

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
SEPTEMBER 6, 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 04 0020 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 09/06/16 HEARING FOR IMPOSITION OF PENALTY AMENDED FINAL TO COMPLY BY 10/11/16 AND TO APPEAR AT THE IMPOSITION OF PENALTY HEARING ON 10/12/16 IF NOT IN COMPLIANCE
2.2	CASE 2016 - 163	OWNER(S): D'ANGELO, JOHN & FRANCINE ADDRESS: 18000 SW 57 STREET FOLIO: 5040 31 01 0190 VIOLATION(S): 1). CODE SECTION 005-080(A) – CLEARING/GRADING/FILLING WITHOUT A PERMIT	STATUS: AMENDED FINAL ORDER TO COMPLY BY 08/12/16 TO APPEAR AT THE 09/06/16 IMPOSITION HEARING COMPLIED PRIOR TO THE HEARING
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 INSTALLED WITHOUT A PERMIT ON THE PROPERTY	STATUS: AMENDED ORDER TO COMPLY BY 09/05/16, TO APPEAR AT THE 09/06/16 IMPOSITION HEARING AMENDED FINAL ORDER TO COMPLY BY 10/11/16 AND TO APPEAR AT THE IMPOSITION OF PENALTY HEARING ON 10/12/16 IF NOT IN COMPLIANCE

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2.4	CASE 2016 - 236	OWNER(S): BALBOA, JOSE & KATHERINE ANNE ADDRESS: 17661 SW 70 PLACE FOLIO: 5140 06 04 0210 VIOLATION(S): 1). CODE SECTION 005-120 (A) – FAILURE TO OBTAIN A CERTIFICATE OF USE FOR RENTAL TO MULTIPLE FAMILY NOT ALLOWED	STATUS: FINAL ORDER ISSUED ON 06/07/16 TO COMPLY BY 07/07/16. APPEAR AT THE 08/02/16 IF NOT IN COMPLIANCE FOR IMPOSITION OF A FINE IN THE AMOUNT OF \$100.00 PER DAY FROM 05/18/16 COMPLIED PRIOR TO THE HEARING
2.5	CASE 2016 - 269	OWNER(S): RODRIGO CASAL ADDRESS: 18951 SW 53 ST FOLIO: 5039 36 10 0220 VIOLATION(S): 1). CODE SECTION 070-110 (C) – SIGN POSTED WITHOUT A PERMIT	STATUS: AMENDED FINAL ORDER ISSUED ON 08/02/16 TO COMPLY BY 09/05/16, TO APPEAR AT THE 09/06/16 IMPOSITION HEARING COMPLIANCE PRIOR TO THE HEARING
2.6	CASE 2016 - 284	OWNER(S): ROBERTO AND MIRIAM SANCHEZ ADDRESS: 18391 SW 50 STREET FOLIO: 5040 30 00 060 VIOLATION(S): 1). CODE SECTION 005-080 (A) – WORK WITHOUT A PERMIT TO WIT ROOFED STRUCTURE / CANOPY	STATUS: FINAL ORDER TO COMPLY BY 09/05/16, TO APPEAR AT THE 09/06/16 HEARING FOR IMPOSITION AMENDED FINAL TO COMPLY BY 10/11/16 AND TO APPEAR AT THE IMPOSITION OF PENALTY HEARING ON 10/12/16 IF NOT IN COMPLIANCE

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3. NEW CASES

3.1	CASE 2016 - 169	OWNER(S): PRINCE, LEE T PRINCE, TEECOLA CHINESSA MODEST ADDRESS: 5601 HANCOCK ROAD FOLIO: 5040 34 03 0020 VIOLATION(S): 1). CODE SECTION 005- 080(A) – WORK WITHOUT A PERMIT: ROOF; WORK WITHOUT A PERMIT: LIGHTS ON BASKETBALL COURT; WORK WITHOUT A PERMIT: POOL DECK	STATUS: COURTESY NOTICE ISSUED ON 04/04/16, NOTICE OF VIOLATION ISSUED ON 05/19/16 TO COMPLY BY 06/16/16, NOTICE OF HEARING ISSUED ON 07/22/16. ADMITTED VIOLATION, ORDER TO COMPLY BY 10/11/16 OR A FINE OF \$100.00 PER DAY NO ADMINISTRATIVE FEE. TO APPEAR AT THE 10/12/16 IMPOSITION HEARING
3.2	CASE 2016 - 204	OWNER(S): LEMUS, CARLOS ADDRESS: 4701 SW 199 AVE FOLIO: 5039 35 04 0160 VIOLATION(S): 1). CODE SECTION 005-080(A) – CUTTING OF TREES WITHOUT A PERMIT TO WIT: ROYAL PALMS	STATUS: ORDER OF CONTINUANCE ISSUED ON 08/02/16 POSTED AT THE PROPERTY TO APPEAR AT THE 09/06/16 HEARING FOUND IN VIOLATION, FINAL ORDER ISSUED TO COMPLY BY 09/16/16 OR A PENALTY OF \$150.00 PER DAY AND AN ADMINISTRATIVE FEE OF \$150.00
3.3	CASE 2016 - 223	OWNER(S): ZORMA BROWARD PF 23 ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0010 VIOLATION(S): 1). CODE SECTION 045-030 (4)(B) – STORAGE OF COMMERCIAL VEHICLE (LIMOUSINE) NONE	STATUS: NOTICE OF HEARING ISSUED ON 08/04/16, NOTICE OF VIOLATION ISSUED ON 05/05/16 TO COMPLY BY 05/13/16

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		ALLOWED	COMPLIANCE PRIOR TO THE HEARING
3.4	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)(A) – PARKING OF COMMERCIAL VEHICLES BEYOND WHAT IS ALLOWED (1) 2). CODE SECTION 045-030 (C)(4) – STAGING OF PRIVATE VEHICLES NOT ALLOWED BY PROPERTY OWNER (COMPLIED) 3). CODE SECTION 005-120 (A) – FAILURE TO OBTAIN A CERTIFICATE OF USE (NURSERY) 4). CODE SECTION 045-030(D)(4) – STORAGE OF CONTAINERS BEYOND WHAT IS ALLOWED (1)	STATUS: NOTICE OF HEARING ISSUED ON 08/8/16, NOTICE OF VIOLATION ISSUED ON 05/24/16 TO COMPLY BY 06/06/16 ADMITTED VIOLATION, GIVEN 30 DAYS TO COMPLY TO APPEAR AT THE 10/12/16 IMPOSITION HEARING IF NOT IN COMPLIANCE.
3.5	CASE 2016 - 276	OWNER(S): IMBACHI, JESUS D & ALEJANDRA C ADDRESS: 5300 SW 163 AVE FOLIO: 5040 32 01 0121 VIOLATION(S): 1). CODE SECTION 005-270 – ILLEGAL USE OF WAY TO WIT: INSTALLATION OF SPHERICAL CONCRETE BARRICADES ON RIGHT OF WAY	STATUS: NOTICE OF HEARING ISSUED ON 08/8/16, NOTICE OF VIOLATION ISSUED ON 05/24/16 TO COMPLY BY 06/06/16 COMPLIANCE PRIOR TO THE HEARING
3.6	CASE 2016 - 308	OWNER(S): ANTHONY PACE ADDRESS: 7100 SW 185 WAY FOLIO: 5139 01 01 0493 VIOLATION(S): 1). CODE SECTION 020-040(D) – FAILURE TO MAINTAIN PROPERTY TO WIT: PROPERTY IS OVERGROWN TO INCLUDE THE RIGHT OF WAY	STATUS: NOTICE OF HEARING ISSUED FINAL ORDER ISSUED ON 08/02/16 TO COMPLY BY 08/12/16, TO APPEAR AT THE 09/06/16 IMPOSITION HEARING FOUND IN VIOLATION, IMPOSED PENALTY OF

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			\$500.00 PER DAY AND ADMINISTRATIVE FEE OF \$150.00
3.7	CASE 2016 - 309	OWNER(S): ANTHONY PACE ADDRESS: 7100 SW 185 WAY FOLIO: 5139 01 01 0493 VIOLATION(S): 1). CODE SECTION 005-270 – TREES PLANTED ON THE RIGHT OF WAY WITHOUT A PERMIT	STATUS: NOTICE OF HEARING ISSUED FINAL ORDER ISSUED ON 06/18/16 TO COMPLY BY 06/15/16, TO APPEAR AT THE 08/28/16 IMPOSITION HEARING FOUND IN VIOLATION, GIVEN 10 DAYS TO CORRECT OR BY 09/16/16 OR A FINE OF \$250.00 PER DAY, POSSIBILITY TO CORRECT THE VIOLATION BY THE TOWN IF SO DESIRED, AND ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00
3.8	CASE 2016 - 334	OWNER(S): PEREZ, MARLEN ADDRESS: 17700 SW 59 CT FOLIO: 5040 31 01 0572 VIOLATION(S): 1). CODE SECTION 045-030(C-1) - PARKING AND STORAGE OF VEHILCES NOT REGISTERED TO PROPERTY 2). CODE SECTION 045-050 (C-4) (A) – PARKING OF COMMERCIAL VEHICLES IN EXCESS OF ONE (1) 3). CODE SECTION 005-120 – OPERATING A BUSINESS WITHOUT A CERTIFICATE OF USE	STATUS: NOTICE OF HEARING ISSUED ON 07/20/16, NOTICE OF VIOLATION ISSUED ON 09/1/16 TO COMPLY BY 07/15/16 COMPLIANCE PRIOR TO THE HEARING
3.9	CASE 2016 - 348	OWNER(S): FRAYND, GERMAN ADDRESS: 5001 SW 210 TERRACE	STATUS: NOTICE OF HEARING ISSUED

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		<p>FOLIO: 5039 34 01 0012 VIOLATION(S):</p> <p>1). CODE SECTION 020-030 (A) AND 020-040 – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN IN ALL AREA.</p>	<p>ON 07/27/16, NOTICE OF VIOLATION ISSUED ON 07/11/16 TO COMPLY BY 07/26/16</p> <p>COMPLIANCE PRIOR TO THE HEARING</p>
3.10	CASE 2016 - 352	<p>OWNER(S): LAZCANO, MARITZA ADDRESS: 5401 SW 210 TERRACE FOLIO: 5039 34 06 0010 VIOLATION(S):</p> <p>1). CODE SECTION 020-030 (A) AND 020-040 – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN IN ALL AREAS.</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 07/25/16, NOTICE OF VIOLATION ISSUED ON 07/5/16 TO COMPLY BY 07/17/16</p> <p>FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 09/16/16 TO COMPLY OR A FINE OF \$250.00 PER DAY AND ADMINISTRATIVE FEE OF \$150.00. POSSIBILITY OF ABATEMENT IF SO DESIRED BY THE TOWN. TO APPEAR AT THE 10/12/16 IMPOSITION HEARING</p>
3.11	CASE 2016 - 353	<p>OWNER(S): GAIS, ANGELO ADDRESS: 5200 SW 210 TERRACE FOLIO: 5039 34 01 0150 VIOLATION(S):</p> <p>1). CODE SECTION 020-030 (A) AND 020-040 – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN IN ALL AREA.</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 07/25/16, NOTICE OF VIOLATION ISSUED ON 07/5/16 TO COMPLY BY 07/17/16</p> <p>FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 09/16/16 TO COMPLY OR A FINE OF \$250.00 PER DAY AND ADMINISTRATIVE FEE OF \$150.00. POSSIBILITY OF ABATEMENT IF SO DESIRED BY THE TOWN. TO APPEAR AT THE 10/12/16</p>

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			IMPOSITION HEARING
3.12	CASE 2016 - 355	OWNER(S): AMEZQUITA, EDGAR ADDRESS: V LOT ACROSS 5701 SW 210 TERRACE FOLIO: 5039 34 01 0572 VIOLATION(S): 1). CODE SECTION 020-030 (A) AND 020-040 – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN IN ALL AREA.	STATUS: NOTICE OF HEARING ISSUED ON 07/25/16, NOTICE OF VIOLATION ISSUED ON 07/6/16 TO COMPLY BY 07/17/16 FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 09/16/16 TO OMPLY OR A FINE OF \$250.00 PER DAY AND ADMINISTRATIVE FEE OF \$150.00. POSSIBILITY OF ABATEMENT IF SO DESIRED BY THE TOWN. TO APPEAR AT THE 10/12/16 IMPOSITION HEARING
3.13	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 (A) AND 020-040 – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN IN ALL AREA.	STATUS: NOTICE OF HEARING ISSUED ON 07/27/16, NOTICE OF VIOLATION ISSUED ON 07/11/16 TO COMPLY BY 07/26/16 FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 09/16/16 TO COMPLY OR A FINE OF \$250.00 PER DAY AND ADMINISTRATIVE FEE OF \$150.00. POSSIBILITY OF ABATEMENT IF SO DESIRED BY THE TOWN. TO APPEAR AT THE 10/12/16 IMPOSITION HEARING
3.14	CASE	OWNER(S): COQUINA STATIONS LLC	STATUS:

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	2016 - 394	ADDRESS: V LOT ON DYKES ROAD N OF ACCESS ROAD FOLIO: 5140 04 03 0020 VIOLATION(S): 1). CODE SECTION 020-030 (A) AND 020-040 (D) – TREES GROWING UNTO SIDEWALK	NOTICE OF HEARING ISSUED ON 08/03/16, NOTICE OF VIOLATION ISSUED ON 07/14/16 TO COMPLY BY 07/26/16 COMPLIED PRIOR TO THE HEARING
3.15	CASE 2016 - 433	OWNER(S): CAPITAL ONE % MCCALLA RAYMER LLC ADDRESS: 18951 SW 50 STREET FOLIO: 5039 36 10 0060 VIOLATION(S): 1). CODE SECTION 020-030 (A) AND 020-040 – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN IN ALL AREA TO INCLUDE RIGHT OF WAY.	STATUS: NOTICE OF HEARING ISSUED ON 08/17/16, NOTICE OF VIOLATION ISSUED ON 08/01/16 TO COMPLY BY 08/13/16 FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 09/16/16 TO COMPLY OR A FINE OF \$250.00 PER DAY AND ADMINISTRATIVE FEE OF \$150.00. POSSIBILITY OF ABATEMENT IF SO DESIRED BY THE TOWN. TO APPEAR AT THE 10/12/16 IMPOSITION HEARING
3.16	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) – WORK WITHOUT APPROVAL OR PERMITS (STORAGE AREA REMODELEDED INTO (3) LIVING AREAS 2). CODE SECTION 020-030 – PUBLIC NUISANCE TO WIT: NOISE AT ALL TIMES OF THE DAY	STATUS: NOTICE OF HEARING ISSUED ON 08/17/16, NOTICE OF VIOLATION ISSUED ON 08/01/16 TO COMPLY BY 08/13/16 ORDER OR CONTINUANCE FOR ITEM (1), TO APPEAR AT THE 10/12/16 HEARING. FOUND IN VIOLATION FOR

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			ITEM (2). ORDER OF A PENALTY IN THE AMOUNT OF \$100.00 PER EVENT FOR ANY FUTURE EVENT(S) AND \$150.00 ADMINISTRATIVE FEE
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4. CITATIONS

4.1	CASE 2011C - 554	OWNER(S): SCOTT, ROBERT T & SHERYL W ADDRESS: 16840 SW 62 STREET FOLIO: 5140 05 01 0053 VIOLATION(S): 1). CODE SECTION 2006-20 – BULK OUT OVER 12 YARDS MAXIMUM ALLOWED	STATUS: CIVIL VIOLATION 13277 ISSUED ON 07/13/16 REDUCTION OF FINE. IMPOSED FINE OF \$250.00 AND NO ADMINISTRATIVE FEE
4.2	CASE 2016C - 096	OWNER(S): HM DEVELOPMENT GROUP LLC ADDRESS: 13931 LURAY ROAD FOLIO: 5140 03 01 0272 VIOLATION(S): 1). CODE SECTION 2006-20 – BULK OUT OVER 12 YARDS MAXIMUM ALLOWED	STATUS: CIVIL VIOLATION 13254 ISSUED ON 08/10/16 IMPOSED FINE OF \$500.00 AND ADMINISTRATIVE FEE OF \$150.00
4.3	CASE 2016A- 231	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). CODE SECTION 7.3 (A) – ALARM IN EXCESS OF (2) TWO, 6 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13281 ISSUED ON 08/15/16 FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$250.00 AND \$150.00 ADMINISTRATIVE FEE
4.4	CASE 2016A-	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC	STATUS: CIVIL VIOLATION 13282 ISSUED

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	231	ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). CODE SECTION 7.3 (A) – ALARM IN EXCESS OF (2) TWO, 7 TH FALSE ALARM	ON 08/15/16 FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$250.00 AND \$150.00 ADMINISTRATIVE FEE
4.5	CASE 2016A - 231	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). CODE SECTION 7.3 (A) – ALARM INCIDENT IN EXCESS OF (2) 8TH FALSE ALARM	STATUS: CIVIL VIOLATION 13284 ISSUED ON 08/15/16 FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$250.00 AND \$150.00 ADMINISTRATIVE FEE
4.6	CASE 2016A - 231	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). CODE SECTION 7.3 (A) – ALARM INCIDENT IN EXCESS OF (2) 9TH FALSE ALARM	STATUS: CIVIL VIOLATION 13285 ISSUED ON 08/15/16 FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$250.00 AND \$150.00 ADMINISTRATIVE FEE
4.7	CASE 2016C - 278	OWNER(S): BENBROOK, DONOVAN ADDRESS: 5340 HAWKHURST AVE FOLIO: 5040 33 02 0130 VIOLATION(S): 1). CODE SECTION 7.3 (A) – ALARM INCIDENT IN EXCESS OF (2), 3RD FALSE ALARM	STATUS: CIVIL VIOLATION 13251 ISSUED ON 06/28/16 FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$500.00 AND \$150.00 ADMINISTRATIVE FEE

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4.8	CASE 2016A - 296	OWNER(S): RANCHES AUTO CARE & TIRE INC ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013 VIOLATION(S): 1). CODE SECTION 7.3 (A) – ALARM INCIDENT IN EXCESS OF (2) 6TH FALSE ALARM	STATUS: CIVIL VIOLATION 13283 ISSUED ON 08/15/16 IMPOSED PENALTY OF \$250.00 PLUS ADMINISTRATIVE FEE OF \$150.00
4.9	CASE 2016 - 302	OWNER(S): FRANCIS, ERNIE H/E ADDRESS: 15851 SW 56 STREET FOLIO: 5040 33 01 0472 VIOLATION(S): 1). CODE SECTION 2006 - 20 – BULK OUT ON A NON PERMITTED DATE PER CODE	STATUS: CIVIL VIOLATION 13276 ISSUED ON 07/12/16 IMPOSED PENALTY OF \$500.00 PLUS \$150.00 ADMINISTRATIVE FEE

5. FORECLOSURE REQUESTS

5.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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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.

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).