

WEDNESDAY
NOVEMBER 1, 2017
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 #

06286

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.

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.

06287

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.

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.

06323

R.A. & Linda Sullivan., 4966 SW 94 Terrace., Cooper City, FL 33328

Notice of Violation: 8/27/2017 By: Code Officer Jenny Walsh

Violation: Sec 25-10(a) Boat Parking-parked, stored or kept a boat on private property in residential zone which was not enclosed and screened.

Disposition: **November 1, 2017 Hearing:** Respondent was present. Code Officer Walsh was present. FOV- Respondent was present and admitted the violation. Code Officer Walsh must confirm compliance. If complied then no fine and administrative fee have been assessed and case will be closed. If violation is not complied then case will be continued to December 6, 2017.

06324

R.A. & Linda Sullivan., 4966 SW 94 Terrace., Cooper City, FL 33328

Notice of Violation: 8/27/2017 By: Code Officer Jenny Walsh

Violation: Sec 25-11 Junked or abandoned vehicle-deposited, stored or kept an abandoned vehicle (no tag, flat tires) in the open upon private property.

Disposition: **November 1, 2017 Hearing:** Respondent was present. Code Officer Walsh was present. FOV- Respondent was present and admitted the violation. Code Officer Walsh must confirm compliance. If complied then no fine and administrative fee have been assessed and case will be closed. If violation is not complied then case will be continued to December 6, 2017. Must pay \$80 administrative fee on or before 12/01/2017.

06333 Christa B Griffin., 5018 SW 92 Avenue., Cooper City, FL 33328
Notice of Violation: 8/14/2017 By: Code Officer Jenny Walsh
Violation: Sec 8-38 Excessive undergrowth-allowed grass to grow in excess of 6 inches in height which is a prohibited public nuisance.
Disposition: **November 1, 2017 Hearing:** Respondent was present. Code Officer Walsh was present. FOV- Must comply with the violation on or before 11/15/2017 (remove grass growing over the sidewalk). If not complied then must pay a fine in the amount of \$25/day from 11/15/2017 until compliance. Must pay \$80 administrative fee on or before 12/01/2017. **Admin fee paid on 11/01/2017.**

06337 Patricia Insel., 5225 SW 95 Avenue., Cooper City, FL 33328
Mailing Address: 1910 SW 58 Avenue., Plantation, FL 33317
Notice of Violation: 9/19/2017 By: Code Officer Jenny Walsh
Violation: Sec 8-38 Public Nuisance-excessive accumulation of junk, trash, etc. May reasonably become infested or inhabited by rodents or wild animals.
Disposition: **November 1, 2017 Hearing:** Respondent was present and denied the violation. Code Officer Walsh was present. Michael Sweeney (neighbor to the south-5233 SW 95 Avenue was present as a witness. Must pay \$80 administrative fee on or before 12/01/2017. Must pay \$250/day fine from 11/01/2017 until compliance. City is ordered to eliminate the items in front and back of yard with a deputy present if necessary. Homeowner shall not interfere in the removal of the items on the outside yard.

EEN17-0060 Peggy Lee Padron., 5610 SW 98 Way., Cooper City, FL 33328
Notice of Violation: 5/9/2017 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required to construct a patio roof enclosure.
Disposition: **August 2, 2017 Hearing:** **Continue to 09/06/2017 for service. Post Property**
Disposition: **September 6, 2017 Hearing:** **Continue to 11/01/2017.**
Disposition: **November 1, 2017 Hearing:** **Violation complied per Bldg Dept on 10/11/2017. Case Closed**

EEN17-0105 Claude Huet., 3468 Lincoln Way., Cooper City, FL 33328
Mailing Address: 809-2160 Terry Fox., Laval QC CA H7T 3B7
Notice of Violation: 8/28/2017 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required to enclose the two car garage.
Disposition: **October 4, 2017 Hearing:** **Continuance granted to November 1, 2017**
Disposition: **November 1, 2017 Hearing:** Audrey Jade Salbo was present and denied the violation. No fine has been assessed as of yet. Must apply for a permit on or before 01/05/2018. If not complied then a fine in the amount of \$100/day will be assessed from 12/05/2017 until compliance. Must pay \$80 admin fee on or before 12/01/2017. **12/06/2017 hearing for status review.**

EEN17-0106 Marcela Oviedo., 9765 Darlington Place., Cooper City, FL 33328
Notice of Violation: 8/29/2017 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for hot water replacement.

Disposition: **October 4, 2017 Hearing: Continuance granted to November 1, 2017.**

Disposition: **November 1, 2017 Hearing: Violation complied per Bldg Dept on 10/02/2017. Case Closed**

EEN17-0108 **Country Glen Assn Inc., Country Glen Drive., Cooper City, FL 33330**
Mailing Address: 15951 SW 41 Street, Cooper City, FL 33331
Notice of Violation: 8/31/2017 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required to install electri site lighting.

Disposition: **October 4, 2017 Hearing:** Minda Stratton-Prop Mgr was present. Building Official Fowler was present. Permit was applied for on 10/01/2017. Permit must be issued, if so then case will be closed. **Continue to 11/01/2017.**

Disposition: **November 1, 2017 Hearing:** Respondent was not present. Building Official Fowler was present. Must pay \$250/day fine from 10/13/2017 until compliance. Must pay \$80 administrative fee on or before 12/01/2017.

EEN17-0109 **Jose Barrios., 10415 Panama Street., Cooper City, FL 33026-4527**
Notice of Violation: 9/25/2017 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required to install a wood fence.

Disposition: **November 1, 2017 Hearing: Violation complied per Bldg Dept on 10/16/2017. Case Closed**

EEN17-0110 **Cheryl A. Cammarano., 4802 SW 119 Avenue., Cooper City, FL 33330-4432**
Notice of Violation: 9/26/2017 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required for a window and door replacement.

Disposition: **November 1, 2017 Hearing: Violation complied per Bldg Dept on 09/27/2017. Case Closed**

EEN17-0111 **Gary J. & Rose M. Mone., 10315 SW 50 Court., Cooper City, FL 33328-4902**
Notice of Violation: 9/26/2017 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required for a reroof shingle.

Disposition: **November 1, 2017 Hearing:** Renata Satram-Representative from Home Depot's contractor was present. Building Official Fowler was present. Permit has been issued. **Case Closed**

EEN17-0112 **Armando F. & Zunilda Arango Jr., 10315 SW 50 Court., Cooper City, FL 33328-4902**
Notice of Violation: 9/26/2017 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required for interior remodel, electric and plumbing.

Disposition: **November 1, 2017 Hearing: Violation complied. Case Closed**

EEN17-0117 **Jerry B. Gemma., 5220 SW 90 Way 1 #4., Cooper City, FL 33328**
Mailing Address: 14631 SW 21 Street., Davie, FL 33325-4928
Notice of Violation: 10/3/2017 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required to install a flat deck roof.

Disposition: **November 1, 2017 Hearing:** Respondent was not present. Building Official Fowler was present. **Continue to 12/06/2017 for status.** If complied then case will be closed.

4. IMPOSITION OF FINE HEARINGS

06279 **Sarit & Amnon Ben-Chitrit., 10414 SW 54 Street., Cooper City, FL 33328**

Notice of Violation: 5/9/2017 By: Code Officer Mark Reale

Violation: Sec 9-7 Business Occupational Uses of Residences- failure to apply for a restricted Local Business Tax Receipt at residents for following: (1) Miami's Finest Luxury Auto Rentals LLC- no storage of cars or clients permitted. (2) Atlantic Beachwear (3) Shark Inc--apply at City Hall

Disposition: **July 12, 2017 Hearing:** C Quintana Jr-Atty for homeowner, Minda Straton-property manager for Biltmore Grove, Frank Lanzo-HOA President all present to testify. Code Officer Reale was present. No evidence to support - No violation for Atlantic Beachwear & Shirel Inc. FOV- Must pay \$80 admin fee on or before 08/11/2017. The business Miami Luxury Auto Rental LLC must apply for a LBTR on or before 07/19/2017. If LBTR is not applied for then a fine in the amount of \$250/day will be assessed from 07/19/2017 until compliance. **Continue to 08/02/2017 for status review.**

Disposition: **August 2, 2017 Hearing:** Frank Lanzo & Minda Straton were present. Code Officer Reale was present. City is ordered to issue a subpoena to the homeowners. Continue to 10/04/2017 at 9am. for Certification of Fine hearing.

Disposition: **October 4, 2017 Hearing:** **Continue to November 1, 2017 due to hospitalization of attorney.**

Disposition: **November 1, 2017 Hearing:** Respondents were present. Code Officer Reale was present. Violation is complied on 07/21/2017 (no accumulation of vehicles at the property and principle address is Hollywood). Fine in the amount of \$250/day must be paid from 07/19/2017 through 07/21/2017 on or before 12/01/2017. If not paid then the fine will be certified. **Admin fee was paid on 08/18/2017.**

06312 **Hai Hua Mei., 9711 SW 57 Street., Cooper City, FL 33328**

Notice of Violation: 7/26/2017 By: Code Officer Jenny Walsh

Violation: Sec 8-26(b) Placement of Recepticles-must store containers in garage, behind a fence or hedge, must be screened from view.

Disposition: **September 6, 2017 Hearing:** Respondent was not present. Code Officer Walsh was present. FOV- Violation complied on 08/23/2017. Fine has been waived. Must pay \$80 admin fee on or before 10/06/2017.

Disposition: **November 1, 2017 Hearing:** **Case Closed**

06313 **Jena Shepard & Jose C Perez., 5125 SW 93 Avenue., Cooper City, FL 33328**

Notice of Violation: 7/31/2017 By: Code Officer Jenny Walsh

Violation: Sec 25-11 Junked or Abandoned Vehicles-Deposited, stored or kept abandoned vehicles (flat tire, expired tag, broken window) in the open on private property.

Disposition: **September 6, 2017 Hearing:** Respondent was present. Code Officer Walsh was present. FOV-Must comply with the violation on or before 09/26/2017. If not complied then must pay a fine of \$25/day from 09/27/2017 until compliance. Must pay \$80 admin fee on or before 10/06/2017. **Continue to 10/04/2017.**

Disposition: **October 4, 2017 Hearing:** **Continuance granted to November 1, 2017.**

Disposition: **November 1, 2017 Hearing:** Respondent was present. Code Officer Walsh was present. Must verify that there are no flat tires on the vehicles parked at the home. If complied then fine will be waived. Must pay \$80 admin fee on or before 12/01/2017. **Admin fee paid on 11/01/2017 and Code Officer Walsh verified that vehicles are in compliance. Case Closed**

EEN17-0056 **Daniel Salbo., 3278 Lincoln Way., Cooper City, FL 33026**

Notice of Violation: 4/25/2017 By: Building Official Ted Fowler
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required to install existing attached two car garage.
Disposition: **August 2, 2017 Hearing:** Respondent was present. Building Official Fowler was present. FOV-Must apply for permit on or before 10/02/2017. Permit must issued on or before 10/31/2017. If not complied then must pay \$25/day from 08/02/2017 until compliance. Must pay \$80 admin fee on or before 09/01/2017. **Continue to 11/01/2017.**
Disposition: **November 1, 2017 Hearing:** Respondent was present. Bldg Official Fowler was present. Permit needs to be issued on or before 12/05/2017. **Admin fee was paid on 08/30/2017.**

EEN17-0062 **Carrie S. Carter., 4974 SW 94 Avenue., Cooper City, FL 33328**
Notice of Violation: 5/12/2017 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for structural, electric, plumbing & mechanical must be renewed.
Disposition: **August 2, 2017 Hearing:** **Continue to 09/06/2017 for service. Post Property**
Disposition: **September 6, 2017 Hearing:** Respondent was not present. Bldg Official Fowler was present. FOV- Must pay \$100/day fine from 08/11/2017 until compliance. Must pay \$80 admin fee on or before 10/06/2017. Continue to 11/01/2017.
Disposition: **November 1, 2017 Hearing:** Respondent was present. Code Officer Fowler was present. Must renew permits on or before 12/01/2017. If permits are renewed then the fine will be waived and case will be closed. If not complied then case will be continued to 12/06/2017 for status review. **Admin fee paid on 11/01/2017.**

EEN17-0072 **Mosaicgreen LLC., 11275 Roundelay Road., Cooper City, FL 33026**
Mailing Address: 10060 Sheridan Street., #101, Pembroke Pines, FL 33024
Notice of Violation: 6/7/2017 By: Building Inspector Gerry Lomastro
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required to install a construct a covered patio.
Disposition: **August 2, 2017 Hearing:** Desiree Dominguez-friend of owner. FOV- Must pay \$80 admin fee on or before 09/01/2017. Must apply and obtain a permit on or before 09/01/2017. If not complied then must pay \$50/day fine from 06/18/2017 until compliance.
Disposition: **October 4, 2017 Hearing:** **Post Property. Continue to 11/01/2017.**
Disposition: **November 1, 2017 Hearing:** Desiree Dominguez was present. Bldg Official Fowler was present. **Continue to December 6, 2017 for status review.** Must obtain permit if so then case will be closed. **Admin fee paid on 11/01/2017.**

EEN17-0073 **Mosaicgreen LLC., 11275 Roundelay Road., Cooper City, FL 33026**
Mailing Address: 10060 Sheridan Street., #101, Pembroke Pines, FL 33024
Notice of Violation: 6/7/2017 By: Building Inspector Gerry Lomastro
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required to remove and replace windows and doors.
Disposition: **August 2, 2017 Hearing:** Desiree Dominguez-friend of owner. FOV- Must pay \$80 admin fee on or before 09/01/2017. Must apply and obtain a permit on or before 09/01/2017. If not complied then must pay \$25/day fine from 06/18/2017 until compliance.
Disposition: **October 4, 2017 Hearing:** **Post Property. Continue to 11/01/2017.**
Disposition: **November 1, 2017 Hearing:** Desiree Dominguez was present. Bldg Official Fowler was present. **Continue to December 6, 2017 for status review.** Must obtain permit if so then case will be closed. **Admin fee paid on 11/01/2017.**

- EEN17-0079 **Mohammed Mazumder., 8997 SW 49 Street., Cooper City, FL 33328**
Notice of Violation: 6/21/2017 By: Building Inspector Gerry Lomastro
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required to remove and replace windows and doors.
- Disposition:** **August 2, 2017 Hearing:** Respondent was present and admitted the violation. Bldg Inspector Lomastro was present. FOV- Must pay \$80 admin fee on or before 09/01/2017. Must comply with the violation on or before 08/18/2017 (make corrections). Fines have been withheld. **Admin fee has been paid on 08/02/2017.**
Continue to 10/04/2017 for status review.
- Disposition:** **October 4, 2017 Hearing:** Permit is approved and ready for pickup. Continue to 11/01/2017. If permit is picked up then case will be closed.
- Disposition:** **November 1, 2017 Hearing:** **Violation complied per Bldg Dept on 09/28/2017. Case Closed**
- EEN17-0084 **Chong Huang Lin., 9465 SW 52 Place., Cooper City, FL 33328**
Notice of Violation: 7/5/2017 By: Building Inspector Gerry Lomastro
Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit is required to install windows.
- Disposition:** **August 2, 2017 Hearing:** **Continue to 09/06/2017 for status review.**
- Disposition:** **September 6, 2017 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$100/day fine from 09/06/2017 until compliance. Must pay \$80 admin fee on or before 10/06/2017.
- Disposition:** **November 1, 2017 Hearing:** **Violation complied per Bldg Dept on 10/24/2017. Case Closed**
- EEN17-0093 **Ileana Rosa Hoch., 12206 Park Drive., Cooper City, FL 33026-1020**
Notice of Violation: 8/2/2017 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a Building Department permit for window & door replacement must be renewed.
- Disposition:** **September 6, 2017 Hearing:** Respondent was not present. Building Official Fowler was present. FOV- Must pay \$100/day fine from 09/06/2017 until compliance. Must pay \$80 admin fee on or before 10/06/2017.
- Disposition:** **November 1, 2017 Hearing:** **Violation complied per Bldg Dept on 09/25/2017. Case Closed**
- EEN17-0098 **Embellish Me LLC., 5860 S. Flamingo Road., Cooper City, FL 33330**
Notice of Violation: 8/16/2017 By: Carlos Vega
Violation: Sec 9-14(a)c Delinquency- for failure to renew a Local Business Tax Receipt
- Disposition:** **September 6, 2017 Hearing:** Respondent was not present. LBTR Clerk Carlos Vega was present. FOV- Must pay \$25/day fine from date of the order to compliance. Must pay \$80 admin fee on or before 10/06/2017.
- Disposition:** **November 1, 2017 Hearing:** Certification of Fine

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 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.

One or more members of the City Commission and/or advisory boards of the City may be in attendance at the Special Magistrate proceedings.