

WEDNESDAY
OCTOBER 2, 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 #

06730 **Keda Partners Inc., 9416 SW 52 Court., Cooper City, FL 33328**

FOV- **Mailing Address: 4223 Davie Road, Davie, FL 33314**

AF- **Notice of Violation: 7/11/2019 By: Code Officer Lynn Duvall**

Fine- **Violation: Sec 25-5 E (1) Design of off street parking-provides that vehicles not permitted to park on front lawn.**

Disposition: October 2, 2019 Hearing: Kevin Carcato-Principle owner of the property. Alicia Roushay-resident admitted the violation. Code Officer Lynn Duvall was present. FOV- Violation complied on 10/02/2019-after the compliance date. No fine has been assessed. Must pay \$80 administrative fee on or before 11/01/2019. Any further violation may result in a repeat violation. **Admin fee paid on 10/02/2019. Case Closed**

06910 **DCL Cooper City LLC/Walgreen Co Real Estate Property Tax., 8625 Stirling Road., Cooper City, FL 33328**

FOV- **Mailing Address: PO Box 1159., Deerfield, IL 60015**

AF- **Notice of Violation: 6/21/2019 By: Code Officer Belinda Graham**

Fine- **Violation: Sec 6-32(k) General Maintenance-Failed to keep common areas maintained. Dumpster fence in disrepair concrete wall, mold/mildew overgrowth north side of wall.**

Disposition: October 2, 2019 Hearing: Jermaine Clarke - store manager for Walgreens was present. Code Officer Graham was present. FOV- Code Officer Duvall testified that the violation is only partially complied. FOV- Must comply with the violation on or before 11/01/2019 (overgrowth needs to be complied). If violation is not complied on or before 11/01/2019 then must pay \$50/day from 11/02/2019 until compliance.

06911 **CNL Restaurant Net Lease Properties II Inc c/o Pizza Hut 065406., 11091 Sheridan Street., Cooper City, FL 33026**

FOV- **Mailing Address: 2325 E. Camelback Road., Suite 1100, Phoenix, AZ 85016**

AF- **Notice of Violation: 6/28/2019 By: Code Officer Belinda Graham**

Fine- **Violation: Sec 6-32(k) General Maintenance-Maintenance required. Mold, mildew, grime on building, roof, deteriorated fence and weeds.**

Disposition: October 2, 2019 Hearing: Rocio Casco - legal assistant for Pizza Hut was present and admitted the violation. Code Officer Graham was present. FOV- **Violation complied on 09/10/2019.** No fine assessed. Must pay \$80 administrative fee on or before 11/01/2019. Any further violation may result in a repeat violation. **Paid admin fee on 10/02/2019. Case Closed**

06913 **Stirling Retail 26 LLC., 8861 Stirling Road., Cooper City, FL 33328**

FOV- **Mailing Address: 122 Golden Beach Drive., Golden Beach, FL 33160**

AF- **Notice of Violation: 7/10/2019 By: Code Officer Belinda Graham**

Fine- **Violation: Sec 6-32(k) Minimum Standards-Failed to meet minimum standards for plaza (bench in disrepair).**

Disposition: October 2, 2019 Hearing: Respondent not present. Code Officer Graham was present. FOV- **Violation complied on**

10/01/2019 - after compliance date. No fine assessed. Must pay \$80 administrative fee on or before 11/01/2019. Any further violation will result in a repeat violation.

06921 US Bank Trust NA Trstee., 8971 SW 57 Street., Cooper City, FL 33328
FOV- Mailing Address: 323 5 Street., Eureka, CA 95501
AF- Notice of Violation: 8/14/2019 By: Code Officer Belinda Graham
Fine- Violation: Sec 6-9C-POD-site permit required.

Disposition: October 2, 2019 Hearing: Yuliya Sidorevscaya-Realtor was present. Code Officer Graham was present. FOV-POD was removed after the original compliance date. Must pay \$80 administrative fee on or before 11/01/2019. Any further violation will result in a repeat violation. Admin fee was paid on 10/02/2019. Case Closed

06922 US Bank Trust NA Trstee., 8971 SW 57 Street., Cooper City, FL 33328
FOV- Mailing Address: 323 5 Street., Eureka, CA 95501
AF- Notice of Violation: 8/14/2019 By: Code Officer Belinda Graham
Fine- Violation: Sec 6-40(b)(1)&(2) Maintenance Standards-Exterior Premises Condition-failed to maintain exterior premises from all nuisances, overgrowth weeds/plant material.

Disposition: October 2, 2019 Hearing: Yuliya Sidorevscaya-Realtor was present. Code Officer Graham was present. FOV-Violation was complied on 09/06/2019 after the original compliance date. Must pay \$80 administrative fee on or before 11/01/2019. Any further violation will result in a repeat violation. Admin fee was paid on 10/02/2019. Case Closed

06933 Edward & Jennifer Feaster III., 12009 Landing Way., Cooper City, FL 33026
FOV- Notice of Violation: 8/1/2019 By: Code Officer Mark Reale
AF- Violation: Sec 25-10(a) Parking a Commercial Vehicle-parking, storing, or keeping a trailer on privately owned property in a
Fine- residentially zoned district.

Disposition: October 2, 2019 Hearing: Respondent not present. Code Officer Reale was present. FOV- Violation complied on 09/11/2019 - after compliance date. No fine assessed. Must pay \$80 administrative fee on or before 11/01/2019. Any further violation will result in a repeat violation.

06951 Prince Joseph Allencherry & Helen Prince Joseph., 5270 SW 89 Avenue., Cooper City, FL 33328
FOV- Notice of Violation: 7/21/2019 By: Code Officer Jenny Walsh
AF- Violation: Sec 25-11 Junked or Abandoned Vehicles-for depositing, storing, or keeping an abandoned vehicle (disrepair & expired
Fine- tags) in the open upon public or private property.

Disposition: October 2, 2019 Hearing: Respondent was present. Code Officer Walsh was present. FOV- Violation complied after original compliance date. No fine assessed. Must pay \$80 administrative fee on or before 11/01/2019. Any further violation will result in a repeat violation. Paid \$80 admin fee on 10/10/2019. Case Closed.

06953 Halbani Asset Management LLC/Izhak Halbani., 4995 SW 89 Avenue, Cooper City, FL 33328
FOV- Mailing Address: 4301 S. Flamingo Road., Suite 106-123, Cooper City, FL 33330
AF- Notice of Violation: 7/24/2019 By: Code Officer Jenny Walsh
Fine- Violation: Sec 25-10(a) Parking of Commercial Vehicles-parked, stored, or kept a trailer on public or private property in a residential zone which was not enclosed or screened from view.

Disposition: October 2, 2019 Hearing: Isaac Halbani was present and admitted the violation. Code Officer Walsh was present. FOV- Must comply with the violation on or before 10/12/2019 if not then must pay \$50/day fine from 10/13/2019 until compliance. Must pay \$80 administrative fee on or before 11/01/2019. Paid admin fee on 10/02/2019.

06954 Adam Gustave Thompson & Celeste N. Sincuir., 8674 SW 51 Street, Cooper City, FL 33328
FOV- Notice of Violation: 7/31/2019 By: Code Officer Jenny Walsh
AF- Violation: Sec 25-10(a) Parking of Commercial Vehicles-parked, stored, or kept a trailer on public or private property in a
Fine- residential zone which was not enclosed or screened from view.

Disposition: **October 2, 2019 Hearing:** Respondent was not present. Code Officer Walsh was present. FOV- **Violation complied on 07/23/2019 after the original compliance date.** Must pay \$80 administrative fee on or before 11/01/2019. Any further violation may result in a repeat violation.

06955 Sandro & Vanessa Giambroni., 8745 SW 58 Street., Cooper City, FL 33328
FOV- Notice of Violation: 8/4/2019 By: Code Officer Jenny Walsh
AF- Violation: Sec 25-10(a) Commercial Vehicles-parked, stored or kept a commercial vehicle on public or private property in a
Fine- residential district which was not enclosed or screened for view.

Disposition: **October 2, 2019 Hearing:** Respondent was not present. Code Officer Walsh was present. FOV- **Violation complied on 08/19/2019 after the original compliance date.** Must pay \$80 administrative fee on or before 11/01/2019. Any further violation may result in a repeat violation.

06956 Patrick Roseberry., 5061 SW 88 Terrace., Cooper City, FL 33328
FOV- Notice of Violation: 8/4/2019 By: Code Officer Jenny Walsh
AF- Violation: Sec 25-10(a) Parking of Commercial Vehicles-parked, stored, or kept a trailer on public or private property in a
Fine- residential zone which was not enclosed or screened from view.

Disposition: **October 2, 2019 Hearing:** Respondent was present. Code Officer Walsh was present. FOV- **Violation complied on 09/11/2019 after the original compliance date.** Must pay \$80 administrative fee on or before 11/01/2019. Any further violation may result in a repeat violation. **Admin fee paid on 10/02/2019.**

06976 Marta Zamora., 5001 SW 91 Avenue., Cooper City, FL 33328
FOV- Notice of Violation: 8/15/2019 By: Code Officer Lynn Duvall
AF- Violation: Sec 6-9(3)C-POD-permit for portable storage unit.
Fine-

Disposition: **October 2, 2019 Hearing:** Respondent was present. Code Officer Walsh was present. FOV- **Violation complied on 08/26/2019 after the original compliance date.** Must pay \$80 administrative fee on or before 11/01/2019. Any further violation may result in a repeat violation. **Admin fee paid on 10/02/2019.**

EEN19-0106 Susan E. Cavaliere., 5071 SW 94 Way., Cooper City, FL 33328
FOV- Mailing Address: 2817 NE 37 Street., Fort Lauderdale, FL 33308
AF- Notice of Violation: 7/1/2019 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 replace the sanitary sewer
PERMIT APPLIED line.
7/16/2019

Disposition: **August 7, 2019 Hearing:** **Respondent request for continuance granted to 10/02/2019.**

Disposition: **Violation complied on 09/06/2019 per Bldg Dept. Case Closed**

EEN19-0121 Real Sub LLC., 10006 Griffin Road., Cooper City, FL 33328
FOV- Mailing Address: PO Box 407., Lakeland, FL 33802-0407

AF- Notice of Violation: 8/2/2019 By: Building Official Ted Fowler
Fine- Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for sign and electric sign have expired and needs to be renewed.

Disposition: October 2, 2019 Hearing: Violation complied on 09/11/2019 per Bldg Dept. Case Closed

EEN19-0122 Vivian E, Hali N. & Adrian A. Thomas., 5329 SW 86 Way., Cooper City, FL 33328-4344

FOV- Notice of Violation: 8/15/2019 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 structurally modify the
Fine- front porch and replace a window at the left side of garage.

NO ACTION

9/23/2019 Disposition: October 2, 2019 Hearing: Respondent requested continuance granted to 12/04/2019.

EEN19-0123 Halbani Asset Management LLC., 4995 SW 89 Avenue., Cooper City, FL 33328

FOV- Mailing Address: 4301 S. Flamingo Road., Suite 106-123., Davie, FL 33330

AF- Notice of Violation: 8/13/2019 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 install a wood fence.

NO ACTION

9/23/2019 Disposition: October 2, 2019 Hearing: Issac Halbani was present and denied the violation. Building Inspector Lomastro was present. FOV- Must remove the fence on or before 11/01/2019. If not complied then must pay \$25/day fine from 11/02/2019 until compliance. Must pay administrative fee on or before 11/01/2019. Admin fee paid on 10/02/2019.

EEN19-0124 Jonathan Turk & Cristina Elizabeth Eichstaedt., 5073 SW 88 Terrace., Cooper City, FL 33328-3616

FOV- Notice of Violation: 8/26/2019 By: Building Official Ted Fowler

AF- Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to replace the a/c system.

Fine-

NO ACTION

9/23/2019 Disposition: October 2, 2019 Hearing: Respondent was not present. Building Inspector Lomastro was present. FOV- Must comply with the violation on or before 11/01/2019 if not then must pay \$25/day fine from 11/02/2019 until compliance. Must pay \$80 administrative fee on or before 11/01/2019.

EEN19-0125 Ronald L. & Maria C. Weaver., 11900 Jennifer Way., Cooper City, FL 33026-1002

FOV- Notice of Violation: 8/26/2019 By: Building Official Ted Fowler

AF- Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to replace the a/c system.

Fine-

Disposition: October 2, 2019 Hearing: Violation complied on 09/18/2019 per Bldg Dept. Case Closed

4. IMPOSITION OF FINE HEARINGS

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,
Fine- flat tires) on private property. Needs to acquire valid tag & inflate tires.

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.

Disposition: August 7, 2019 Hearing: Respondent was not present. Code Officer Reale was present. No compliance as of 08/05/2019 per Code. Continue to 10/02/2019 for certification of fine due to lack of service.

Disposition: **October 2, 2019 Hearing:** Respondent was not present. Code Officer Reale was present. Violation not complied. Certification of Fine.

06784
FOV-
AF-
Fine-

Burgos Holdings LLC., 5138 SW 122 Terrace., Cooper City, FL 33330

Mailing Address: 82 Grogans Point Road., Spring, TX 77380

Notice of Violation: 2/19/2019 By: Code Officer Mark Reale

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.

Disposition: **August 7, 2019 Hearing:** Respondent was not present. Code Officer Reale was present. No compliance as of 08/06/2019 per Code. Admin fee was paid on 06/05/2019. Continue to 10/02/2019 for certification of fine due to lack of service.

Disposition: **October 2, 2019 Hearing:** Eulisses Burgos was present. Code Officer Reale was present. Violation reinspected and complied on 08/20/2019. Certification of Fine

06825
FOV-
AF-
Fine-

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

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

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

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.

Disposition: **August 7, 2019 Hearing:** John Novak--spouse to Amberlee was present. Code Officer Graham was present. Ordered to modify the previous final order to reflect a compliance date of 08/15/2019. If not complied then must pay \$250/day fine from 08/16/2019 until compliance. Continue to 10/02/2019.

Disposition: **October 2, 2019 Hearing:** Violation complied on 08/21/2019. Case Closed

06861
FOV-
AF-
Fine-

Matthew Brodsky., 10357 Lima Street., Cooper City, FL 33026

Mailing Address: 1017 Radley Drive., West Chester, PA 19382-8090

Notice of Violation: 4/3/2019 By: Code Officer Belinda Graham

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.

Disposition: **August 7, 2019 Hearing:** Respondent was not present. Code Officer Graham was present. Continue to 10/02/2019 for certification of fine due to lack of service.

Disposition: October 2, 2019 Hearing: Continue to 11/06/2019 for status review and certification of fine.

EEN19-0034
FOV-
AF-
Fine
No Action
3/28/2019
5/31/2019
7/30/2019
9/27/2019

Matthew Brodsky., 10357 Lima Street., Cooper City, FL 33026-4551

Notice of Violation: 2/26/2019 By: Building Inspector Gerry Lomastro

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to perform interior renovations.

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.

Disposition: August 7, 2019 Hearing: Respondent was not present. Building Insp. Lomastro was present. Continue to 10/2/2019 for certification of fine due to lack of service.

Disposition: October 2, 2019 Hearing: Certification of Fine

06928
FOV-
AF-
Fine-

Marianna Velasquez ETAL., 11742 SW 52 Street., Cooper City, FL 33330

Notice of Violation: 6/24/2019 By: Code Officer Mark Reale

Violation: Sec 8-38 Excessive Undergrowth-allowed grass to grow in excess of six inches in height. Allowed for the existence of excessive accumulation of untended weeds.

Disposition: August 7, 2019 Hearing: Respondent was not present. Code Officer Mark Reale was present. FOV-Must pay \$80.00 administrative fee on or before September 6, 2019. Special Magistrate has declared the property a health, safety, welfare issue and has given a compliance date of 08/09/2019. The City Manager may order the City to maintain the property. If not complied by 08/09/2019 by the respondent then must pay \$100/day fine from 08/10/2019 until the date of compliance by either the respondent or the City.

Disposition: October 2, 2019 Hearing: Certification of Fine

06930
FOV-
AF-
Fine-

Joanne Mastropietro., 10453 SW 50 Place., Cooper City, FL 33321

Notice of Violation: 6/27/2019 By: Code Officer Mark Reale

Violation: Sec 8-38 Excessive Undergrowth-allowed grass to grow in excess of six inches in height. Allowed for the existence of excessive accumulation of untended weeds.

Disposition: August 7, 2019 Hearing: Respondent was not present. Code Officer Mark Reale was present. FOV-Must pay \$80.00 administrative fee on or before September 6, 2019. Special Magistrate has declared the property a health, safety, welfare issue and has given a compliance date of 08/09/2019. The City Manager may order the City to maintain the property. If not complied by 08/09/2019 by the respondent then must pay \$100/day fine from 08/10/2019 until the date of compliance by either the respondent or the City.

Disposition: October 2, 2019 Hearing: Certification of Fine

EEN18-0221
FOV-
AF-

Eligio Reynaldo Batista & Cristi M. Navarro., 11117 Des Moines Court, Cooper City, FL 33026

Notice of Violation: 12/17/2018 By: Building Official Ted Fowler

Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to remodel the kitchen &

Fine- bathrooms, build a room in the garage and replace the front door.

No Action
5/31/2019
7/30/2019

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.

Disposition: **August 7, 2019 Hearing:** Eligio Reynaldo Batista was present. Building Official Fowler was present. Ordered to extend compliance date to 09/23/2019. If not then must pay \$50/day from 09/24/2019 until compliance. Continue to 10/02/2019 for certification of fine hearing.

Disposition: **October 2, 2019 Hearing:** Violation complied on 09/09/2019 per Bldg Dept. Case Closed

EEN19-0027 Shops at Cooper City Investments LLC., 12161 Sheridan Street., Cooper City, FL 33026
FOV- Mailing Address: 2199 Ponce De Leon Blvd, #301., Coral Gables, FL 33134
AF- Notice of Violation: 2/19/2019 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 renovation to an exist tenant space.
NO ACTION
3/28/2019
6/26/2019
PERMIT APPLIED
7/25/2019

Disposition: April 3, 2019 Hearing: Continue to 05/01/2019. No service. Mail new notice and post property.

Disposition: May 1, 2019 Hearing: Respondent was not present. Building Inspector Gerry Lomastro was present. FOV-Must comply with the violation on or before 05/11/2019. If not complied then must pay \$50/day fine from 05/11/2019 until compliance. Must pay \$80 administrative fee on or before 05/31/2019. Admin fee paid on 05/31/2019.

Disposition: July 3, 2019 Hearing: Pascale Curtis-property manager was present. Umer Amed the manager of Ellie's Desi Kitchen was present. Administrative fee paid on 05/31/2019. Continue to 08/07/2019 for status review.

Disposition: **August 7, 2019 Hearing:** Umer Amed- manager for business. Marcia Nelson- All County General Contractors were present. Plans denied. Continue to 10/02/2019 for status review.

Disposition: **October 2, 2019 Hearing:** Marcia Nelson-Contractor, Pascale Curtis-Property Manager & Umer Amed-Tenant were present. Previous order has been amended to give an additional 30 days to comply with the violation (11/01/2019). If not complied on or before 11/01/2019 then must pay \$50/day from 11/02/2019 until compliance. Continue to 12/04/2019 to certify the fine.

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 renovations to tenant space.
No Action

5/31/2019
6/26/2019
7/30/2019

Disposition: **June 5, 2019 Hearing:** Continue to 07/03/2019. Post Property.

Disposition: **July 3, 2019 Hearing:** Continue to 08/07/2019.

Disposition: **August 7, 2019 Hearing:** Respondent was not present. Building Insp Lomastro was present. FOV- Must pay \$80 administrative fee on or before 09/06/2019. Must comply on or before 09/06/2019. If not complied then pay \$50/day from 09/07/2019 until compliance. Continue to 10/02/2019.

Disposition: **October 2, 2019 Hearing:** Certification of Fine

5. REDUCTION OF FINE HEARINGS

02301 RGR LLC, 9990 NW 41 St., Cooper City, FL

FOV- Mailing Address: 20401 NW 2 Avenue, Ste. 208, Miami, FL 33169

AF- Notice of Violation: 6/4/2012 By: BSO Code Officer Lynn Duvall

Fine- Violation: City Code Section 8-38, entitled "Excessive undergrowth, accumulation of junk, trash, etc. declared a public nuisance - prohibited" - which provides that grass allowed to grow in excess of six inches in height is a prohibited public nuisance (excessive undergrowth, junk, trash)

REPEAT VIOLATION

\$250/day from 06/04/2012 through 10/03/2012 (121 days)=\$30,250.00 + \$28.50 recording/release fees=\$30,278.50

Disposition: **July 18, 2012 Hearing:** Respondent was not present. Violation was upheld . \$80 admin fee must be paid by 08/17/2012. Did not comply by 06/03/2012 a \$250/day fine began 06/04/2012 until compliance.

Admin fee paid on 01/09/2019. Violation complied on 10/03/2012 per Code.

Disposition: **September 19, 2012 Hearing:** COF of fine & admin fee

Disposition: **August 7, 2019 Hearing:** Did not appear. Must request reduction for a future hearing.

Disposition: **October 2, 2019 Hearing:** Fine reduced to \$5000.00 for all 9 cases. Must be paid on or before 11/01/2019. Paid reduced fine on 10/02/2019.

02302 RGR, LLC, 9990 NW 41 Street, Cooper City, 33024

Mailing Address: 6187 NW 167 Street Suite H23, Hialeah, FL 33015

Notice of Violation: 6/4/2012 By: BSO Code Officer Lynn Duvall

Violation: City Code Section 23-90(i), "Fences, walls, & hedges-maintenance" for failure to maintain fence in structurally sound or aesthetically attractive manner.

\$100/day from 09/29/2012 through 04/07/2013 (190 days)=\$19,000.00 + \$45.50 recording/release fees=\$19,045.50

Disposition: **September 19, 2012 Hearing:** Respondent was not present. Code Officer Lynn Duvall was present. Violation was upheld. Must comply by 09/28/2012. If not complied then beginning on 09/29/2012 a \$100/day fine will be assessed and \$80 admin fee must be paid.

Violation complied on 04/07/2013. Admin fee paid on 01/09/2019.

Disposition: **October 17, 2012 Hearing:** Certification of fine.

Disposition: **August 7, 2019 Hearing:** Did not appear. Must request reduction for a future hearing.

Disposition: **October 2, 2019 Hearing:** Fine reduced to \$5000.00 for all 9 cases. Must be paid on or before 11/01/2019. Paid reduced fine on 10/02/2019.

02690 RGR LLC, 9990 NW 41 St., Cooper City, FL
Mailing Address: 20401 NW 2 Avenue, Ste. 208, Miami, FL 33169
Notice of Violation: 5/17/2013 By: BSO Code Officer Lynn Duvall
Violation: City Code Section 8-38, entitled "Excessive undergrowth, accumulation of junk, trash, etc. declared a public nuisance - prohibited" - which provides that grass allowed to grow in excess of six inches in height and existence of untended weeds are a prohibited public nuisance.

2ND REPEAT VIOLATION

\$250.00 fine + \$45.50 recording/release fees=\$295.50

Disposition: **June 12, 2013 Hearing:** Respondent/Owner Gregory Roy was present. Violation was upheld. Must pay a \$250 fine for repeat violation and \$80 Admin Fee by 7/12/13.

Disposition: **August 14, 2013 Hearing:** Continued to 09/18/2013. Post to owner's home address.

Disposition: **September 18, 2013 Hearing:** Respondent not present. Code Officer Duvall present. COF- \$250 fine and \$80 admin fee. City ordered to maintain property.
Admin fee paid on 01/09/2019.

Disposition: **August 7, 2019 Hearing:** **Did not appear. Must request reduction for a future hearing.**

Disposition: **October 2, 2019 Hearing:** Fine reduced to \$5000.00 for all 9 cases. Must be paid on or before 11/01/2019. **Paid reduced fine on 10/02/2019.**

04247 RGR LLC, 9990 NW 41 St., Cooper City, FL
Mailing Address: 6187 NW 167 St., Ste. #H23, Hialeah, FL 33015-4352
Notice of Violation: 8/14/2013 By: BSO Code Officer Lynn Duvall
Violation: City Code Section 8-38, entitled "Excessive undergrowth, accumulation of junk, trash, etc. declared a public nuisance - prohibited" - which provides that grass allowed to grow in excess of six inches in height and existence of untended weeds are a prohibited public nuisance.

3RD REPEAT VIOLATION

\$500/day from 08/14/2013 through 10/07/2013 (54 days)=\$27,000.00 + \$45.50 recording/release fees=\$27,045.50

Disposition: **October 16, 2013 Hearing:** Respondent was not present. Violation was upheld and complied. Must pay an \$80 Admin Fee and a fine of \$500/day from 8/14/13 thru 10/7/13 by November 15, 2013.

Admin fee paid on 01/09/2019. Violation complied on 10/07/2013.

Disposition: **December 18, 2013 Hearing:** Respondent was not present. COF

Disposition: **August 7, 2019 Hearing:** **Did not appear. Must request reduction for a future hearing.**

Disposition: **October 2, 2019 Hearing:** Fine reduced to \$5000.00 for all 9 cases. Must be paid on or before 11/01/2019. **Paid reduced fine on 10/02/2019.**

04398 RGR, LLC., 9990 NW 41 Street, Cooper City, FL 33330
Mailing Address: 6187 NW 167 Street., Ste H23, Miami, FL 33015
Notice of Violation: 12/16/2013 By: BSO Code Officer Lynn Duvall
Violation: City Code Section 8-38, entitled "Excessive undergrowth, accumulation of junk, trash, etc. declared a public nuisance - prohibited" - which provides that grass allowed to grow in excess of six inches in height is a prohibited public nuisance.

REPEAT VIOLATION

\$500/day from 12/16/2013 through 03/11/2014 (85 days)=\$42,500.00 + \$45.50 recording/release fees=\$42,545.50

Disposition: **January 15, 2014 Hearing:** Respondent was not present. Code Officer Duvall was present. FOV-

Must pay \$500/day fine to begin 12/16/2013 until compliance and \$80 administrative fee on or before 01/30/2014.

Admin fee paid on 01/09/2019. Violation complied on 03/11/2014

Disposition: February 19, 2014 Hearing: COF

Disposition: August 7, 2019 Hearing: Did not appear. Must request reduction for a future hearing.

Disposition: October 2, 2019 Hearing: Fine reduced to \$5000.00 for all 9 cases. Must be paid on or before 11/01/2019. Paid reduced fine on 10/02/2019.

04585

CGNR LLC., 9990 NW 41 Street, Cooper City, FL 33024

Mailing Address: 11121 Minneapolis Drive., Cooper City, FL 33026

Notice of Violation: 5/7/2014 By: Code Officer Lynn Duvall

Violation: City Code Sec 8-38 Excessive undergrowth, accumulation of junk, trash, etc; declared public nuisance; prohibited -Excessive accumulation of untended growth of plants, trees, debris which threatens or endangers the public health, safety or welfare which adversely affects and impairs the welfare of adjacent property or grass in excess of six (6) inches in height, is hereby prohibited and declared to be a public nuisance.

REPEAT VIOLATION

\$500/day from 05/07/2014 through 11/18/2014 (195 days)=\$97,500 + \$45.50 recording/release fees=\$97,545.50

Disposition: July 16, 2014 Hearing: Respondent not present. Code Officer Duvall was present. FOV- Must pay \$80.00 admin fee on or before 08/15/2014. Must pay \$500/day fine from 05/07/2014 until compliance.

Disposition: September 17, 2014 Hearing: Respondent not present. Code Officer Duvall was present. Certification of Fine and Admin Fee.

Admin fee paid on 01/09/2019. Violation complied on 11/18/2014.

Disposition: August 7, 2019 Hearing: Did not appear. Must request reduction for a future hearing.

Disposition: October 2, 2019 Hearing: Fine reduced to \$5000.00 for all 9 cases. Must be paid on or before 11/01/2019. Paid reduced fine on 10/02/2019.

05140

CGNR LLC., 9900 NW 41 Street, Cooper City, Florida 33328

Mailing Address: 11121 Minneapolis Drive., Cooper City, FL 33026

Notice of Violation: 3/10/2015 By: BSO Code Officer Lynn Duvall

Violation: Sec 8-38 Excessive Undergrowth- property overgrown on excess of (6) six inches height. Excessive weeds (REPEAT VIOLATION)

\$500/day from 03/10/2015 through 07/27/2015 (139 days)=\$69,500.00 + \$45.50 recording/release fees=\$69,545.50

Disposition: April 15, 2015 Hearing: Respondent not present. Code Officer Duvall was present. FOV- Must pay \$80 administrative fee on or before 05/15/2015. Must pay \$500/day fine from 03/10/2015 until compliance.

Disposition: June 17, 2015 Hearing: Violation is not complied. Certification of fine and administrative fee. Admin fee paid on 01/09/2019. Violation complied on 07/27/2015.

Disposition: August 7, 2019 Hearing: Did not appear. Must request reduction for a future hearing.

Disposition: October 2, 2019 Hearing: Fine reduced to \$5000.00 for all 9 cases. Must be paid on or before 11/01/2019. Paid reduced fine on 10/02/2019.

05545 CGNR LLC/Gregory G. Roy Sr., 9990 NW 41 Street, Cooper City, FL 33330
Mailing Address: 11121 Minneapolis Drive., Cooper City, FL 33026
Notice of Violation: 10/21/2015 By: Code Officer Jenny Walsh
Violation: Sec 8-38 Excessive undergrowth declared public nuisance; prohibited- allowed grass to grow in excess of six inches in height, which is a prohibited public nuisance. **(REPEAT VIOLATION)**
\$500/day from 09/20/2015 through 12/03/2015 (74 days)=\$37,000.00 + \$45.50 recording/release fees=\$37,045.50
Disposition: **November 18, 2015 Hearing:** Respondent was not present. Code Officer Walsh was present. FOV- Must pay \$80 administrative fee on or before 12/18/2015. Must pay \$500/day from 09/20/2015 until compliance. Magistrate is vacating the prior final order (#05527) due to clerical error. City is ordered to assume maintenance of the property. **Complied on 12/03/2015 per Jenny in Code.**
Admin fee paid on 01/09/2019.
Disposition: **March 2, 2016 Hearing:** Certification of Fine
Disposition: **August 7, 2019 Hearing:** **Did not appear. Must request reduction for a future hearing.**
Disposition: **October 2, 2019 Hearing:** Fine reduced to \$5000.00 for all 9 cases. Must be paid on or before 11/01/2019. **Paid reduced fine on 10/02/2019.**

EEN16-0149 CGNR LLC., 9990 NW 41 Street., Cooper City, FL 33328
Mailing Address: 11121 Minneapolis Drive., Cooper City, FL 33026
Notice of Violation: 8/19/2016 By: Building Official Ted Fowler
Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit for demolition, electric and plumbing has expired and needs to be renewed.
\$250/day from 09/19/2016 through 01/09/2019 (842 days)=\$210,500.00 + \$45.50 recording/release fees=\$210,545.50
Disposition: **November 2, 2016 Hearing:** **Continue to 12/07/2016 for service. Post to property.**
Disposition: **December 7, 2016 Hearing:** Respondent was present. Bldg Official Ted Fowler was present. FOV- Must pay \$80.00 administrative fee on or before 01/06/2017. Must pay \$250/day fine from 09/19/2016 until complied.
Admin Fee paid on 01/09/2019.
Disposition: **February 1, 2017 Hearing:** Certification of Fine.
Disposition: **August 7, 2019 Hearing:** **Did not appear. Must request reduction for a future hearing.**
Disposition: **October 2, 2019 Hearing:** Fine reduced to \$5000.00 for all 9 cases. Must be paid on or before 11/01/2019. **Paid reduced fine on 10/02/2019.**

06616 Fernando & Laura Stivaletta., 4914 SW 90 Avenue., Cooper City, FL 33328-3613
Notice of Violation: 5/3/2018 By: Code Officer Belinda Graham
Violation: Sec 6-10 Storm Shutter Regulations-failed to comply with storm shutter regulations (open/remove storm shutters)
\$50/day from 05/16/2018 through 08/14/2018 (90 days)=\$4,500.00 + \$45.50 recording/release fees=\$4,545.50
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.
Disposition: **September 5, 2018 Hearing:** Respondent was not present. Code Officer Graham was present. Violation complied on 08/14/2018. Certification of fine and admin fee. **Admin fee paid on 03/22/2019.**
Disposition: **October 2, 2019 Hearing:** Fine reduced from \$4,545.50 to \$225.00 + \$45.50= \$270.50 to be paid on or before 11/01/2019. **Fine paid on 10/02/2019.**

EEN18-0124 2018-2 IH Borrower LP c/o Invitation Homes-Tax Dept., 9161 SW 56 Street., Cooper City, FL 33328
 No Action Mailing Address: 1717 Main Street #2000, Dallas, TX 75201
 10/26/2018 Notice of Violation: 9/12/2018 By: Building Official Ted Fowler
 Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code provides that a permit must be renewed for wood fence. \$250/day from 10/13/2018 through 12/28/2018 (76 days)=\$19,000.00 + \$45.50 recording/release fees=\$19,045.50
 Disposition: November 7, 2018 Hearing: Respondent was not present. Building Official Fowler was present. FOV- Must pay \$250/day fine from 10/13/2018 until compliance. Must pay \$80.00 administrative fee on or before 12/07/2018.
 Disposition: January 9, 2019 Hearing: **Change of Contractor and renewal 12/28/2018-not issued. Certification of Fine Violation complied 12/28/2018 per Bldg Dept.**
 Disposition: **October 2, 2019 Hearing:** Fine reduced from \$19,045.50 to \$950.00 + \$45.50=\$995.50 to be paid on or before 11/01/2019.

6. ADJOURNMENT

This meeting adjourned at 11:57 a.m.

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.

The Minutes of the Special Magistrate Hearing on ~~August 7, 2019~~ ^{October 2, 2019 (H)} were approved on October 15, 2019


 Hofit Lottenberg, Esq., Special Magistrate


 Ruth Freeston, Clerk of the Special Magistrate