

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

SPECIAL MAGISTRATE HEARING
MARCH 1, 2016
9:00 A.M.

1. CALL SESSION TO ORDER

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

2.1	CASE 2015 - 276	OWNER(S): RODEPE BROTHERS INVESTMENTS ADDRESS: 5700 SW 163 AVE FOLIO: 5040 32 04 0020 VIOLATION(S): 1). CODE SECTION 005-080(A) - WORK DONE WITHOUT A PERMIT (COVERED ROOF ON THE REAR OF THE PROPERTY)	STATUS: AMENDED ORDER TO COMPLY BY FEBRUARY 29, 2016 OR APPEAR AT THE MARCH 1, 2016 IF NOT IN COMPLIANCE FOR IMPOSITION OF \$250.00 PER DAY FROM FEBRUARY 29, 2016.
2.2	CASE 2015 - 491	OWNER(S): SUNSHINE BROMELIADS LLC ADDRESS: 14741 SHERIDAN STREET FOLIO: 5140 03 01 0056 VIOLATION(S): 1). CODE SECTION 005-080(A) - CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS: AMENDED ORDER TO COMPLY BY FEBRUARY 29, 2016 OR APPEAR AT THE MARCH 1, 2016 IF NOT IN COMPLIANCE FOR IMPOSITION OF \$100.00 PER DAY FROM FEBRUARY 29, 2016
2.3	CASE 2015 - 574	OWNER(S): MCLEOD, PATRICIA HOOT ADDRESS: 5030 SW 163 AVE FOLIO: 5040 32 01 0038 VIOLATION(S): 1). CODE SECTION 005-120 - FAILURE TO OBTAIN CERTIFICATE OF USE FOR BUSINESS AT THE PROPERTY.	STATUS: AMENDED ORDER TO COMPLY BY FEBRUARY 29, 2016 OR APPEAR AT THE MARCH 1, 2016 IF NOT IN COMPLIANCE FOR IMPOSITION OF \$100.00 PER DAY FROM FEBRUARY 29, 2016 COMPLIANCE PRIOR TO HEARING

3. NEW CASES

3.0	CASE 2015 - 087	OWNER(S): VELAZQUEZ, JAIME A VELAZQUEZ, SANDRA ADDRESS: V LOT N OF 4990 SW 148 AVE	STATUS: NOTICE OF HEARING ISSUED ON FEBRUARY 18, 2016.
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		FOLIO: 5040 34 01 0630 VIOLATION(S): 1). CODE SECTION 095-030(C) - LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES OR STREETS NONE PERMITTED.	NOTICE OF VIOLATION ISSUED ON 02/11/16 TO COMPLY BY FEBRUARY 17, 2016 NOT IN COMPLIANCE
3.1	CASE 2015 - 604	OWNER(S): CHURCH OF CHRIST GRIFFIN ROAD INC ADDRESS: 14550 GRIFFIN ROAD FOLIO: 5040 27 02 0010 VIOLATION(S): 1). CODE SECTION 095-030(C) - LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES OR STREETS NONE PERMITTED.	STATUS: NOTICE OF HEARING ISSUED ON 02/11/16. NOTICE OF VIOLATION ISSUED ON NOVEMBER 16, 2015 TO COMPLY BY 11/27/15. NOT IN COMPLIANCE
3.2	CASE 2015 - 606	OWNER(S): CAPONELLI, CARL A ADDRESS: 5001 HANCOCK ROAD FOLIO: 5040 34 01 0330 VIOLATION(S): 1). CODE SECTION 095-030(C) - LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES OR STREETS NONE PERMITTED.	STATUS: NOTICE OF HEARING ISSUED ON 02/11/16. NOTICE OF VIOLATION ISSUED ON NOVEMBER 16, 2015 TO COMPLY BY 11/27/15. NOT IN COMPLIANCE
3.3	CASE 2015 - 625	OWNER(S): VERDI, MARTIN REY, DEBORA ADDRESS: 14400 STIRLING ROAD FOLIO: 5140 03 01 0050 VIOLATION(S): 1). CODE SECTION 005-080(A) - WORK DONE WITHOUT A PERMIT (FENCE)	STATUS: NOTICE OF HEARING ISSUED ON 01/29/16. NOTICE OF VIOLATION ISSUED ON DECEMBER 15, 2015 TO COMPLY BY 12/15/15. COMPLIANCE PRIOR TO HEARING
3.4	CASE 2015 - 670	OWNER(S): NEGRET, RICHARD & CAPRIO, SAMANTHA ADDRESS: 13711 SW 52 PLACE FOLIO: 5040 34 01 0052	STATUS: NOTICE OF HEARING ISSUED ON FEBRUARY 1, 2016. NOTICE OF VIOLATION ISSUED ON

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		VIOLATION(S): 1). CODE SECTION 005-080(A) - CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	12/23/15 TO COMPLY BY JANUARY 8, 2016 NOT IN COMPLIANCE
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4. CITATIONS

4.1	CASE 2015C - 021	OWNER(S): MVR INC ADDRESS: 4901 SW 178 AVE FOLIO: 5040 31 01 0174 VIOLATION(S): 1). CODE SECTION 2006-20 - BULK OUT ON A NON PERMITTED DATE PER CODE	STATUS: CIVIL VIOLATION 13028 ISSUED ON 02/10/16 AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES
4.2	CASE 2015C - 073	OWNER(S): MARANGES, MIGUEL & CARIDAD ADDRESS: 6051 SW 178 AVE FOLIO: 5140 06 13 0100 VIOLATION(S): 1). CODE SECTION 2006-20 - BULK OUT ON A NON PERMITTED DATE PER CODE	STATUS: CIVIL VIOLATION 13029 ISSUED ON 02/11/16 AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES
4.3	CASE 2015 - 294	OWNER(S): JAIME E AND ROSALBA BOLANOS ADDRESS: 17600 SW 49 STREET FOLIO: 5040 32 02 0123 VIOLATION(S): 1). CODE SECTION BCC- 4-8 FAILURE TO MAINTAIN ANIMAL(S) WITHIN PROPERTY RESULTING IN ATTACK AND NUISANCE	STATUS: CASE CONTINUED FROM FEBRUARY 2, 2016 TO MARCH 1, 2016 AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES
4.4	CASE 2015A - 319	OWNER(S): IGLESIA MISION VIDA INC ADDRESS: 17950 GRIFFIN ROAD FOLIO: 5040 30 03 0010 VIOLATION(S):	STATUS: CIVIL VIOLATION 13224 ISSUED ON 01/20/16 FOR 12/06/16 VIOLATION.

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		1). CODE SECTION 2010 – 02 – ALARM IN EXCESS OF TWO (2), 3 RD FALSE ALARM	PAYMENT OF VIOLATION PRIOR TO HEARING.
4.5	CASE 2015A - 372	OWNER(S): CODORNIU, MIGUEL A ADDRESS: 5131 SW 167 AVE FOLIO: 5040 32 02 0078 VIOLATION(S): 1). CODE SECTION 2010 – 02 – ALARM IN EXCESS OF TWO (2), 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 12968 ISSUED ON 01/20/16 FOR 12/12/16 VIOLATION. PAYMENT OF VIOLATION PRIOR TO HEARING.
4.6	CASE 2015A - 385	OWNER(S): GRAVERAN, NELSON & ISABEL C ADDRESS: 5090 SW 192 TERRACE FOLIO: 5039 36 14 0100 VIOLATION(S): 1). CODE SECTION 2010 – 02 – ALARM IN EXCESS OF TWO (2), 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 12969 ISSUED ON 01/20/16 FOR 12/21/16 VIOLATION. PAYMENT OF VIOLATION PRIOR TO HEARING.
4.7	CASE 2015A - 475	OWNER(S): WELLINGTON, WILLIAM, P & ESTHER L ADDRESS: 14301 PEDIGREE LANE FOLIO: 5040 27 01 0420 VIOLATION(S): 1). CODE SECTION 2010 – 02 – ALARM IN EXCESS OF TWO (2), 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 12970 ISSUED ON 01/20/16 FOR 12/31/16 VIOLATION. PAYMENT OF VIOLATION PRIOR TO HEARING.
4.8	CASE 2015C - 647	OWNER(S): CARROLL, KAREN P SLATER, JULIE ADDRESS: 17901 SW 68 CT FOLIO: 5140 06 03 0031 VIOLATION(S): 1). CODE SECTION 2006 - 20 – BULK OUT BY A CONTRACTOR NOT ALLOWED PER CODE	STATUS: CIVIL VIOLATION 13030 ISSUED ON 02/11/16 FOR 02/10/16 VIOLATION. PAYMENT OF VIOLATION PRIOR TO HEARING.

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

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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).