2018 Hearing:**

4. IMPOSITION OF FINE HEARINGS

06160 Linda McGarry., 10321 SW 51 Street., Cooper City, FL 33328

FOV-  Notice of Violation: 11/30/2017 By: Code Officer Mark Reale

AF-  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).  
Fine-  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 07/06/2018 for status review.

06166 Bryan Comprosky., 11953 SW 56 Street., Cooper City, FL 33330

FOV-  Notice of Violation: 12/20/2017 By: Code Officer Mark Reale

AF-  Violation: Sec 23-90(i) Fences, walls and hedges maintenance- failed to maintain fence in structurally sound or aesthetically attractive manner (fence leaning. missing section).  
Fine-

Disposition: **March 7, 2018 Hearing:** Respondent's mother was present and admitted the violation (Vivian Comprosky). Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 05/06/2018. Must comply with the violation (fence must be structurally sound and aesthetically attractive) on or before 05/06/2018. If not complied then must pay \$25/day fine from 02/01/2018 until compliance.

Disposition: **June 6, 2018 Hearing:** Certification of Fine

06168 Bryan Comprosky., 11953 SW 56 Street., Cooper City, FL 33330

FOV-  Notice of Violation: 12/20/2017 By: Code Officer Mark Reale

AF-  Violation: Sec 6-40(a) Maintenance Standards-Exterior Premises Condition-failed to maintain screens in enclosure in rear of home without rips, tears or in a deteriorated condition.  
Fine-

Disposition: **March 7, 2018 Hearing:** Respondent's mother was present and admitted the violation (Vivian Comprosky). Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 05/06/2018. Must comply with the violation (repair or remove screen enclosure) on or before 06/05/2018. If not complied then must pay \$25/day fine from 02/01/2018 until compliance.

Disposition: **June 6, 2018 Hearing:** Certification of Fine

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.

06296

**Kathleen Riveira., 4819 SW 120 Avenue., Cooper City, FL 33330**

FOV-

**Notice of Violation:** 1/18/2018 By: Code Officer Mark Reale

AF-

**Violation:** Sec 25-133(b) Development Standards-Drainage-Canals, Lakes, Seawalls-failure to maintain easement in rear. Please remove both piles of dead branches in rear of property.

Fine-

Disposition: **April 4, 2018 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 05/15/2018. **Complied on 03/29/2018.** No fine assessed.

Disposition: **June 6, 2018 Hearing:** Certification of Fine

06504

**Kathleen Riveira., 4819 SW 120 Avenue., Cooper City, FL 33330-4437**

FOV-

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

AF-

**Violation:** Sec 6-40 Maintenance Standards-Exterior Building Condition- failure to maintain exterior wall surfaces in good condition. Failure to maintain woodand metal flashing. Please clean mildew from home and paint deteriorated areas.

Fine-

Disposition: **April 4, 2018 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 05/15/2018. Must pay \$25/day fine from 02/12/2018 until compliance.

Disposition: **June 6, 2018 Hearing:** Certification of Fine

06505

**Kathleen Riveira., 4819 SW 120 Avenue., Cooper City, FL 33330-4437**

FOV-

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

AF-

**Violation:** Sec 23-90(i)(5) Fences, walls and hedges-failed to maintain wall on both sides(mildew). Please clean and paint wall on south side in existing colors.

Fine-

Disposition: **April 4, 2018 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 admin fee on or before 05/15/2018. Must pay \$25/day fine from 02/12/2018 until compliance.

Disposition: **June 6, 2018 Hearing:** Certification of Fine

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.**

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

*Fine-*  aesthetically attractive manner.

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.**

**06529**

**Elias Morales., 9210 SW 51 Street., Cooper City, FL 33328**

*FOV-*  **Notice of Violation:** 2/13/2018 By: Code Officer Jenny Walsh

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

*Fine-*

Disposition: **April 4, 2018 Hearing:** Respondent was not present. Code Officer Walsh was present. FOV- Must pay \$80 admin fee on or before 05/15/2018. Must pay \$100/day fine from 02/26/2018 until compliance. **Violation complied on 04/09/2018. Admin fee paid on 05/18/2018.**

Disposition: **June 6, 2018 Hearing:** Respondent was present. Code Officer Walsh was present. Fine reduced to \$200.00 to be paid on or before 07/06/2018.

**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 material and weeds.

*Fine-*

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.**

Disposition: **June 6, 2018 Hearing:** Certification of Fine

**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-*

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.**

Disposition: **June 6, 2018 Hearing:** Certification of Fine

**EEN17-0120**

**Jema B. Trujillo., 5591 SW 90 Avenue., Cooper City, FL 33328-5114**

*FOV-*  **Notice of Violation:** 10/24/2017 By: Building Official Ted Fowler

*AF-*  **Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required to replace the front door and side garage door.

*Fine-*

**Permit approved**

**& issued**

**5/22/2018**

Disposition: **December 6, 2017 Hearing:** Christian Lopez (son) was present. Building Official Fowler was present. Must issue a permit on or before 01/02/2017. Must pay \$80 administrative fee on or before 01/05/2018. **Continue to 01/03/2018 for status review.**

- Disposition: **January 3, 2018 Hearing:** Respondent was present. Building Inspector Lomastro was present. Must apply for a permit on or before 02/02/2017. **Admin fee has been paid on 12/28/2017. Continue to 02/07/2018.**
- Disposition: **February 7, 2018 Hearing:** **Continue to 04/04/2018 for status review.**
- Disposition: **April 4, 2018 Hearing:** Permit applied 02/06/2018. Permit denied on 02/08/2018. Respondent was not present. Building Official Fowler was present. Must pay \$100/day fine from 02/08/2018 until compliance.
- Disposition: **June 6, 2018 Hearing:** Certification of Fine

**EEN18-0001**

**Noor Group LLC., 11613 SW 50 Street, Cooper City, FL 33330**

FOV-

**Mailing Address:** 20600 NW 47 Avenue., Miami Gardens, FL 33055

AF-

**Notice of Violation:** 1/23/2018 By: Building Official Gerry Lomastro

Fine-

**Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit to secure exposed wiring & repair or replace an existing aluminum covered patio.

Permit Approved

Not issued

Permit fees due

Disposition: **February 7, 2018 Hearing:** Fernanda Peixoto was present and admitted the violation. Bldg Official Lomastro was present. FOV- Must pay \$80 administrative fee on or before 03/09/2018. Must obtain a demolition permit to remove electric and patio on or before 03/09/2018. Fine has been withheld at this time.

Disposition: **April 4, 2018 Hearing:** Fernanda Peixoto was present. Must obtain permit on or before 04/30/2018. If permit is not issued then must pay \$50/day fine from 04/04/2018 until compliance.

Disposition: **June 6, 2018 Hearing:** Fernanda Peixoto was present. Building Insp. Lomastro was present. **Continue to 07/11/2018.** Need date of permit approval. **Administrative fee paid on 03/01/2018**

**EEN18-0015**

**Stirling Retail 26 LLC., 8655 Stirling Road, Cooper City, FL 33328**

FOV-

**Notice of Violation:** 2/6/2018 By: Building Official Ted Fowler

AF-

**Violation:** FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that LP GAS permit has expired.

Fine-

Permit renewed

5/1/2018

Disposition: **April 4, 2018 Hearing:** Respondent not present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 05/15/2018. Must pay \$50/day from 03/09/2018 until compliance.

Disposition: **June 6, 2018 Hearing:** Mike Becker from Blossman Gas was present. Building Insp Lomastro was present. Must pay reduced fine of \$200.00 and \$80 administrative fee on or before 07/06/2018. **Paid fine and admin fee on 06/06/2018. Case Closed**

**EEN18-0023**

**Wilbert Reynoso & Yesenia Coris., 2780 Lake Way, Cooper City, FL 33026**

FOV-

**Notice of Violation:** 2/12/2018 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 LP tank.

Fine-

Permit finalized

5/7/2018

Disposition: **April 4, 2018 Hearing:** **Continuance granted to May 2, 2018.**

Disposition: **May 2, 2018 Hearing:** Wilbert Reynoso was present. Building Inspector Lomastro was present. FOV- Must pay \$80 admin fee on or before 06/01/2018. Fine has been withheld. **Continue to 06/06/2018 for status review. Admin fee paid on 05/22/2018.**

Disposition: **June 6, 2018 Hearing:** Respondent not present. Building Insp Lomastro was present. **Case Closed**

**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  
5/21/2018  
Disposition: **April 4, 2018 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 05/15/2018. Must pay \$25/day fine from 03/19/2018 until compliance.  
**Admin fee was paid on 05/07/2018.**  
Disposition: **June 6, 2018 Hearing: Continue to 07/11/2018.**

EEN18-0027 **Richard & Brittany Angulo, 9989 SW 59 Court, Cooper City, FL 33328-5733**  
FOV-  **Notice of Violation:** 2/16/2018 By: Building Official Gerry Lomastro  
AF-  **Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install a canopy on the north end of residence.  
Fine-   
No Action  
5/21/2018  
Disposition: **April 4, 2018 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 05/15/2018. Must pay \$25/day fine from 03/19/2018 until compliance.  
**Admin fee was paid on 05/07/2018.**  
Disposition: **June 6, 2018 Hearing:** Respondent was present. Building Insp Lomastro was present. **Continue 07/11/2018 for status review. Permit must be issued.**

EEN18-0028 **Richard & Brittany Angulo, 9989 SW 59 Court, Cooper City, FL 33328-5733**  
FOV-  **Notice of Violation:** 2/16/2018 By: Building Official Gerry Lomastro  
AF-  **Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install a new fence.  
Fine-   
No Action  
5/21/2018  
Disposition: **April 4, 2018 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80 admin fee on or before 05/15/2018. Must pay \$25/day fine from 03/19/2018 until compliance.  
**Admin fee was paid on 05/07/2018.**  
Disposition: **June 6, 2018 Hearing:** Respondent was present. Building Insp Lomastro was present. **Continue 07/11/2018 for status review. Permit must be issued.**

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

EEN18-0038 **Gregory G & Regine C Roy., 11121 Minneapolis Drive., Cooper City, FL 33026**  
FOV-  **Mailing Address:** 336 Spanton Cres, #128., Pooler, GA 31322-9621  
AF-  **Notice of Violation:** 3/21/2018 By: Building Inspector Gerry Lomastro  
Fine-  **Violation:** FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required for interior renovations.  
No Action  
5/21/2018  
Disposition: **May 2, 2018 Hearing:** Respondent was not present. Building Inspector Lomastro was present. FOV- Must pay \$80 admin fee on or before 06/01/2018. Must pay \$100/day fine from 04/22/2018 until compliance.

Disposition: **June 6, 2018 Hearing:** Certification of Fine

**EEN18-0040**

**Roxana & Juan J. Pio., 20501 Marin Ranches Drive., Cooper City, FL 33328**

FOV-

**Notice of Violation:** 3/26/2018 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 extend existing fence into 30 foot easement.

Fine-

Permit Applied

4/18/2018

Corrections

submitted

5/22/2018

Disposition: **May 2, 2018 Hearing:** Permit applied on 04/18/2018 per Bldg Dept. Roxana Pio was present and admitted the violation. Building Inspector Lomastro was present. FOV- Must pay \$80 admin fee on or before 06/01/2018. No fine assessed at this time. **Continue to 06/06/2018. Admin fee paid on 05/22/2018.**

Disposition: **June 6, 2018 Hearing:** Respondent was present. Building Insp Lomastro was present. **Permit issued on 06/06/2018. Case Closed**

**EEN18-0046**

**Law Office of S. Andrew Foster Esq., 9720 Stirling Road #206C., Cooper City, FL 33024**

FOV-

**Notice of Violation:** 4/2/2018 By: Building Official Ted Fowler

AF-

**Violation:** Sec 9-14(a)c Delinquency - for failure to renew a Local Business Tax Receipt.

Fine-

Disposition: **May 2, 2018 Hearing:** Respondent was not present. LBTR Clerk Allan Funez was present. FOV- Must pay \$80 admin fee on or before 06/01/2018. Must pay \$25/day fine from 05/02/2018 until compliance. **Violation complied on 05/21/2018.**

Disposition: **June 6, 2018 Hearing:** Fine has been waived. Must pay \$80 administrative fee on or before 07/06/2018. **Admin fee paid on 06/06/2018. Case Closed**

**EEN18-0063**

**Carebridge Associates II LLC., 10400 Griffin Road Suite 302., Cooper City, FL 33328**

FOV-

**Notice of Violation:** 4/11/2018 By: Building Official Ted Fowler

AF-

**Violation:** Sec 9-14(a)c Delinquency - for failure to renew a Local Business Tax Receipt.

Fine-

No Action

4/24/2018

Disposition: **May 2, 2018 Hearing:** Respondent was not present. Building Inspector Lomastro was present. FOV- Must pay \$80 admin fee on or before 06/01/2018. Must pay \$25/day fine from 05/02/2018 until compliance.

Disposition: **June 6, 2018 Hearing:** **Case Dismissed**

**EEN18-0065**

**Amy Siepser., 5160 SW 89 Avenue., Cooper City, FL 33328**

FOV-

**Notice of Violation:** 4/11/2018 By: Building Official Ted Fowler

AF-

**Violation:** Sec 9-14(a)c Delinquency - for failure to renew a Local Business Tax Receipt.

Fine-

No Action

4/24/2018

Disposition: **May 2, 2018 Hearing:** Respondent was not present. Building Inspector Lomastro was present. FOV- Must pay \$80 admin fee on or before 06/01/2018. Must pay \$25/day fine from 05/02/2018 until compliance.

Disposition: **June 6, 2018 Hearing:** Certification of Fine

**EEN18-0066**

**Acu Health LLC., 10400 Griffin Road #106., Cooper City, FL 33328**

FOV-

**Notice of Violation:** 4/11/2018 By: Building Official Ted Fowler

AF-

**Violation:** Sec 9-14(a)c Delinquency - for failure to renew a Local Business Tax Receipt.

Fine-

No Action

4/24/2018

Disposition: **May 2, 2018 Hearing:** Respondent was not present. Building Inspector Lomastro was present. FOV- Must pay \$80 admin fee on or before 06/01/2018. Must pay \$25/day fine from 05/02/2018 until compliance.

Disposition: **June 6, 2018 Hearing:** Certification of Fine

5. **REDUCTION OF FINE HEARINGS**

06286

Certification  
of  
Fine

Mabel Pretty., 11212 SW 59 Place., Cooper City, FL 33328

Mailing Address: 1550 Trevino Avenue., Coral Gables, FL 33134-6252

Notice of Violation: 7/26/2017 By: Code Officer Mark Reale

Violation: Sec 8-38 Excessive Undergrowth, accumulation of junk, trash, etc-litter on east side of home next to garage. Overgrowth in rear coming out of screen enclosure. Remove litter and overgrowth.

**\$250.00 per day from 08/24/2017 thru 01/11/2018 (140 days)=\$35,000.00.**

Disposition: **November 1, 2017 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 administrative fee on or before 12/01/2017. Must pay \$250/day fine from 08/24/2017 until compliance. City is ordered to assume maintenance of the property.

Disposition: **January 3, 2018 Hearing:** Ralph Rowe-Attorney from Wells Fargo was present. **Continue to 02/07/2018 for status. City maintained property on 01/11/2018.**

Disposition: **February 7, 2018 Hearing:** **Posted continuance on 01/12/2018.** Certification of Fine  
**Admin fee and recording/release fees paid on 04/12/2018.**

Disposition: **June 6, 2018 Hearing:** Must pay a reduced fine of \$1500.00. If fine not paid on or before 07/06/2018 the fine will revert back to the original amount.

06287

Certification  
of  
Fine

Mabel Pretty., 11212 SW 59 Place., Cooper City, FL 33328

Mailing Address: 1550 Trevino Avenue., Coral Gables, FL 33134-6252

Notice of Violation: 7/26/2017 By: Code Officer Mark Reale

Violation: Sec 6-40(a) Maintenance Standards-Exterior Building Condition-failed to maintain wall surfaces in good condition (mildew) and prevent deterioration. Failure to maintain screening in enclosure in rear ripped/missing.

**\$250.00 per day from 09/01/2017 thru 04/10/2018 (221 days)=\$55,250.00**

Disposition: **November 1, 2017 Hearing:** Respondent was not present. Code Officer Reale was present. FOV- Must pay \$80 administrative fee on or before 12/01/2017. Must pay \$250/day fine from 09/01/2017 until compliance.  
**Violation complied on 04/10/2018 per Mark Reale.**

Disposition: **January 3, 2018 Hearing:** Ralph Rowe-attorney for Wells Fargo Bank was present. **Continue to 02/07/2018 for status.**

Disposition: **February 7, 2018 Hearing:** **Posted continuance on 01/12/2018.** Certification of Fine  
**Admin fee and recording/release fees paid on 04/12/2018.**

Disposition: **June 6, 2018 Hearing:** Must pay a reduced of \$1750.00 on or before 07/06/2018. If not paid then fine will revert back to the original amount.

EEN17-0029

2015-2 IH2 Borrower LP c/o Invitation Homes - Tax Dept, 5212 SW 91 Terrace., Cooper City, FL 33328

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

Notice of Violation: 2/22/2017 By: Ted Fowler

Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for a/c replacement has expired and needs to be renewed.

**\$150.00 per day from 03/24/2017 thru 01/29/2018 (311 days)=\$46,650.00 + \$45.50 recording/release fees=\$46,695.50**

Disposition: **April 5, 2017 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$80

administrative fee on or before 05/05/2017. Must pay \$150/day from 03/24/2017 until compliance.  
**Violation complied on 01/29/2018. Admin fee paid on 05/17/2018.**

Disposition: **June 7, 2017 Hearing:** Certification of Fine

Disposition: **June 6, 2018 Hearing:** Fine reduced to \$2645.50 to be paid on or before 07/11/2018. If not paid the 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 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.