



**CITY OF COOPER CITY
SPECIAL MAGISTRATE HEARING
Post Hearing Minutes**

WEDNESDAY, FEBRUARY 5, 2020
COOPER CITY HALL
9090 SW 50th PLACE
COOPER CITY, FL 33338

Agenda of February 5, 2020

- A. EXPLANATION OF PROCEDURES BY SPECIAL MAGISTRATE
- B. SWEARING IN
- C. NOTICE OF VIOLATION HEARING

ITEM

Case	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
190616	JOSE & DORIS PRADO	12372 SW 52ND CT	13287 NW 9 LN	MIAMI FL 33182	Mark Reale	6-40(a)(3) TOP TWO AWNINGS REQUIRE MAINTENANCE

Notes

Date	Note
2/5/2020	Disposition: Respondent was not present. Code Officer Reale was present. FOV- Violation complied on 01/09/2020. Must pay \$80 administrative fee on or before 03/06/2020. If admin fee not paid continue to 05/06/2020 for Certification of Fine hearing.

FOV-
AF-
Fine-

Case #	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
190694	MACGRUER, LINDSEY & EDWARD	11907 JENNIFER WAY	11907 JENNIFER WAY	COOPER CITY FL 33026	Belinda Graham	25-10(A) PARKING COMMERCIAL VEHICLES IN A RESIDENTIALLY ZONED DISTRICT

Notes

Date	Note
2/5/2020	Disposition: Respondent was present and admitted the violation. Code Officer Graham was present. FOV-Violation complied on 01/30/2020. Must pay administrative fee on or before 03/06/2020. Admini fee paid today. Case Closed

FOV-
AF-
Fine-

Case #	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
190695	MACGRUER, LINDSEY & EDWARD	11907 JENNIFER WAY	11907 JENNIFER WAY	COOPER CITY, FL 33026	Belinda Graham	6-40(b) STAGNANT GREEN POOL WATER, AND MISCELLANEOUS EXTERIOR ITEMS

Notes

Date	Note
2/5/2020	Disposition: Respondent was present and admitted the violation. Code Officer Graham was present. FOV-Violation complied on 02/04/2020 after the original compliance date. Admin fee assessed was paid today. Case Closed

FOV-
AF-
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Case #	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
190677	PATRICIA INSEL	5225 SW 95 Ave	1910 SW 58 AVE	PLANTATION, FL 33317	Lynn Duvall	6-40(b) Exterior premises - unsafe and unsightly, causing a nuisance (rodents, etc.)

Notes

Date	Note
2/5/2020	Disposition: Respondent was present. Code Officer Duvall was present. FOV- Must comply with the violation on or before 02/20/2020. If violation is not complied then the City is ordered to abate the property and owner would be responsible for expenses for the work done by the City. Also if not complied then must pay \$50/day fine from 12/13/2019 until compliance. Must pay \$80 administrative fee on or before 03/06/2020. Special Magistrate has declared this property and health, safety and welfare issue. Continue to 05/06/2020 for Certification of Fine hearing.

FOV-
AF-
Fine-

Disposition:

Case #	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
190696	PATRICIA INSEL	5225 SW 95 AVE	1910 SW 58 AVE	PLANTATION, FL 33317	Lynn Duvall	23-90 (I) Fence in need of cleaning

Notes

Date	Note
2/5/2020	Disposition: Respondent was present. Code Officer Duvall was present. Violation complied on 02/05/2020 after the original compliance date. No fine or administrative fee have been assessed. Case Closed

FOV-
AF-
Fine-

Disposition:

Case #	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
190697	PATRICIA INSEL	5225 SW 95 Ave	1910 SW 58 AVE	PLANTATION, FL 33317	Lynn Duvall	6-10 All shutters on home must be removed

Notes

Date	Note
2/5/2020	Disposition: Respondent was present. Code Officer Duvall was present. FOV- Must pay \$80 administrative fee on or before 03/06/2020. Must comply with the violation on or before 03/06/2020 if not complied then must pay \$100/day fine from 03/07/2020 until compliance. If violation is not complied then continue to 05/06/2020 for Certification of Fine hearing.

FOV-
AF-
Fine-

Disposition:

Case #	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
190698	PATRICIA INSEL	5225 SW 95 Ave	1910 SW 58 AVE	PLANTATION, FL 33317	Lynn Duvall	6-40 (a) Home in need of pressure cleaning / painting (Fascia, moldings, walls)



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Notes

Date	Note
2/5/2020	Disposition: Respondent was present. Code Officer Duvall was present. FOV- Violation complied on 02/05/2020. No fine or administrative fee has been assessed. Case Closed

AF-
Fine-

Case #	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
190699	PATRICIA INSEL	5225 SW 95 AVE	1910 SW 58 AVE	PLANTATION, FL 33317	Lynn Duvall	8-26 Improper storage of garbage/recycling containers

Notes

Date	Note
2/5/2020	Disposition: Respondent was present. Code Officer Duvall was present. FOV- Must comply with the violation on or before 03/06/2020. If not complied then must pay \$50/day fine from 03/07/2020 until compliance. If violation is not complied then case continued to 05/06/2020 for Certification of Fine hearing.

FOV-
AF-
Fine-

Case #	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
190700	PATRICIA INSEL	5225 SW 95 Ave	1910 SW 58 AVE	PLANTATION, FL 33317	Lynn Duvall	25-5 (e)(1) Vehicle parked on front lawn - prohibited

Notes

Date	Note
2/5/2020	Disposition: Respondent was present. Code Officer Duvall was present. FOV- Violation complied on 02/05/2020 after compliance date. Must pay \$80.00 administrative fee on or before 03/06/2020. If admin fee not paid then case continued to 05/06/2020 for Certification of Fine hearing.

FOV-
AF-
Fine-

D. BUILDING DEPARTMENT CASES

Case #	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
EEN19-0145	JOSEPH A. BARRETO	11374 SW 55 ST	11374 SW 55 ST	COOPER CITY, FL 33330	Gerry Lomastro	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to ENCLOSE THE EXISTING REAR PORCH is required.

Notes

Date	Note
2/5/2020	Disposition: RESPONDENT WAS PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 04/05/2020. IF NOT COMPLIED THEN MUST PAY \$100/DAY FINE FROM 04/06/2020 UNTIL COMPLIANCE. ADMIN FEE THAT WAS ASSESSED WAS PAID ON 02/05/2020. IF VIOLATION NOT COMPLIED THEN CONTINUE TO MAY 6, 2020 FOR CERTIFICATION OF FINE.

FOV-
AF-
Fine-



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Case #	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
11. EEN19-0146	ASHLEY J. & CARLOS CORREA	5060 SW 94 TER	5060 SW 94 TER	COOPER CITY, FL 33328	Gerry Lomastro	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to install A NEW A/C UNIT is required.

Notes

Date	Note
2/5/2020	Disposition: RESPONDENT WAS NOT PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 03/06/2020. IF NOT COMPLIED THEN MUST PAY \$50/DAY FINE FROM 03/07/2020 UNTIL COMPLIANCE.ADMIN FEE MUST BE PAID ON OR BEFORE 03/06/2020. IF VIOLATION NOT COMPLIED THEN CONTINUE TO MAY 6, 2020 FOR CERTIFICATION OF FINE.

FOV-
AF-
Fine-

Case #	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
12. EEN19-0148	SPG COOPER CITY TR /SPG TRUST CORP TRSTEE	12399 SW 53 ST #105	1 TOWER BRIDGE 100 FRONT ST #1370 WEST	CONSHOHOCKEN, PA 19428	Gerry Lomastro	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to CREATE NEW ROOMS BETWEEN THE EXITING OFFICE AND WAREHOUSE SPACE is required

Notes

Date	Note
2/5/2020	Disposition: GREG GANNATI-PROJECT MANAGER OF PROPERTY MGMT CORP WAS PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 04/05/2020. IF NOT COMPLIED THEN MUST PAY \$250/DAY FINE FROM 04/06/2020 UNTIL COMPLIANCE.ADMIN FEE THAT WAS ASSESSED WAS PAID ON 02/05/2020. IF VIOLATION NOT COMPLIED THEN CONTINUE TO MAY 6, 2020 FOR CERTIFICATION OF FINE.

FOV-
AF-
Fine-

Case #	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
13. EEN19-0149	AMBERLEE STUBER H/E	4998 SW 88 TER	4998 SW 88 TER	COOPER CITY, FL 33328	Gerry Lomastro	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to install WINDOWS AND DOORS is required

Notes

Date	Note
2/5/2020	Disposition: RESPONDENT WAS NOT PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT.PERMIT SUBMITTED AND IN REVIEW. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 03/06/2020. IF NOT COMPLIED THEN MUST PAY \$50/DAY FINE FROM 03/07/2020 UNTIL COMPLIANCE.ADMIN FEE MUST BE PAID ON OR BEFORE 03/06/2020. IF VIOLATION NOT COMPLIED THEN CONTINUE TO MAY 6, 2020 FOR CERTIFICATION OF FINE.

FOV-
AF-
Fine-



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14.

Case #	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
EEN19-0150	ROSA N. & ROSANA SOLIS	5000 SW 91 AVE	5000 SW 91 AVE	COOPER CITY, FL 33328	Gerry Lomastro	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to install a DRIVEWAY is required.

Notes

Date	Note
2/5/2020	Disposition: RESPONDENT WAS PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. FINAL INSPECTION NEEDED. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 03/06/2020. IF NOT COMPLIED THEN MUST PAY \$100/DAY FINE FROM 03/07/2020 UNTIL COMPLIANCE. ADMIN FEE WAS PAID ON 02/05/2020. IF VIOLATION NOT COMPLIED THEN CONTINUE TO MAY 6, 2020 FOR CERTIFICATION OF FINE.

FOV-
AF-
Fine-

Disposition:

15.

Case #	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
EEN19-0151	ROSA N. & ROSANA SOLIS	5000 SW 91 AVE	5000 SW 91 AVE	COOPER CITY, FL 33328	Gerry Lomastro	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to install WINDOWS AND DOORS is required.

Notes

Date	Note
2/5/2020	Disposition: RESPONDENT WAS PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. VIOLATION COMPLIED ON 01/31/2020 AFTER THE ORIGINAL COMPLIANCE DATE. NO FINE OR ADMINISTRATIVE FEES WERE ASSESSED. CASE CLOSED

FOV-
AF-
Fine-

Disposition:

16.

Case #	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
EEN19-0127	VAN DER FRAN	11019 NASHVILLE DR	11019 NASHVILLE DR	COOPER CITY, FL 33026	Gerry Lomastro	FBC 105.3.2 Sec. 6-7 Adoption of Florida Building Code which provides that a permit for A/C replacement has expired and needs to be renew.

Notes

Date	Note
11/6/2019	Disposition: Continued to January 8, 2020
1/8/2020	Disposition: Continued to February 5, 2020
2/5/2020	Disposition: RESPONDENT WAS NOT PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 03/06/2020. IF NOT COMPLIED THEN MUST PAY \$50/DAY FINE FROM 03/07/2020 UNTIL COMPLIANCE. MUST PAY \$80 ADMINISTRATIVE FEE ON OR BEFORE 03/06/2020. IF VIOLATION IS NOT COMPLIED THEN CONTINUE TO 05/06/2020 HEARING FOR CERTIFICATION OF FINE.

FOV-
AF-
Fine-

Disposition:



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Case #	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
17. EEN19-0132	GLENN & TERESA PRITCHARD	9010 SW 53 ST	9010 SW 53 ST	COOPER CITY, FL 33328	Gerry Lomastro	FBC 105 Sec. 6-7 Adoption of Florida Building Code which provides that a permit to install new wood fence is required.

Notes

Date	Note
11/6/2019	Disposition: Respondent continued to January 8, 2020
1/8/2020	Disposition: Respondent continued to February 5, 2020
2/5/2020	Disposition: RESPONDENT WAS PRESENT. BUILDING INSPECTOR LOMASTRO WAS PRESENT. FOV- MUST COMPLY WITH THE VIOLATION ON OR BEFORE 04/05/2020. IF THE VIOLATION IS NOT COMPLIED THEN MUST PAY \$50/DAY FINE FROM 04/06/2020 UNTIL COMPLIANCE. ADMINISTRATIVE FEE THAT WAS ASSESSED HAS BEEN PAID ON 02/05/2020. IF NOT COMPLIED THEN CONTINUE TO 05/06/2020 FOR CERTIFICATION OF FINE HEARING.

FOV-
AF-
Fine-

Disposition:

E. CERTIFICATION OF FINE

Case #	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
18. 190258	PATRICIA INSEL	5225 SW 95 AVE	1910 SW 58 AVE	PLANTATION, FL 33317	Lynn Duvall	8-13 Litter being stored on property

Notes

Date	Note
12/16/2019	Disposition: Respondent was present. Code Officer Lynn Duvall was present. FOV- Must comply on or before 12/11/2019. If not complied then must pay \$25/day fine from 12/12/2019 until compliance. Must pay \$80 administrative fee on or before 01/03/2020. Paid admin fee on 01/28/2020.
1/28/2020	Paid admin fee
2/5/2020	Disposition: Respondent was present. Code Officer Duvall was present. Must comply with the violation on or before 02/20/2020. Magistrate has ordered the property a health, safety, welfare issue. If violation not complied on or before 02/20/2020 the City is ordered to abate the property. Owner responsible for the charges and will be a separate lien. Also, Certification of Fine.

FOV-
AF-
Fine-

Disposition:

Case #	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
19. 06789	JOANNE MULLERY	5712 SW 112 TER	5712 SW 112 TER	COOPER CITY, FL 33330	Mark Reale	Sec 6-40(a) Deterioration roof tiles, blue tarp tattered, to prevent water and leaking into building structure.



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Notes

Date	Note
11/6/2019	Disposition: Respondent was present. Case continued to 12/04/2019-Code Officer unable to attend hearing due to family emergency.
12/4/2019	Disposition: Respondent was present. Code Officer Mark Reale was present. FOV- Must comply with the violation on or before 01/03/2020. If not complied then must pay \$50.00 per day from 01/04/2020. Must pay \$80 administrative fee on or before 01/03/2020. Continue to 02/05/2020. Admin Fee paid
2/5/2020	Disposition: Hearing: Certification of Fine

Today's Disposition:

FOV-
AF-
Fine-

20.

Case #	Name	Property Address	Mailing Address	C/S/Z	Assigned To	Violation Description/Assessment
EEN19-0126	LORI RUTKOWSKI	8710 SW 51 ST	8710 SW 51 ST	COOPER CITY, FL 33328	Gerry Lomastro	FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit to install a storage shed is required.

Notes

Date	Note
11/6/2019	Disposition: Respondent was present. Building Inspector Lomastro was present. FOV- Must comply with the violation on or before 01/05/2020. If not complied then must pay \$50/day from 01/06/2020 until compliance. Must pay \$80 admin fee on or before 12/06/2019.
2/5/2020	Disposition: RESPONDENT WAS PRESENT. BLDG INSPECTOR LOMASTRO WAS PRESENT. SHED REMOVED 12/27/2019 PER BLDG DEPT. ADMINISTRATIVE FEE PAID ON 02/05/2020. CASE CLOSED

Today's Disposition:

FOV-
AF-
Fine-

TOTAL CASES 20
 REQUESTS FOR EXTENSION TO COMPLY 0
 REQUEST FOR REDUCTIONS 0
 MOTIONS TO CONTINUE 0
 NEXT HEARING DATE: MARCH 4, 2020 @ 9:00 A.M.

F. ADJOURNMENT

This meeting adjourned at 10:51 Am.



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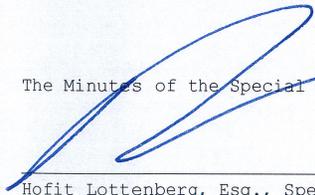
Evidence

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.

The Minutes of the Special Magistrate Hearing on ~~January 8, 2020~~ February 5, 2020 were approved on February 18, 2020



Hofit Lottenberg, Esq., Special Magistrate



Ruth Freeston, Clerk of the Special Magistrate