

WEDNESDAY  
SEPTEMBER 4, 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 #**

05359 Jerry & Laura Christiansen., 9437 SW 53 Street., Cooper City, FL 33328

FOV- Mailing Address: 5050 SW 101 Avenue., Cooper City, FL 33328

AF- Notice of Violation: 7/20/2019 By: Code Officer Lynn Duvall

Fine- Violation: Sec 25-10(a) Parking Commercial Vehicle-parked, stored or kept a boat on private property in a residential district which was not enclosed or screened from public view.

**Disposition:** September 4, 2019 Hearing: Jerry Christiansen was present and admitted the violation. Code Officer Lynn Duvall was present. **Violation complied on 07/27/2019. Case Closed.**

EEN19-0112 Christine Vempala., 5101 SW 92 Avenue., Cooper City, FL 33328

FOV- Mailing Address: 247 E 28 Street, #6C., New York, NY 10016

AF- Notice of Violation: 7/18/2019 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 renovation of kitchen and bathrooms have expired and needs to be renewed.

NO ACTION

8/30/2019

**Disposition:** September 4, 2019 Hearing: Respondent was not present. Building Official Ted Fowler was present. No action taken as of 08/30/2019. **Continue to 11/06/2019 for status review.**

EEN19-0115 Christine Vempala., 5101 SW 92 Avenue., Cooper City, FL 33328

FOV- Mailing Address: 247 E 28 Street, #6C., New York, NY 10016

AF- Notice of Violation: 7/18/2019 By: Building Official Ted Fowler

Fine- Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install a shed.

NO ACTION

8/30/2019

**Disposition:** September 4, 2019 Hearing: Respondent was not present. Building Official Ted Fowler was present. No action taken as of 08/30/2019. **Continue to 11/06/2019 for status review.**

EEN19-0113 B&S Sofia Ventures LLC., 3621 Washington Lane., Cooper City, FL 33026

FOV- Mailing Address: 1002 E. Newport Center Drive #200., Deerfield Beach, FL 33442

AF- Notice of Violation: 7/18/2019 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 shed. drywall and insulation, repair trusses and construct a raised wood floor.

NO ACTION

8/30/2019

**Disposition:** September 4, 2019 Hearing: Ashley Reese-Property Manager was present. Building Inspector Gerry Lomastro was present. Permit in plan review. **Continue to 11/06/2019. (The record reflects hearing date 11/04/2019.-Correct date on the order)**

EEN19-0116 **Byron O. & Jessica Lopez., 10418 SW 53 Street., Cooper City, FL 33328-5608**  
**FOV-** **Mailing Address: 7041 SW 30 Street., Miramar, FL 33023**  
**AF-** **Notice of Violation: 7/19/2019 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 demolition work to interior of residence.**  
In Plan Review  
8/30/2019  
**Disposition: September 4, 2019 Hearing:** Byron Lopez was present and admitted the violation. Building Inspector Gerry Lomastro was present. **Permit obtained on 09/04/2019. Case Closed**

EEN19-0117 **Aijia LLC., 5235 SW 94 Avenue., Cooper City, FL 33328**  
**FOV-** **Mailing Address: 9140 SW 54 Place., Cooper City, FL 33328**  
**AF-** **Notice of Violation: 7/19/2019 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 construct an addition.**  
NO ACTION  
8/30/2019  
**Disposition: September 4, 2019 Hearing:** Alice Hu-owner was present and admitted the violation. Building Inspector Gerry Lomastro was present. FOV- Must comply with the violation on or before 03/03/2020. Must pay \$80 administrative fee on or before 10/04/2019. **Paid admin fee on 09/04/2019. Case continued to 03/04/2020 for status review.**

EEN19-0118 **Roderick A. Zamora., 9404 SW 53 Street., Cooper City, FL 33328**  
**FOV-** **Notice of Violation: 7/23/2019 By: Building Inspector Gerry Lomastro**  
**AF-** **Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to install a wood fence.**  
**Fine-**  
In Plan Review  
8/30/2019  
**Disposition: September 4, 2019 Hearing:** Respondent was present and admitted the violation. Building Inspector Gerry Lomastro was present. **Permit obtained on 09/04/2019. Case Closed.**

EEN19-0119 **Ilona A. Antonova., 10239 Quito Street., Cooper City, FL 33026**  
**FOV-** **Notice of Violation: 7/25/2019 By: Building Inspector Gerry Lomastro**  
**AF-** **Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to remove and replace drywall and insulation from the interior walls.**  
**Fine-**  
In Plan Review  
8/30/2019  
**Disposition: September 4, 2019 Hearing:** Respondent was present and admitted the violation. Building Inspector Gerry Lomastro was present. **Permit issued 08/05/2019. Case Closed.**

EEN19-0120 **Brian & Yvonne Ashton., 11130 Springfield Place., Cooper City, FL 33026**  
**FOV-** **Notice of Violation: 7/30/2019 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 install a new brick paver driveway.**  
**Fine-**  
In Plan Review  
8/30/2019  
**Disposition: September 4, 2019 Hearing:** Respondent was not present. Building Official Ted Fowler was present. In plan review 08/30/2019. **Continue to 11/06/2019 for status review.**

#### 4. IMPOSITION OF FINE HEARINGS

[No Certification of Fine Cases](#)

#### 5. REDUCTION OF FINE HEARINGS

06657 Greg A. Lewin Est c/o Ronit Lewin., 10800 Santa Fe Drive., Cooper City, FL 33026

FOV- Mailing Address: 8101 Solano Avenue., #202, Cooper City, FL 33024

AF- Notice of Violation: 06/07/2018 By: Code Officer Belinda Graham

Fine- Violation: Sec 6-40(b)(1)+(2) Maintenance Standards - Exterior Premises Condition. Failure to keep exterior premises free of nuisances, unsafe or unsightly conditions, overgrowth grass/weeds/branches.

Disposition: August 1, 2018 Hearing: **Continuance granted to September 5, 2018.** An interim final order was been submitted to have the City assume maintenance of grass to avoid further violations.

Disposition: September 5, 2018 Hearing: Ronit Lewin was present. Code Officer Graham was present. Violation was complied by the City on 08/21/2018. City ordered to continue to maintain property. No fine assessed at this time. **Continue to 10/03/2018.**

Disposition: October 3, 2018 Hearing: Ronit Lewin was present and denied the violation. Code Officer Graham was present. FOV-Violation complied. Must pay \$80 administrative fee and \$100 fine on or before 11/02/2018.

Disposition: December 5, 2018 Hearing: Certification of Fine

Disposition: September 4, 2019 Hearing: **Partial Release--paid \$125.16**

06658 Greg A. Lewin Est c/o Ronit Lewin., 10800 Santa Fe Drive., Cooper City, FL 33026

FOV- Mailing Address: 8101 Solano Avenue., #202, Cooper City, FL 33024

AF- Notice of Violation: 06/07/2018 By: Code Officer Belinda Graham

Fine- Violation: Sec 6-40(a)(2) Maintenance Standards - Exterior Building Condition. Failure to maintain roof in good conditions (loose roof tiles).

Disposition: August 1, 2018 Hearing: **Continuance granted to 09/05/2018.**

Disposition: September 5, 2018 Hearing: Ronit Lewin was present. Code Officer Graham was present. Violation is not yet complied. **Continue to 10/03/2018 for status review.**

Disposition: October 3, 2018 Hearing: Ronit Lewin was present and admitted the violation. Code Officer Graham was present. FOV- Must pay \$80 administrative fee on or before 11/02/2018. Must pay \$250/day fine from 06/21/2018 until compliance.

Disposition: December 5, 2018 Hearing: Certification of Fine

Disposition: September 4, 2019 Hearing: **Partial Release--paid \$125.16**

06661 Greg A. Lewin Est., 10800 Santa Fe Drive., Cooper City, FL 33328

FOV- Notice of Violation: 07/19/2018 By: Code Officer Belinda Graham

AF- Violation: Sec 6-40(b) Maintenance Standards - Failure to keep exterior free of nuisances, unsafe or unsightly conditions  
Fine- (stagnant pool water)

Disposition: September 5, 2018 Hearing: Ronit Lewin was present. Code Officer Graham was present. **City ordered to maintain the property. Continue to 10/03/2018 for status review.**

Disposition: October 3, 2018 Hearing: Ronit Lewin was present and admitted the violation. Code Officer Graham was present. FOV- Violation complied on 09/24/2018. Must pay \$80 administrative fee on or before 11/02/2018. Must pay \$250/day fine from 06/21/2018 until compliance.

Disposition: December 5, 2018 Hearing: Certification of Fine

Disposition: September 4, 2019 Hearing: **Partial Release--paid \$125.16**

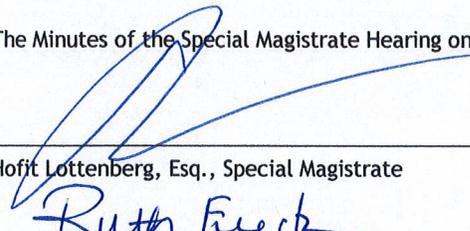
6. **ADJOURNMENT**

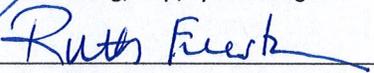
This meeting adjourned at 10:20 a.m.

**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 September 4, 2019 were approved on September 12, 2019

  
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Hofit Lottenberg, Esq., Special Magistrate

  
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Ruth Freeston, Clerk of the Special Magistrate