



## CITY OF COOPER CITY SPECIAL MAGISTRATE HEARING CODE ENFORCEMENT VIOLATIONS

WEDNESDAY, OCTOBER 4, 2023  
9:00 A.M.  
COOPER CITY HALL  
9090 SW 50th PLACE  
COOPER CITY, FL 33328

October 4, 2023 Draft Agenda

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

1.

| Case #       | Name                      | Property Address | Mailing Address              | C/S/Z           | Violation Description/Assessment   | Assigned To |
|--------------|---------------------------|------------------|------------------------------|-----------------|--|-------------|
| 231565       | Sun Dance Enterprises LLC | Griffin Road     | 4900 S University Drive #207 | Davie, FL 33328 | 8-38 Excessive undergrowth, accumulation of junk, trash, etc., declared public nuisance; prohibited. | Lynn Duvall |
| <b>Notes</b> |                           |                  |                              |                 |  |             |
|              | <b>Date</b>               | <b>Note</b>      |                              |                 |  |             |
|              | 10/4/2023                 |                  |                              |                 |  |             |

2.

| Case #       | Name                | Property Address  | Mailing Address   | C/S/Z                 | Violation Description/Assessment  | Assigned To |
|--------------|---------------------|-------------------|-------------------|-----------------------|---|-------------|
| 231938       | R G & Phyllis Bubel | 9993 NW 39 Street | 9993 NW 39 Street | Cooper City, FL 33024 | 8-38 Excessive undergrowth, accumulation of junk, trash, etc., declared public nuisance; prohibited | Lynn Duvall |
| <b>Notes</b> |                     |                   |                   |                       |   |             |
|              | <b>Date</b>         | <b>Note</b>       |                   |                       |   |             |
|              | 10/4/2023           |                   |                   |                       |   |             |



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**D. CERTIFICATION OF FINE HEARINGS**

**3.**

| Case #       | Name                              | Property Address   | Mailing Address    | C/S/Z                 | Violation Description/Assessment   | Assigned To |
|--------------|-----------------------------------|--------------------|--------------------|-----------------------|--|-------------|
| 4060         | Eduardo Nelson & Stephanie Andreu | 4978 SW 90 Terrace | 4978 SW 90 Terrace | Cooper City, FL 33328 | 25-10 (a) Parking of commercial vehicles, rvs and boats-<br>Trailer prohibited | Lynn Duvall |
| <b>Notes</b> |                                   |                    |                    |                       |  |             |
| Date         | Note                              |                    |                    |                       |  |             |
| 10/4/2023    | Fine Amount on Citation \$250.00. |                    |                    |                       |  |             |

**4.**

| Case #       | Name                              | Property Address   | Mailing Address    | C/S/Z                 | Violation Description/Assessment   | Assigned To |
|--------------|-----------------------------------|--------------------|--------------------|-----------------------|--|-------------|
| 4068         | Eduardo Nelson & Stephanie Andreu | 4978 SW 90 Terrace | 4978 SW 90 Terrace | Cooper City, FL 33328 | 25-10 (a) Parking of commercial vehicles, rvs and boats-<br>Trailer prohibited | Lynn Duvall |
| <b>Notes</b> |                                   |                    |                    |                       |  |             |
| Date         | Note                              |                    |                    |                       |  |             |
| 10/4/2023    | Fine Amount on Citation \$250.00. |                    |                    |                       |  |             |

**5.**

| Case #       | Name                              | Property Address   | Mailing Address    | C/S/Z                 | Violation Description/Assessment   | Assigned To |
|--------------|-----------------------------------|--------------------|--------------------|-----------------------|--|-------------|
| 4202         | Eduardo Nelson & Stephanie Andreu | 4978 SW 90 Terrace | 4978 SW 90 Terrace | Cooper City, FL 33328 | 25-10 (a) Parking of commercial vehicles, rvs and boats-<br>Trailer prohibited | Lynn Duvall |
| <b>Notes</b> |                                   |                    |                    |                       |  |             |
| Date         | Note                              |                    |                    |                       |  |             |
| 10/4/2023    | Fine Amount on Citation \$250.00. |                    |                    |                       |  |             |

**6.**

| Case #       | Name                                 | Property Address  | Mailing Address   | C/S/Z                 | Violation Description/Assessment         | Assigned To |
|--------------|--------------------------------------|-------------------|-------------------|-----------------------|--|-------------|
| 4061         | Alfredo Tomattis & Maria J. Nachmann | 9260 SW 54 Street | 9260 SW 54 Street | Cooper City, FL 33328 | 25-5 (e)(1) Design of off street parking | Lynn Duvall |
| <b>Notes</b> |                                      |                   |                   |                       |  |             |
| Date         | Note                                 |                   |                   |                       |  |             |
| 10/4/2023    | Fine Amount on Citation \$250.00.    |                   |                   |                       |  |             |



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**7.**

| Case # | Name                     | Property Address   | Mailing Address    | C/S/Z                 | Violation Description/Assessment                                       | Assigned To |
|--------|--------------------------|--------------------|--------------------|-----------------------|--|-------------|
| 4062   | Nicholas Andrew Keinonen | 5101 SW 92 Terrace | 5101 SW 92 Terrace | Cooper City, FL 33328 | 8-26 (a) Placement of receptacles; Placement of items for bulk pick up | Lynn Duvall |

**Notes**

| Date      | Note                              |
|-----------|-----------------------------------|
| 10/4/2023 | Fine Amount on Citation \$250.00. |

**8.**

| Case # | Name                    | Property Address  | Mailing Address  | C/S/Z                   | Violation Description/Assessment         | Assigned To      |
|--------|-------------------------|-------------------|------------------|-------------------------|--|------------------|
| 4141   | Moreno Technologies LLC | 9438 SW 51 Street | 8504 NW 3 Street | Coral Springs, FL 33071 | 25-5 (e)(1) Design of off street parking | Michael Giordano |

**Notes**

| Date      | Note                              |
|-----------|-----------------------------------|
| 10/4/2023 | Fine Amount on Citation \$100.00. |

**9.**

| Case # | Name                              | Property Address   | Mailing Address    | C/S/Z                 | Violation Description/Assessment               | Assigned To   |
|--------|-----------------------------------|--------------------|--------------------|-----------------------|--|---------------|
| 4230   | Jean Paul Moreno & Erika Restrepo | 11772 SW 59 Street | 11772 SW 59 Street | Cooper City, FL 33330 | 17-19. - Parking prohibited over catch basins. | Richard Mosca |

**Notes**

| Date      | Note                              |
|-----------|-----------------------------------|
| 10/4/2023 | Fine Amount on Citation \$250.00. |

**10.**

| Case # | Name   | Property Address        | Mailing Address        | C/S/Z               | Violation Description/Assessment   | Assigned To |
|--------|--|-------------------------|------------------------|---------------------|--|-------------|
| 222046 | Group 1826 Properties LLC/Grace Beauty and Co. | 9620 Stirling Road #110 | 7951 Riviera Blvd #210 | Hollywood, FL 33023 | 9-1 Business Taxes- Tax Receipt Required-No local business tax receipt at the location | Mark Reale  |

**Notes**

| Date      | Note  |
|-----------|---|
| 8/2/2023  | Respondent was not present. Code Officer Reale and Building Inspector Marc Young were present. FOV-Must comply with the violation on or before 09/01/2023. If not complied then must pay \$250/day from 09/02/2023 until compliance. Must pay \$150 administrative fee on or before 09/01/2023. Continue to 10/04/2023 for Certification of Fine hearing. |
| 10/4/2023 |   |



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**11.**

| Case #       | Name  | Property Address  | Mailing Address   | C/S/Z                 | Violation Description/Assessment                                      | Assigned To      |
|--------------|---|-------------------|-------------------|-----------------------|---|------------------|
| 230099       | Valerie Y Germain   | 4977 SW 95 Avenue | 4977 SW 95 Avenue | Cooper City, FL 33328 | 23-90 Fences, Walls and Hedges-Fence in need of cleaning, dirt/mildew | Michael Giordano |
| <b>Notes</b> |   |                   |                   |                       |   |                  |
| Date Note    |   |                   |                   |                       |   |                  |
| 6/7/2023     | Respondent was present. Code Officer Michael Giordano was not present. Continue to 08/02/2023 due to Code Officer Giordano absence.   |                   |                   |                       |   |                  |
| 8/2/2023     | Respondent was not present. Code Officer Giordano was present. FOV-Must comply with the violation on or before 09/01/2023. If not complied then must pay \$250/day from 09/02/2023 until compliance. Must pay \$150 administrative fee on or before 09/01/2023. Continue to 10/04/2023 for Certification of Fine hearing. |                   |                   |                       |   |                  |
| 10/4/2023    |   |                   |                   |                       |   |                  |

**12.**

| Case #       | Name  | Property Address  | Mailing Address   | C/S/Z                 | Violation Description/Assessment                             | Assigned To      |
|--------------|---|-------------------|-------------------|-----------------------|--|------------------|
| 230100       | Valerie Y Germain   | 4977 SW 95 Avenue | 4977 SW 95 Avenue | Cooper City, FL 33328 | 17-23. - Vehicle covers-Several vehicles covered using tarps | Michael Giordano |
| <b>Notes</b> |   |                   |                   |                       |  |                  |
| Date Note    |   |                   |                   |                       |  |                  |
| 5/3/2023     | Respondent was not present. Code Officer Giordano was present. FOV-Must comply with the violation on or before 06/02/2023. If not complied then must pay \$50/day fine from 06/03/2023 until compliance. Must pay \$150 administrative fee on or before 06/02/2023. Continue to 07/05/2023 for Certification of Fine hearing. |                   |                   |                       |  |                  |
| 7/5/2023     | Respondent was not present. Code Officer Giordano was not present. Continue to 09/06/2023 for Certification of Fine hearing due to Code Officer Giordano's absence.   |                   |                   |                       |  |                  |
| 9/6/2023     | Respondent was not present. Code Officer Michael Giordano was present. Continue to 10/04/2023 for status review.  |                   |                   |                       |  |                  |
| 10/4/2023    |   |                   |                   |                       |  |                  |

**13.**

| Case #       | Name  | Property Address  | Mailing Address    | C/S/Z                 | Violation Description/Assessment                                  | Assigned To      |
|--------------|---|-------------------|--------------------|-----------------------|---|------------------|
| 230517       | Kosher Homes 10203 Cooper City LLC  | 10203 SW 49 Place | 10454 SW 54 Street | Cooper City, FL 33328 | 25-102 Driveways and Sidewalks. / Repair and maintenance required | Nikkitres Daniel |
| <b>Notes</b> |   |                   |                    |                       |   |                  |
| Date Note    |   |                   |                    |                       |   |                  |
| 8/2/2023     | Respondent was not present. Code Officer Daniel was present. FOV-Must comply with the violation on or before 09/01/2023. If not complied then must pay \$250/day from 09/02/2023 until compliance. Must pay \$150 administrative fee on or before 09/01/2023. Continue to 10/04/2023 for Certification of Fine hearing. |                   |                    |                       |   |                  |
| 10/4/2023    |   |                   |                    |                       |   |                  |



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**14.**

| Case #           | Name  | Property Address  | Mailing Address   | C/S/Z                 | Violation Description/Assessment  | Assigned To      |
|------------------|---|-------------------|-------------------|-----------------------|---|------------------|
| 230551           | Mitchell Assael   | 5132 SW 87 Avenue | 5132 SW 87 Avenue | Cooper City, FL 33328 | 6-34 (a) Residential maintenance standards/Exterior building conditions-Front of home paint in disrepair, cracks/chipping/dirt/mildew | Michael Giordano |
| <b>Date</b>      |   |                   |                   |                       |   |                  |
| <b>Note</b>      |   |                   |                   |                       |   |                  |
| <b>8/2/2023</b>  | Respondent was not present. Code Officer Giordano was present. FOV-Must comply with the violation on or before 09/01/2023. If not complied then must pay \$250/day from 09/02/2023 until compliance. Must pay \$150 administrative fee on or before 09/01/2023. Continue to 10/04/2023 for Certification of Fine hearing. |                   |                   |                       |   |                  |
| <b>10/4/2023</b> |   |                   |                   |                       |   |                  |

**Notes**

**15.**

| Case #           | Name  | Property Address   | Mailing Address    | C/S/Z                 | Violation Description/Assessment   | Assigned To      |
|------------------|---|--------------------|--------------------|-----------------------|--|------------------|
| 230957           | Jean C. & Yveriante Joseph  | 5225 SW 116 Avenue | 5225 SW 116 Avenue | Cooper City, FL 33330 | Sec. 6-9. - When building permit required; issuance; enforcement-Plumbing work without permits | Nikkitres Daniel |
| <b>Date</b>      |   |                    |                    |                       |  |                  |
| <b>Note</b>      |   |                    |                    |                       |  |                  |
| <b>8/2/2023</b>  | Respondent was not present. Code Officer Daniel was present. FOV-Must comply with the violation on or before 09/01/2023. If not complied then must pay \$100/day from 09/02/2023 until compliance. Must pay \$150 administrative fee on or before 09/01/2023. Continue to 10/04/2023 for Certification of Fine hearing. |                    |                    |                       |  |                  |
| <b>10/4/2023</b> |   |                    |                    |                       |  |                  |

**Notes**

**16.**

| Case #           | Name   | Property Address | Mailing Address                 | C/S/Z                     | Violation Description/Assessment  | Assigned To      |
|------------------|--|------------------|---------------------------------|---------------------------|---|------------------|
| 231174           | Add Holdings I LLC   | SW 106 Avenue    | 955 S Federal Highway Suite 335 | Fort Lauderdale, FL 33316 | Sec. 8-13. - Owner to maintain premises free of litter-Litter on property prohibited (Satellite, broken wood) | Nikkitres Daniel |
| <b>Date</b>      |  |                  |                                 |                           |   |                  |
| <b>Note</b>      |  |                  |                                 |                           |   |                  |
| <b>8/2/2023</b>  | Daniel Dabakaroff-owner was present. Code Officer Daniel was present. FOV-Must comply with the violation on or before 09/01/2023. If not complied then must pay \$250/day from 09/02/2023 until compliance. Must pay \$150 administrative fee on or before 09/01/2023. Continue to 10/04/2023 for Certification of Fine hearing. |                  |                                 |                           |   |                  |
| <b>10/4/2023</b> |  |                  |                                 |                           |   |                  |

**Notes**



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**17.**

| Case #       | Name             | Property Address  | Mailing Address   | C/S/Z                 | Violation Description/Assessment   | Assigned To |
|--------------|------------------|---|-------------------|-----------------------|--|-------------|
| 231421       | Miriam Vilarino  | 3800 NW 91 Avenue   | 8719 NW 39 Street | Cooper City, FL 33024 | 8-38 Excessive undergrowth, accumulation of junk, trash, etc., declared public nuisance; prohibited-Property overgrown/excessive weeds | Lynn Duvall |
| <b>Notes</b> |                  |   |                   |                       |  |             |
|              | <b>Date</b>      | <b>Note</b>   |                   |                       |  |             |
|              | <b>8/2/2023</b>  | Respondent was present. Code Officer Duvall was present. Repeat Violation. Violation complied on 08/01/2023. Must pay a fine of \$250.00 on or before 09/01/2023. Must pay \$150.00 administrative fee on or before 09/01/2023. Continue to 10/04/2023 for Certification of Fine hearing. |                   |                       |  |             |
|              | <b>10/4/2023</b> |   |                   |                       |  |             |



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**E. APPEAL OF CITATION HEARING**



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**F. REDUCTION OF FINE HEARING**

**18.**

| Case #           | Name   | Property Address            | Mailing Address                         | C/S/Z                          | Violation Description/Assessment   | Assigned To |
|------------------|--|-----------------------------|---|--------------------------------|--|-------------|
| 222434           | SPG Cooper City TR SPG Trust<br>Corp Trstee-1/2 Price Mattress   | 12233/12323 SW 53<br>Street | 1 Tower Bridge 100<br>Front Street#1370 | West Conshohocken,<br>PA 19428 | Sec 25-10(b) Parking of Commercial Vehicles, RV's & Boats-<br>COMMERCIAL VEHICLE PARKED ON SOUTH SIDE OF<br>BUILDING * REPEAT VIOLATION 0 DAYS TO COMPLY | Mark Reale  |
| <b>Notes</b>     |  |                             |   |                                |  |             |
| <b>Date</b>      | <b>Note</b>  |                             |   |                                |  |             |
| <b>2/1/2023</b>  | Isabel Reyes-Property Manager was present. Code Officer Mark Reale was present. This is a repeat violation Case#220704 Lien filed on this case. FOV-Must pay \$250/day fine from 10/18/2022 until compliance. Must pay \$150 administrative fee on or before 03/03/2023. Continue to 04/05/2023 for Certification of Fine hearing.                         |                             |   |                                |  |             |
| <b>4/5/2023</b>  | <b>stop as of 02/07/2023 per Code Officer Reale.</b> Jose Tabraue was present. Code Officer Mark Reale was present. Magistrate has extended the compliance date to 01/01/2023. Certification of Fine. Must pay \$250/day fine from 01/01/2023 through 02/07/2023 (37 days), \$150 administrative fee, \$54.00 recording/release fees and \$100 staff time. |                             |   |                                |  |             |
| <b>10/4/2023</b> | <b>\$250/day from 01/01/2023 through 02/07/2023 (37 days)=\$9,250.00 + \$150.00 admin fee + \$54.00 recording/release fees + \$100.00 staff time=\$9,554.00</b>  |                             |   |                                |  |             |





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TOTAL CASES--  
REQUESTS FOR EXTENSION TO COMPLY--  
REQUEST FOR REDUCTIONS--  
MOTIONS TO CONTINUE--  
REQUEST FOR PARTIAL RELEASE--  
NEXT HEARING DATE: November 1, 2023 @ 9:00 A.M.

**G. ADJOURNMENT**

**This meeting adjourned at a.m.**

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 October 4, 2023 were approved on \_\_\_\_\_, 2023.

\_\_\_\_\_  
Hofit N. Lottenberg, Esq., Special Magistrate

\_\_\_\_\_  
Ruth Freeston, Clerk of the Special Magistrate