

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
AUGUST 2, 2016
9:00 A.M.**

MINUTES

1. CALL SESSION TO ORDER

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

<p>2.1</p>	<p>CASE 2015 - 276</p>	<p>OWNER(S): RODOPE BROTHERS INVESTMENTS ADDRESS: 5700 SW 163 AVE FOLIO: 5040 32 04 0020 VIOLATION(S):</p> <p>1). CODE SECTION 005-080(A) – WORK WITHOUT A PERMIT (INSTALLATION OF CANOPY OVER HORSE RINK WITHOUT A PERMIT)</p>	<p>STATUS: FINAL ORDER ISSUED ON 06/07/16 TO COMPLY BY 08/01/16 OR A FINE OF \$100.00 PER DAY. TO APPEAR AT THE AUGUST 2, 2016 FOR IMPOSITION OF FINE PER DAY UNTIL CORRECTED.</p> <p>AMENDED FINAL ORDER ISSUED ON 04/05/16 TO COMPLY BY 10/11/16 OR A FINE OF \$100.00 PER DAY. APPEAR AT THE 11/01/16 IF NOT IN COMPLIANCE FOR IMPOSITION OF FINE IN THE AMOUNT OF \$100.00 PER DAY FROM 06/06/16</p>
<p>2.2</p>	<p>CASE 2016 - 099</p>	<p>OWNER(S): GREENSOURCE LANDSCAPE & SPORTS TURF INC ADDRESS: 4800 SW 201 TERRACE FOLIO: 5039 35 05 0270 VIOLATION(S):</p> <p>1). CODE SECTION 005-120 (A) – FAILURE TO OBTAIN CERTIFICATE OF USE FOR BUSINESS (COMPLIED) 2). CODE SECTION 045-030(C)(4) – COMMERCIAL VEHICLES BEYOND MAXIMUM OF ONE (1) (COMPLIED) 3). CODE SECTION 005-080(A) – WORK</p>	<p>STATUS: FINAL ORDER ISSUED ON 06/07/16 TO COMPLY BY 07/07/16 OR A FINE OF \$100.00 PER DAY. TO APPEAR AT THE AUGUST 2, 2016 FOR IMPOSITION OF FINE PER DAY UNTIL CORRECTED</p> <p>AMENDED FINAL ORDER ISSUED ON 04/05/16 TO COMPLY BY 10/11/16 OR A FINE OF \$100.00 PER DAY.</p>

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		WITHOUT A PERMIT TO WIT: BUILDING WITHOUT A PERMIT. 4). CODE SECTION 070-050(A) – COMMERCIAL SIGNAGE WITHOUT A PERMIT (CORRECTED)	APPEAR AT THE 11/01/16 IF NOT IN COMPLIANCE FOR IMPOSITION OF FINE IN THE AMOUNT OF \$100.00 PER DAY FROM 06/07/16
2.3	CASE 2016 - 100	OWNER(S): MCLEOD, PATRICIA HOOT ADDRESS: 5030 SW 163 AVE FOLIO: 5040 32 01 0038 VIOLATION(S): 1). CODE SECTION 005-080(A) – WORK WITHOUT A PERMIT TO WIT: TRAILER/OFFICE INSTALLED WITHOUT A PERMIT	STATUS: FINAL ORDER ISSUED ON 06/07/16 TO COMPLY BY 07/07/16 OR A FINE OF \$100.00 PER DAY. TO APPEAR AT THE AUGUST 2, 2016 FOR IMPOSITION OF FINE PER DAY UNTIL CORRECTED AMENDED FINAL ORDER ISSUED ON 06/07/16 TO COMPLY BY 09/05/16 OR A FINE OF \$100.00 PER DAY. APPEAR AT THE 09/06/16 IF NOT IN COMPLIANCE FOR IMPOSITION OF FINE IN THE AMOUNT OF \$100.00 PER DAY FROM 06/07/16
2.4	CASE 2016 - 163	OWNER(S): JOHN & FRANCINE D'ANGELO ADDRESS: 18000 SW 57 STREET FOLIO: 5040 31 01 0190 VIOLATION(S): 1). CODE SECTION 005-080 (A) – CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	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 AMENDED FINAL ORDER ISSUED ON 06/07/16 TO

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			COMPLY BY 08/12/16 OR A FINE OF \$100.00 PER DAY. APPEAR AT THE 09/06/16 IF NOT IN COMPLIANCE FOR IMPOSITION OF FINE IN THE AMOUNT OF \$100.00 PER DAY FROM 06/07/16
2.5	CASE 2016 - 164	OWNER(S): HSBC BANK USA NA TRSTEE ADDRESS: 5701 SW 128 AVE FOLIO: 5040 35 01 0223 VIOLATION(S): 1). CODE SECTION 020-030 (A) – FAILURE TO MAINTAIN PROPERTY TO WIT: PROPERTY IS OVERGROWN AND NOT MAINTAINED AS REQUIRED	STATUS: AMENDED FINAL ORDER TO CORRECT THE VIOLATION BY 06/17/16 OR A FINE OF \$100.00 PER DAY. TO APPEAR AT THE 08/02/16 HEARING FOR IMPOSITION OF A FINE FROM 06/7/16 COMPLIANCE PRIOR TO THE HEARING
2.6	CASE 2016 - 187	OWNER(S): SANCHEZ, ROBERTO & 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 ROOFED STRUCTURE / CANOPY 2). CODE SECTION 045-050 AND 045-060 – PROPERTY BEING USED AS STAGING AREA FOR LANDSCAPING BUSINESS. 3). CODE SECTION 045-030(5) – RECREATIONAL VEHICLE USED FOR LIVING PURPOSES. (CORRECT)	STATUS: FINAL ORDER ISSUED ON 06/07/16 TO COMPLY BY 07/07/16 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY. TO APPEAR AT THE 08/02/16 FOR IMPOSITION OF FINE IF NOT IN COMPLIANCE AMENDED FINAL ORDER ISSUED ON 06/07/16 TO COMPLY BY 09/05/16 OR A FINE OF \$100.00 PER DAY. APPEAR AT THE 09/06/16 IF NOT IN COMPLIANCE FOR IMPOSITION OF FINE IN THE AMOUNT OF \$100.00 PER DAY FROM

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			06/07/16
2.7	CASE 2016 - 236	OWNER(S): BALBOA, JOSE & KATHERINE ANNE ADDRESS: 17661 SW 70 PL FOLIO: 5140 06 04 0210 VIOLATION(S): 1). CODE SECTION 005- 120 (A) – FAILURE TO OBTAIN CERTIFICATE OF USE FOR RENTAL TO MULTIPLE FAMILY NON ALLOWED	STATUS: FINAL ORDER ISSUED ON 06/07/16 TO COMPLY BY 07/07/16 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY. TO APPEAR AT THE 08/02/16 FOR IMPOSITION OF FINE IF NOT IN COMPLIANCE COMPLIANCE PRIOR TO THE HEARING

3. NEW CASES

3.1	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) – FAILRE TO OBTAIN PERMIT TO WIT: CUTTING DOWN TREE(S) WITHOUT A PERMIT	STATUS: NOTICE OF HEARING ISSUED ON 05/31/16. NOTICE OF VIOLATION ISSUED ON 04/28/16 TO COMPLY BY 05/27/16 REQUEST FOR CONTINUANCE GRANTED. TO APPEAR AT THE 09/06/16
3.2	CASE 2016 - 205	OWNER(S): HUSSAIN, AKHTAR HUSSAIN, SHANIN ADDRESS: 5533 SW 136 AVE FOLIO: 5040 34 05 0010 VIOLATION(S): 1). CODE SECTION 020 – 040 (E)(3) – FAILURE TO MAINTAIN PROPERTY, FENCE IN DISREPAIR	STATUS: NOTICE OF HEARING ISSUED ON 05/31/16, NOTICE OF VIOLATION ISSUED ON 04/18/16 TO COMPLY BY 04/30/16 COMPLIANCE PRIOR TO THE HEARING

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3.3	CASE 2016 - 232	OWNER(S): PAGE, STEPHEN MITCHELL ADDRESS: 5300 THOROUGHbred LANE FOLIO: 5040 34 01 0380 VIOLATION(S): 1). CODE SECTION 045-030 (C)(1) – PARKING AND STORAGE OF VEHICLES NOT REGISTERED TO THE PROPERTY. 2). CODE SECTION 080-010(G) – VEHICLES PARKED IN AREA NOT DESIGNATED FOR PARKING. 4). CODE SECTION 005-120 – OPERATING A HOME BUSINESS WITHOUT A CERTIFICATE OF USE.	STATUS: NOTICE OF HEARING ISSUED ON 06/06/16, NOTICE OF VIOLATION ISSUED ON 05/10/16 TO COMPLY BY 05/23/16 COMPLIANCE PRIOR TO THE HEARING
3.4	CASE 2016 - 238	OWNER(S): SOUTH FLORIDA HINDU TEMPLE INC ADDRESS: 13010 GRIFFIN ROAD FOLIO: 5040 32 04 0030 VIOLATION(S): 1). CODE SECTION 075 – 050 (A) – FAILURE TO MAINTAIN LANDSCAPING IN HEALTHY AND VIGOROUS AND NEAT APPEARANCE AS REQUIRED.	STATUS: NOTICE OF HEARING ISSUED ON 06/10/16, NOTICE OF VIOLATION ISSUED ON 05/16/16 TO COMPLY BY 05/28/16 ADMITTED VIOLATION, GIVEN 60 DAYS TO CORRECT VIOLATION OR CORRECT BY 10/11/16 OR A FINE OF \$100.00 PER DAY, NO ADMINISTRATIVE FEE. RETURN TO THE 10/12/16 HEARING IF NOT IN COMPLIANCE FOR FINE IMPOSITION.
3.5	CASE 2016 - 264	OWNER(S): CHRISTOPHER ORGANIC FRUIT FARM % BRUCE KLEIN ADDRESS: V LOT S OF 5531 DYKES ROAD FOLIO: 5040 32 04 0030 VIOLATION(S):	STATUS: NOTICE OF HEARING ISSUED ON 06/10/16, NOTICE OF VIOLATION ISSUED ON 05/26/16 TO COMPLY BY 06/7/16

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		1). CODE SECTION 020 – 040 (D) – FAILURE TO MAINTAIN PROPERTY TO INCLUDE RIGHT OF WAY.	ADMITTED VIOLATION, GIVEN 60 DAYS TO CORRECT VIOLATION OR CORRECT BY 10/11/16 OR A FINE OF \$100.00 PER DAY, NO ADMINISTRATIVE FEE. RETURN TO THE 10/12/16 HEARING IF NOT IN COMPLIANCE FOR FINE IMPOSITION.
3.6	CASE 2016 - 269	OWNER(S): CASAL, RODRIGO ADDRESS: 18951 SW 53 STREET FOLIO: 5039 36 10 0220 VIOLATION(S): 1). CODE SECTION 020-030(A) FAILURE TO MAINTAIN PROPERTY TO INCLUDE RIGHT OF WAY. (CORRECTION) 2). CODE SECTION 070-110 (C) – SIGN POSTED WITHOUT A PERMIT	STATUS: NOTICE OF HEARING ISSUED ON 06/10/16, NOTICE OF VIOLATION ISSUED ON 06/03/16 TO COMPLY BY 06/13/16 ADMITTED VIOLATION, GIVEN 30 DAYS TO CORRECT VIOLATION OR CORRECT BY 09/05/16 OR A FINE OF \$100.00 PER DAY, NO ADMINISTRATIVE FEE. RETURN TO THE 09/06/16 HEARING IF NOT IN COMPLIANCE FOR FINE IMPOSITION.
3.7	CASE 2016 - 284	OWNER(S): SANCHEZ, ROBERTO & MIRIAM ADDRESS: 18391 SW 50 STREET FOLIO: 5040 30 00 0060 VIOLATION(S): 1). CODE SECTION 005-080 (A) WORK DONE WITHOUT APPROVAL OR PERMITS TO WIT: ROOFED STRUCTURE / CANOPY. 2). CODE SECTION 045-050 AND 045-060 –	STATUS: NOTICE OF HEARING ISSUED ON 06/21/16, NOTICE OF VIOLATION ISSUED ON 06/8/16 TO COMPLY BY 06/20/16 ADMITTED VIOLATION, GIVEN 30 DAYS TO CORRECT VIOLATION OR

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		PROPERTY BEING USED AS STAGING AREA FOR LANDSCAPING BUSINESS (COMPLIED) 3). CODE SECTION 045-030 (5) – RECREATIONAL VEHICLE USED FOR LIVING PURPOSES. (CORRECTION)	CORRECT BY 09/05/16 OR A FINE OF \$100.00 PER DAY, NO ADMINISTRATIVE FEE. RETURN TO THE 09/06/16 HEARING IF NOT IN COMPLIANCE FOR FINE IMPOSITION.
3.8	CASE 2016 - 308	OWNER(S): PACE, ANTHONY ADDRESS: 7100 SW 185 WAY FOLIO: 5139 01 01 0493 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 06/15/16 FOUND IN VIOLATION, GIVEN 10 DAYS TO CORRECT OR BY 08/12/16, OR A FINE OF \$250.00 PER DAY. APPEAR AT THE 09/06/16 HEARING DAY TO IMPOSE PENALTY. AUTHORIZATION TO CORRECT THE VIOLATION IF SO DESIRED.

4. CITATIONS

4.1	CASE 2014C - 337	OWNER(S): TYLER, LINDA SUE ETAL % MARK GREGORY HILL ADDRESS: 13851 STIRLING ROAD FOLIO: 5040 34 01 0140 VIOLATION(S): 1). CODE SECTION 2006-20 – BULK OUT OVER 12 YARDS MAXIMUM ALLOWED	STATUS: CIVIL VIOLATION 13231 ISSUED ON 05/23/16 IMPOSED FINE OF \$500.00 AND ADMINISTRATIVE FEE OF \$150.00
4.2	CASE 2014C - 337	OWNER(S): TYLER, LINDA SUE ETAL % MARK GREGORY HILL ADDRESS: 13851 STIRLING ROAD FOLIO: 5040 34 01 0140	STATUS: CIVIL VIOLATION 13234 ISSUED ON 06/16/16

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		VIOLATION(S): 1). CODE SECTION 2006-20 – BULK OUT OVER 12 YARDS MAXIMUM ALLOWED	IMPOSED FINE OF \$500.00 AND ADMINISTRATIVE FEE OF \$150.00
4.3	CASE 2014C - 375	OWNER(S): CLEMENTE BETTY ADDRESS: 6541 MELALEUCA ROAD FOLIO: 5140 02 01 0137 VIOLATION(S): 1). CODE SECTION 2006-20 – BULK OUT ON A NON PERMITTED DATE PER CODE	STATUS: CIVIL VIOLATION 13232 ISSUED ON 05/23/16 FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$500.00 AND \$150.00 ADMINISTRATIVE FEE
4.4	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) 6TH FALSE ALARM	STATUS: CIVIL VIOLATION 13243 ISSUED ON 07/07/16 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) 7TH FALSE ALARM	STATUS: CIVIL VIOLATION 13244 ISSUED ON 07/07/16 FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$250.00 AND \$150.00 ADMINISTRATIVE FEE
4.6	CASE 2016A - 234	OWNER(S): SW RANCHES HOSPITALITY LLC ADDRESS: 6670 DYKES ROAD FOLIO: 5140 04 13 0017 VIOLATION(S):	STATUS: CIVIL VIOLATION 13241 ISSUED ON 06/09/16

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		1). CODE SECTION 7.3 (A) – ALARM INCIDENT IN EXCESS OF (2) 3RD FALSE ALARM	PAYMENT OF \$50.00 PRIOR TO THE HEARING
4.7	CASE 2016A - 237	OWNER(S): RODRIGUEZ FAMILY GROUP LLC 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 13236 ISSUED ON 06/09/16 PAYMENT OF \$50.00 PRIOR TO THE HEARING
4.8	CASE 2016C - 253	OWNER(S): DILLARD, TRAMAR L ADDRESS: 14401 SUNSET LANE FOLIO: 5140 03 01 0053 VIOLATION(S): 1). CODE SECTION 2006 - 20 – BULK OUT OVER THE MAXIMUM AMOUNT OF 12 YARDS AS PER CODE	STATUS: CIVIL VIOLATION 13233 ISSUED ON 05/31/16 IMPOSED PENALTY OF \$500.00 PLUS ADMINISTRATIVE FEE OF \$150.00
4.9	CASE 2016C - 286	OWNER(S): VENU & DEVABHAKTUNI, NALIHI ADDRESS: 19101 SW 50 STREET FOLIO: 5039 36 10 0040 VIOLATION(S): 1). CODE SECTION 2006 - 20 – BULK OUT A VACANT LOT NONE PERMITTED	STATUS: CIVIL VIOLATION 13249 ISSUED ON 06/17/16 IMPOSED PENALTY OF \$250.00 PLUS NO ADMINISTRATIVE FEE, 30 DAYS TO PAY VIOLATION
4.10	CASE 2016C - 287	OWNER(S): VENU & DEVABHAKTUNI, NALIHI ADDRESS: 19101 SW 50 STREET FOLIO: 5039 36 10 0040 VIOLATION(S): 1). CODE SECTION 2006 - 20 – BULK OVER THE LIMIT ALLOWED OF 12 YARDS PER CODE	STATUS: CIVIL VIOLATION 13250 ISSUED ON 06/17/16 IMPOSED PENALTY OF \$250.00 PLUS NO ADMINISTRATIVE FEE, 30 DAYS TO PAY VIOLATION

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4.11	CASE 2016A - 291	OWNER(S): VIGOA, LUIS ADDRESS: 19000 GRIFFIN ROAD FOLIO: 5039 25 02 0070 VIOLATION(S): 1). CODE SECTION 7-3 (A) – ALARM INCIDENT IN EXCESS OF (2); 3 RD ALARM INCIDENT	STATUS: CIVIL VIOLATION 13235 ISSUED ON 06/9/16 PAYMENT OF \$50.00 PRIOR TO THE HEARING
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5. FORECLOSURE REQUESTS

5.1	CASE 2014 - 033	OWNER(S): CID, RIGOBERTO AND AMPARO ADDRESS: V LOT ACROSS 5803 SW 210 TERRACE FOLIO: 5039 34 11 0010 VIOLATION(S): 1). CODE SECTION 005-080 (A) – FILL OF RIGHT OF WAY WITHOUT A PERMIT	STATUS: ORDER IMPOSING LIEN ISSUED ON 07/07/14 AMOUNT OF \$1,350.00 PAID FOR THE LIEN PRIOR TO HEARING
5.2	CASE 2014 - 460	OWNER(S): UNITED STATE OF AMERICA % IRS US DEPARTMENT OF TREASURY ADDRESS: V LOT E OF 18121 SW 50 STREET FOLIO: 5040 30 00 0064 VIOLATION(S): 1). CODE SECTION 005-080 (A) – FILL OF RIGHT OF WAY WITHOUT A PERMIT	STATUS: NOTICE OF FORECLOSURE ISSUED ON 05/18/16 REQUEST FOR CONTINUANCE GRANTED TO 09/06/16

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

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IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).