

Town of Southwest Ranches
Code Compliance Division
13400 Griffin Road
Southwest Ranches, FL 33330-2628
Phone (954) 434-0008
Fax (954) 434-1490

**SPECIAL MAGISTRATE HEARING
OCTOBER 17, 2016
9:00 A.M.**

MINUTES

1. CALL SESSION TO ORDER

2. NON-COMPLIANCE CASE(S) & IMPOSITION OF PENALTY/LIEN

2.1	CASE 2016 - 100	OWNER(S): PATRICIA MCLEOD HOOT ADDRESS: 5030 SW 163 AVE FOLIO: 5040 32 01 0038 VIOLATION(S): 1). CODE SECTION 005-080(A) – WORK WITHOUT A PERMIT (INSTALLATION OF AN OFFICE TRAILER NO PERMIT)	STATUS: AMENDED ORDER TO COMPLY BY 09/05/16 TO APPEAR AT THE 10/04/16 HEARING FOR IMPOSITION OF PENALTY AMENDED FINAL TO COMPLY BY 10/31/16 AND TO APPEAR AT THE IMPOSITION OF PENALTY HEARING ON 11/01/16 IF NOT IN COMPLIANCE
2.2	CASE 2016 - 169	OWNER(S): LEE T PRINCE, TEECOLA CHINNESSA MODEST PRINCE ADDRESS: 5601 HANCOCK ROAD FOLIO: 5040 34 03 0020 VIOLATION(S): 1). CODE SECTION 005-080(A) – WORK DONE WITHOUT A PERMIT	STATUS: FINAL ORDER ISSUED ON 09/06/16 TO COMPLY BY 10/11/16, APPEAR AT THE 10/12/16 HEARING IF NOT IN COMPLIANCE AMENDED FINAL TO COMPLY BY 10/31/16 AND TO APPEAR AT THE IMPOSITION OF PENALTY HEARING ON 11/01/16 IF NOT IN COMPLIANCE
2.3	CASE 2016 - 187	OWNER(S): SANCHEZ, ROBERTO AND MIRIAM ADDRESS: V LOT S OF 18391 SW 50 STREET FOLIO: 5040 31 01 0321 VIOLATION(S): 1). CODE SECTION 005-080(A) – WORK WITHOUT A PERMIT TO WIT: COVERED ROOF	STATUS: AMENDED ORDER TO COMPLY BY 09/05/16, TO APPEAR AT THE 09/06/16 IMPOSITION HEARING AMENDED FINAL TO

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		INSTALLED WITHOUT A PERMIT ON THE PROPERTY	COMPLY BY 10/31/16 AND TO APPEAR AT THE IMPOSITION OF PENALTY HEARING ON 11/01/16 IF NOT IN COMPLIANCE
2.4	CASE 2016 - 204	OWNER(S): LEMUS, CARLOS ADDRESS: 4701 SW 199 AVE FOLIO: 5039 35 04 0160 VIOLATION(S): 1). CODE SECTION 005-120 (A) – FAILURE TO OBTAIN A PERMIT TO REMOVE TREES	STATUS: FINAL ORDER ISSUED ON 09/06/16 TO COMPLY BY 09/16/16. APPEAR AT THE 10/12/16 IF NOT IN COMPLIANCE FOR IMPOSITION OF A FINE IN THE AMOUNT OF \$150.00 PER DAY FROM 05/18/16 FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$150.00 PER DAY SINCE 09/16/16 UNTIL COMPLIED.
2.5	CASE 2016 - 238	OWNER(S): SOUTH FLORIDA HINDU TEMPLE INC. ADDRESS: 13010 GRIFFIN ROAD FOLIO: 5040 26 06 0010 VIOLATION(S): 1). CODE SECTION 075-050 (A) – FAILURE TO MAINTAIN LANDSCAPING IN HEALTHY, VIGOROUS AND NEAT APPEARANCE	STATUS: AMEND FINAL ORDER ISSUED ON 08/02/16 TO COMPLY BY 10/11/16, TO APPEAR AT THE 10/12/16 IMPOSITION HEARING COMPLIANCE PRIOR TO THE HEARING
2.6	CASE 2016 - 247	OWNER(S): ALONSO, RICARDO LAZARO H/E ADDRESS: 17791 SW 46 STREET FOLIO: 5040 30 00 0240 VIOLATION(S): 1). CODE SECTION 045-030 (4) – PARKING OF COMMERCIAL VEHICLES BEYOND WHAT IS	STATUS: FINAL ORDER TO COMPLY BY 10/06/16, TO APPEAR AT THE 10/12/16 HEARING FOR IMPOSITION AMENDED FINAL TO

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		<p>ALLOWED. (COMPLIED PRIOR TO HEARING) 2). CODE SECTION 045-030 (C)(4) – STAGING OF PRIVATE VEHICLES NOT REGISTERED TO PROPERTY (COMPLIED PRIOR TO HEARING) 3). CODE SECTION 005 – 120 (A) – FAILURE TO OBTAIN CERTIFICATE OF USE TO OPERATE HOME BUSINESS (NURSERY) (COMPLIED PRIOR TO HEARING) 4). CODE SECTION 045-030 (D)(4) – STORAGE CONTAINER BEYOND WHAT IS ALLOWED (1).</p>	<p>COMPLY BY 10/31/16 AND TO APPEAR AT THE IMPOSITION OF PENALTY HEARING ON 11/1/16 IF NOT IN COMPLIANCE</p>
2.7	CASE 2016 - 264	<p>OWNER(S): CHRISTOPHER ORGANIC FRUIT FARM ADDRESS: V LOT S OF 5531 DYKES ROAD FOLIO: 5040 32 04 0030 VIOLATION(S): 1). CODE SECTION 020 – 040 (D) – OVERGROWN GROUND COVER ON THE RIGHT OF WAY</p>	<p>STATUS: ORDER VACATED BY THE SPECIAL MAGISTRATE. ORDER VACATED BY THE SPECIAL MAGISTRATE, ITEM CONTINUED TO 11/01/16 HEARING DATE</p>
2.8	CASE 2016 - 284	<p>OWNER(S): SANCHEZ, ROBERTO AND MIRIAM ADDRESS: 18391 SW 50 STREET FOLIO: 5040 30 00 0060 VIOLATION(S): 1). CODE SECTION 005-080(A) – WORK WITHOUT A PERMIT TO WIT: COVERED ROOF INSTALLED WITHOUT A PERMIT ON THE PROPERTY</p>	<p>STATUS: AMENDED ORDER TO COMPLY BY 10/11/16, TO APPEAR AT THE 10/12/16 IMPOSITION HEARING AMENDED FINAL TO COMPLY BY 10/31/16 AND TO APPEAR AT THE IMPOSITION OF PENALTY HEARING ON 11/01/16 IF NOT IN COMPLIANCE</p>
2.9	CASE 2016 - 309	<p>OWNER(S): ANTHONY PACE ADDRESS: 7100 SW 185 WAY FOLIO: 5139 01 01 0493 VIOLATION(S): 1). CODE SECTION 005 - 270 – FAILURE TO</p>	<p>STATUS: FINAL ORDER TO COMPLY BY 09/06/16 OR A FINE OF \$250.00 PER DAY, TO APPEAR AT THE 10/12/16 IF NOT IN COMPLIANCE</p>

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		OBTAIN A PERMIT FOR THE INSTALLATION OF TREES ON THE RIGHT OF WAY	IMPOSED PENALTY OF \$250.00 PER DAY FROM 09/06/16 UNTIL COMPLIED.
2.10	CASE 2016 - 352	OWNER(S): LAZCANO, MARITZA ADDRESS: 5401 SW 210 TERRACE FOLIO: 5039 34 06 0010 VIOLATION(S): 1). CODE SECTION 020 – 030 AND 020 - 040 – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN IN ALL AREAS	STATUS: FINAL ORDER TO COMPLY BY 09/06/16 OR A FINE OF \$250.00 PER DAY, TO APPEAR AT THE 10/12/16 IF NOT IN COMPLIANCE ITEM CONTINUED TO 11/01/16
2.11	CASE 2016 - 353	OWNER(S): GAIS, ANGELO ADDRESS: 5200 SW 210 TERRACE FOLIO: 5039 34 01 0150 VIOLATION(S): 1). CODE SECTION 020 – 030 AND 020 - 040 – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN IN ALL AREAS	STATUS: FINAL ORDER TO COMPLY BY 09/06/16 OR A FINE OF \$250.00 PER DAY, TO APPEAR AT THE 10/12/16 IF NOT IN COMPLIANCE CORRECTION PRIOR TO THE HEARING.
2.12	CASE 2016 - 355	OWNER(S): EDGAR AMEZQUITA ADDRESS: V LOT ON SW 210 TERRACE FOLIO: 5039 34 01 0572 VIOLATION(S): 1). CODE SECTION 020 – 030 AND 020 - 040 – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN IN ALL AREAS	STATUS: FINAL ORDER TO COMPLY BY 09/06/16 OR A FINE OF \$250.00 PER DAY, TO APPEAR AT THE 10/12/16 IF NOT IN COMPLIANCE CORRECTION PRIOR TO THE HEARING.
2.13	CASE 2016 - 433	OWNER(S): CAPITAL ONE %MCCALLA RAYMER LLC ADDRESS: 18951 SW 50 STREET	STATUS: FINAL ORDER TO COMPLY BY 09/06/16 OR A FINE OF

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		FOLIO: 5039 36 10 0060 VIOLATION(S): 1). CODE SECTION 020 – 030 AND 020 - 040 – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN IN ALL AREAS	\$250.00 PER DAY, TO APPEAR AT THE 10/12/16 IF NOT IN COMPLIANCE ITEM CONTINUED TO 11/01/16
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3. NEW CASES

3.1	CASE 2016 - 268	OWNER(S): DESOUSA, RAIMUNDO & CYNTHEA ADDRESS: 5050 SW 188 AVE FOLIO: 5039 36 02 0240 VIOLATION(S): 1). CODE SECTION 045 – 030 (C)(1) – STORAGE OF VEHICLES NOT REGISTERED TO PROPERTY. 2). CODE SECTION 045 – 030 (C)(4) – PARKING AND STORAGE OF COMMERCIAL VEHICLES IN EXCESS OF (1) ONE. 3). CODE SECTION 005 - 270 – UNATHORIZED USE OF RIGHT OF WAY TO WIT: PARKING VEHICLES ON RIGHT OF WAY 4). CODE SECTION 005-120 – OPERATING A HOME BUSINESS WITHOUT A CERTIFICATE OF USE.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/31/16 TO COMPLY BY 06/12/16, NOTICE OF HEARING ISSUED ON 09/08/16 CORRECTION PRIOR TO THE HEARING.
3.2	CASE 2016 - 365	OWNER(S): HAAS, CARLOS RODRIGUEZ, NATALIE ADDRESS: 5010 SW 196 LANE FOLIO: 5039 35 02 0340 VIOLATION(S): 1). CODE SECTION 005-080(A) – WORK WITHOUT A PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 07/11/16 TO COMPLY BY 06/23/16, NOTICE OF HEARING ISSUED ON 08/25/16 ADMITTED VIOLATION, GIVEN 30 DAYS OR UNTIL 12/5/16 TO COMPLY OR A FINE OF \$100.00 PER DAY. TO APPEAR AT THE 12/6/16

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			IMPOSITION HEARING IF NOT IN COMPLAINE
3.3	CASE 2016 - 383	OWNER(S): GALVIS LUIS FERNANDO ADDRESS: 5130 SW 168 AVE FOLIO: 5040 32 02 0156 VIOLATION(S): 1). CODE SECTION 005 – 080(A) – CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMIT	STATUS: NOTICE OF HEARING ISSUED ON 09/07/16, NOTICE OF VIOLATION ISSUED ON 07/14/16 TO COMPLY BY 07/26/16 COMPLIANCE PRIOR TO THE HEARING
3.4	CASE 2016 - 384	OWNER(S): JAUNDO, MAURICE ADDRESS: V LOT ACROSS 15930 SW 56 STREET FOLIO: 5040 33 14 0020 VIOLATION(S): 1). CODE SECTION 020 – 030 AND 020 - 040 - FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN IN ALL AREAS TO INCLUDE THE RIGHT OF WAY.	STATUS: NOTICE OF HEARING ISSUED ON 07/27/16, NOTICE OF VIOLATION ISSUED ON 07/11/16 TO COMPLY BY 07/26/16 COMPLIANCE PRIOR TO THE HEARING
3.5	CASE 2016 - 423	OWNER(S): LINARES, HERNAN LOPEZ, VILMA ADDRESS: 5360 SW 148 AVE FOLIO: 5040 34 01 0592 VIOLATION(S): 1). CODE SECTION 005 – 120 (A) – FAILURE TO OBTAIN CERTIFICATE OF USE	STATUS: NOTICE OF HEARING ISSUED ON 08/22/16, NOTICE OF VIOLATION ISSUED ON 07/28/16 TO COMPLY BY 08/10/16 COMPLIANCE PRIOR TO THE HEARING
3.6	CASE 2016 - 440	OWNER(S): BANK OF AMERICA N/A % MORGAN LEGAL PA ADDRESS: 5741 SW 162 AVE FOLIO: 5040 32 04 0164 VIOLATION(S):	STATUS: NOTICE OF VIOLATION ISSUED ON 09/01/16 TO COMPLY BY 09/13/16, NOTICE OF HEARING ISSUED ON 09/13/16

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		1). CODE SECTION 020-040(D) – FAILURE TO MAINTAIN PROPERTY TO WIT: PROPERTY IS OVERGROWN TO INCLUDE THE RIGHT OF WAY 2). CODE SECTION 020-030(A) – FAILURE TO MAINTAIN POOL IN A GOOD OPERATING CONDITION CREATING A NUISANCE	ITEM CONTINUED TO 11/1/16
3.7	CASE 2016 - 446	OWNER(S): WACHTEL, YEHUDA ADDRESS: 5030 SW 178 AVE FOLIO: 5040 31 01 0020 VIOLATION(S): 1). CODE SECTION 020 – 030 (A) AND 020 - 040 – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN TO INCLUDE THE RIGHT OF WAY	STATUS: NOTICE OF HEARING ISSUED ON 08/22/16, NOTICE OF VIOLATION ISSUED ON 08/05/16 TO COMPLY BY 08/18/16 COMPLIANCE PRIOR TO THE HEARING
3.8	CASE 2016 - 448	OWNER(S): ZORMA BROWARD PF 23 ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0010 VIOLATION(S): 1). CODE SECTION 005-080(A) - FAILURE TO OBTAIN A PERMIT TO CONVERT AREAS INTO LIVING SPACES ON SITE.	STATUS: ORDER OF CONTINUANCE ISSUED ON 09/06/16 TO APPEAR AT THE 10/12/16 ITEM CONTINUES TO THE 11/01/16 HEARING
3.9	CASE 2016 - 461	OWNER(S): MADDEN, JOHN JOSEPH ADDRESS: 5800 SW 130 AVE FOLIO: 5040 35 01 0133 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: INSTALLATION OF A TENT ON THE REAR OF THE PROPERTY	STATUS: NOTICE OF HEARING ISSUED ON 09/08/16, NOTICE OF VIOLATION ISSUED ON 08/07/16 TO COMPLY BY 08/29/16 COMPLIANCE PRIOR TO THE HEARING
3.10	CASE 2016 - 475	OWNER(S): FISHER, N C & FICHER, K W H/E FICHER, D & WHITTAKER – GADIS P	STATUS: NOTICE OF HEARING ISSUED

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		<p>ADDRESS: 5310 SW 188 AVE FOLIO: 5040 34 01 0210 VIOLATION(S):</p> <p>1). CODE SECTION 020-030 (A) AND 020-040 (D) – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN IN ALL AREAS.</p>	<p>ON 09/08/16, NOTICE OF VIOLATION ISSUED ON 09/03/16 TO COMPLY BY 07/17/16</p> <p>COMPLIANCE PRIOR TO THE HEARING</p>
3.11	CASE 2016 - 489	<p>OWNER(S): VILAFRANCA, EDUARDO ADDRESS: 5310 SW 188 AVE FOLIO: 5039 36 02 0110 VIOLATION(S):</p> <p>1). CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING WITHOUT A PERMIT AND APPROVAL</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 09/08/16, NOTICE OF VIOLATION ISSUED ON 08/25/16 TO COMPLY BY 09/06/16</p> <p>COMPLIANCE PRIOR TO THE HEARING</p>
3.12	CASE 2016 - 502	<p>OWNER(S): FINKEL, NATHAN & JACQUELINE JACQUELINE S FINKEL (QPRT) ETAL ADDRESS: 5550 HANCOCK ROAD FOLIO: 5040 35 02 0340 VIOLATION(S):</p> <p>1). CODE SECTION 035 – 080 (D)(1) – OUTDOOR ASSEMBLY IN RURAL DISTRICT WITHOUT PERMIT TO WIT: PERMIT DENIED</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 09/06/16</p> <p>ITEM CONTINUED TO 11/01/16 HEARING</p>
3.13	CASE 2016 - 503	<p>OWNER(S): ALTERNATE FAMILY HOLDING LLC ADDRESS: 5050 SW 163 AVE FOLIO: 5040 32 01 0114 VIOLATION(S):</p> <p>1). CODE SECTION 27-2 (5) – PUBLIC NUISANCE THAT DRAINS MUNICIPAL SERVICES TO WIT: POLICE RESPONSES</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 09/07/16, NOTICE OF VIOLATION ISSUED ON 09/06/16 TO COMPLY BY IMMEDIATELY</p> <p>ITEM CONTINUED TO THE 11/01/16 HEARING</p>

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4. CITATIONS

4.1	CASE 2016C - 177	OWNER(S): PEREZ, MARLEN ADDRESS: 17700 SW 59 CT FOLIO: 5040 31 01 0572 VIOLATION(S): 1). CODE SECTION 2006-20 – BULK OUT ON A NON PERMITTED DATE PER CODE	STATUS: CIVIL VIOLATION 13278 ISSUED ON 07/13/16 IMPOSED FINE OF \$500.00 AND ADMINISTRATIVE FEE OF \$150.00
4.2	CASE 2016A - 193	OWNER(S): PINTAGULA, ERIC & ROBYN ADDRESS: 5300 ASCOT TERRACE FOLIO: 5040 32 16 0010 VIOLATION(S): 1). CODE SECTION 7-3(a) – ALARM IN EXCESS OF TWO (2); 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 13286 ISSUED ON 08/16/16 PAYMENT PRIOR TO THE HEARING

5. FORECLOSURE REQUESTS

5.1	CASE 2014 - 097	OWNER(S): CLAIRVIEW HOMES INC ADDRESS: 13601 BELLA RANCH LANE FOLIO: 5040 34 06 0011 VIOLATION(S): 1). CODE SECTION 020 – 030 AND 020 – 040 – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS.	STATUS: NOTICE OF INTENT TO FORECLOSE ISSUED ON 09/21/16 PAYMENT OF LIEN IN THE AMOUNT OF \$28.650.00 PRIOR TO THE HEARING
5.2	CASE 2013 - 010	OWNER(S): HOYLER, PILAR ADDRESS: 13601 BELLA RANCH LANE FOLIO: 5040 34 06 0011 VIOLATION(S): 1). CODE SECTION 020 – 030 AND 020 – 040	STATUS: NOTICE OF INTENT TO FORECLOSE ISSUED ON 09/21/16 PAYMENT OF LIEN IN THE

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		- FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS.	AMOUNT OF \$16,500.00 PRIOR TO THE HEARING
5.3	CASE 2015 - 226	OWNER(S): RIVAS, VICTOR HUGO PADILLA PADILLA, LILYSABEL ADDRESS: 14101 LURAY ROAD FOLIO: 5140 03 01 0190 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – FAILURE TO OBTAIN PERMIT, BUILDING OF STRUCTURE ON SIDE PROPERTY LINE NO PERMIT	STATUS: NOTICE OF INTENT TO FORECLOSE ISSUED ON 09/22/16 AMOUNT OF \$51,450.00 DUE TO THE TOWN OF SOUTHWEST RANCHES, ITEM CONTINUED TO THE 11/01/16 HEARING
5.4	CASE 2015 - 437	OWNER(S): R & P SKILLED SERVICE, INC ADDRESS: V LOT E OF 4610 SW 178 AVE FOLIO: 5040 30 09 0020 VIOLATION(S): 1). CODE SECTION 020 – 030 AND 020 – 040 – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS AND HAS JUNK AND TRASH.	STATUS: NOTICE OF INTENT TO FORECLOSE ISSUED ON 09/21/16 PAYMENT OF LIEN IN THE AMOUNT OF \$250.00 PRIOR TO THE HEARING
5.5	CASE 2016 - 075	OWNER(S): MEYER, NANCY ADDRESS: 5250 SW 130 AVE FOLIO: 5040 35 01 0184 VIOLATION(S): 1). CODE SECTION 020 – 040 (E) – FAILURE TO MAINTAIN PROPERTY	STATUS: NOTICE OF INTENT TO FORECLOSE ISSUED ON 09/22/16 AUTHORIZED FORECLOSURE IN THE AMOUNT OF \$44,500.00

ANY PERSON WISHING TO APPEAL ANY DECISION MADE AT THIS HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSES, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

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ANY PERSON REQUIRING AUXILIARY AIDES AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-434-0008 AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE MEETING TO REQUEST SUCH ACCOMMODATIONS. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).