



**CITY OF COOPER CITY SPECIAL MAGISTRATE HEARING
BUILDING DEPARTMENT VIOLATIONS**

WEDNESDAY, DECEMBER 6, 2023
10:00 A.M.
COOPER CITY HALL
9090 SW 50th PLACE
COOPER CITY, FL 33328

December 6, 2023 Final Agenda

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

No New Cases



**CITY OF COOPER CITY SPECIAL MAGISTRATE HEARING
BUILDING DEPARTMENT VIOLATIONS**

WEDNESDAY, DECEMBER 6, 2023
10:00 A.M.
COOPER CITY HALL
9090 SW 50th PLACE
COOPER CITY, FL 33328

D. CERTIFICATION OF FINE HEARINGS

1.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN23-0026	Mark Denny	11409 Knot Way	11409 Knot Way	Cooper City, FL 33026	Section 105 Permits Section 6-7 of the Code, entitled "Adoption of Florida Building Code," which provides that a permit is required to CONSTRUCT AN ADDITION ON THE REAR OF EXISTING STRUCTURE. STOP WORK ORDER ISSUED.	Marc Young
Notes						
Date	Note					
6/7/2023	Respondent was not present. Chief Structural Inspector Marc Young was present. Continue to 08/02/2023 for status review.					
8/2/2023	Albert Dawcer-project manager was present. Chief Structural Inspector Young was present. FOV-Must comply on or before 10/31/2023. If not complied then must pay \$150/day from 11/01/2023 until compliance. Must pay \$150 administrative fee on or before 09/01/2023. Continue to 12/06/2023 for Certification of Fine hearing. Admin fee paid on 08/02/2023.					
12/6/2023						

2.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN23-0031	Hue Thi Van & Phung Thai Phan	5636 SW 118 Avenue	5636 SW 118 Avenue	Cooper City, FL 33330	Section 105.3.2 Time Limitation and Unsecure High Voltage Wiring Section 6-4 of the Code, entitled "Adoption of Florida Building Code," which provides that permit#PRE22-0238 & PRS22-0502-PV Solar System in accordance with FBC 105.3.2 of the Broward County Board of Rules and Appeals Administrative Chapter 1 is expired.	Marc Young
Notes						
Date	Note					
7/5/2023	Respondent was present. Community Development Director Carlos Vega was present. Violation has not complied. Respondent's are having trouble with the contractor. City requested 60 days to comply the violation which has been granted by the Magistrate. Continue to 09/06/2023.					
9/6/2023	Respondents were present. Building Structural Inspector Marc Young was present. FOV-Must comply on or before 11/05/2023. If not complied then must pay \$100/day from 11/06/2023 until compliance. Must pay \$150 administrative fee on or before 10/06/2023. Continue to 12/06/2023 for Certification of Fine hearing. Paid admin fee on 09/06/2023.					
12/6/2023						



**CITY OF COOPER CITY SPECIAL MAGISTRATE HEARING
BUILDING DEPARTMENT VIOLATIONS**

WEDNESDAY, DECEMBER 6, 2023
10:00 A.M.
COOPER CITY HALL
9090 SW 50th PLACE
COOPER CITY, FL 33328

3.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN23-0038	Eric E Demeyer	5216 SW 87 Terrace	5216 SW 87 Terrace	Cooper City, FL 33328	SECTION 105 PERMITS Section 6-7 of the Code, entitled "Adoption of Florida Building Code," which provides that a permit is required for INTERIOR AND EXTERIOR ALTERATIONS WITHOUT ISSUED BUILDING PERMITS – STOP WORK ORDER POSTED.	Marc Young
Notes						
Date Note						
9/6/2023	Respondent was not present. Building Inspector Marc Young was present. FOV-Must comply with the violation on or before 10/06/2023. If not complied then must pay \$250/day from 10/07/2023 until compliance. Must pay \$150 administrative fee on or before 10/06/2023. Continue to 12/06/2023 for Certification of Fine hearing					
12/6/2023						

4.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN23-0039	Miriam & Levi Grunhaus	10621 SW 53 Street	11742 SW 52 Street	Cooper City, FL 33330	SECTION 116 UNSAFE STRUCTURES Section 6-4 of the Code, entitled "Adoption of Florida Building Code," which provides that a Certificate of Occupancy is required to occupy a building or structure. (FBC BCA 111.1)	Marc Young
Notes						
Date Note						
9/6/2023	Respondent was not present. Building Inspector Marc Young was present. FOV-Must comply with the violation on or before 10/06/2023. If not complied then must pay \$250/day from 10/07/2023 until compliance. Must pay \$150 administrative fee on or before 10/06/2023. Continue to 12/06/2023 for Certification of Fine hearing					
12/6/2023						



**CITY OF COOPER CITY SPECIAL MAGISTRATE HEARING
BUILDING DEPARTMENT VIOLATIONS**

WEDNESDAY, DECEMBER 6, 2023
10:00 A.M.
COOPER CITY HALL
9090 SW 50th PLACE
COOPER CITY, FL 33328

5.

Case #	Name	Property Address	Mailing Address	C/S/Z	Violation Description/Assessment	Assigned To
EEN23-0041	Doron & Lilach Winer	5209 SW 91 Terrace	5209 SW 91 Terrace	Cooper City, FL 33328	SECTION 105 PERMITS Section 6-7 of the Code, entitled "Adoption of Florida Building Code," which provides that a permit is required for INTERIOR ALTERATION TO EXISTING RESIDENCE.	Marc Young
Notes						
	Date	Note				
	9/6/2023	Respondent was not present. Building Inspector Marc Young was present. FOV-Must comply with the violation on or before 10/06/2023. If not complied then must pay \$250/day from 10/07/2023 until compliance. Must pay \$150 administrative fee on or before 10/06/2023. Continue to 12/06/2023 for Certification of Fine hearing				
	12/6/2023					



**CITY OF COOPER CITY SPECIAL MAGISTRATE HEARING
BUILDING DEPARTMENT VIOLATIONS**

WEDNESDAY, DECEMBER 6, 2023
10:00 A.M.
COOPER CITY HALL
9090 SW 50th PLACE
COOPER CITY, FL 33328

E. REDUCTION OF FINE HEARING



**CITY OF COOPER CITY SPECIAL MAGISTRATE HEARING
BUILDING DEPARTMENT VIOLATIONS**

WEDNESDAY, DECEMBER 6, 2023
10:00 A.M.
COOPER CITY HALL
9090 SW 50th PLACE
COOPER CITY, FL 33328

TOTAL CASES--
REQUESTS FOR EXTENSION TO COMPLY--
REQUEST FOR REDUCTIONS--
MOTIONS TO CONTINUE--
REQUEST FOR PARTIAL RELEASE--
NEXT HEARING DATE: January 3 , 2023 @ 10:00 A.M.

F. 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 December 6, 2023 were approved on _____, 2023.

Hofit N. Lottenberg, Esq., Special Magistrate

Ruth Freeston, Clerk of the Special Magistrate