

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
NOVEMBER 1, 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 10/31/16 TO APPEAR AT THE 11/01/16 HEARING FOR IMPOSITION OF PENALTY AMENDED FINAL ORDER TO COMPLY BY 12/05/16 AND TO APPEAR AT THE IMPOSITION OF PENALTY HEARING ON 12/06/16 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 TO WIT: INSTALLATION OF LIGHTS, BASKETBALL COURT AND POOL DECK	STATUS: FINAL ORDER ISSUED ON 10/17/16 TO COMPLY BY 10/31/16, APPEAR AT THE 11/01/16 HEARING IF NOT IN COMPLIANCE AMENDED FINAL ORDER TO COMPLY BY 12/05/16 AND TO APPEAR AT THE IMPOSITION OF PENALTY HEARING ON 12/06/16 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 10/17/16, TO APPEAR AT THE 10/31/16 IMPOSITION HEARING AMENDED FINAL ORDER TO

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		INSTALLED WITHOUT A PERMIT ON THE PROPERTY	COMPLY BY 12/05/16 AND TO APPEAR AT THE IMPOSITION OF PENALTY HEARING ON 12/06/16 IF NOT IN COMPLIANCE
2.4	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) – PARKING OF COMMERCIAL VEHICLES BEYOND WHAT IS 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).	STATUS: FINAL ORDER ISSUED ON 10/17/16 TO COMPLY BY 10/31/16. APPEAR AT THE 11/1/16 IF NOT IN COMPLIANCE FOR IMPOSITION OF A FINE IN THE AMOUNT OF \$150.00 PER DAY FROM 05/18/16 COMPLIANCE WITH ALL ITEMS, MAGISTRATE WILL ISSUE ORDER IF REPEAT VIOLATION FOR ITEMS 1) THRU 4) TO IMPOSE PENALTY IN THE AMOUNT OF \$150.00 FOR EACH VIOLATION IF IT OCCURS AGAIN PER DAY
2.5	CASE 2016 - 264	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	STATUS: ORDER OF CONTINUANCE TO 11/01/16 HEARING COMPLIANCE PRIOR TO THE HEARING
2.6	CASE 2016 - 284	OWNER(S): SANCHEZ, ROBERTO AND MIRIAM ADDRESS: 18391 SW 50 STREET FOLIO: 5040 30 00 0060 VIOLATION(S):	STATUS: AMENDED FINAL ORDER ISSUED ON 10/17/16 TO COMPLY BY 10/17/16 TO COMPLY BY 10/31/16 TO

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		1). CODE SECTION 005-080(A) – WORK WITHOUT A PERMIT TO WIT: COVERED ROOF INSTALLED WITHOUT A PERMIT ON THE PROPERTY	APPEAR AT THE 11/01/16 AMENDED FINAL ORDER TO COMPLY BY 12/05/16 AND TO APPEAR AT THE IMPOSITION OF PENALTY HEARING ON 12/06/16 IF NOT IN COMPLIANCE
2.7	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: ORDER OF CONTINUANCE ISSUED ON 10/17/16 TO APPEAR AT THE 11/01/06 HEARING COMPLIED PRIOR TO THE HEARING
2.8	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 AND 020 - 040 – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN IN ALL AREAS	STATUS: ORDER OF CONTINUANCE ISSUED ON 10/17/16 TO APPEAR AT THE 11/01/06 HEARING COMPLIED PRIOR TO THE HEARING
2.9	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 PERMITS FOR CONVERSION OF BARN INTO LIVING SPACES	STATUS: ORDER OF CONTINUANCE ON 10/17/16 TO APPEAR AT THE 11/01/16 HEARING ITEM CONTINUED TO 12/06/16 HEARING

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3. NEW CASES

<p>3.1</p>	<p>CASE 2016 - 325</p>	<p>OWNER(S): GARCIA, JORGE CORREA OLLOQUI, YESICA GUERRERO ADDRESS: V LOT E OF 4860 SW 193 LANE FOLIO: 5039 25 10 0020 VIOLATION(S):</p> <p>1). CODE SECTION 005 – 080 (A) – FILLING/GRADING WITHOUT A PERMIT 2). CODE SECTION 020 - 040 – STORAGE OF DEBRIS NOT A CONFORMING USE OF THE LAND</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/21/16 TO COMPLY BY 09/26/16, NOTICE OF HEARING ISSUED ON 09/27/16</p> <p>FOUND IN VIOLATION, GIVEN 10 DAYS TO CORRECT THE VIOLATION OR A FINE OF \$150.00 PER DAY. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 12/6/16 HEARING IF NOT IN COMPLIANCE.</p>
<p>3.2</p>	<p>CASE 2016 - 440</p>	<p>OWNER(S): BANK OF AMERICA NA MORGAN LEGAL PA ADDRESS: 5741 SW 162 AVE FOLIO: 5040 32 04 0164 VIOLATION(S):</p> <p>1). CODE SECTION 020 – 030 (A) AND 020 – 040 (A)– FAILURE TO MAINTAIN THE PROPERTY, PROPERTY IS OVERGROWN ALL AROUND INCLUDING RIGHT OF WAY. FAILURE TO MAINTAIN POOL BECOMING A NUISANCE.</p>	<p>STATUS: NOTICE OF CONTINUANCE ISSUED TO APPEAR AT THE 11/01/16</p> <p>FOUND IN VIOLATION, GIVEN 10 DAYS TO CORRECT THE VIOLATION OR A FINE OF \$250.00 PER DAY. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 12/06/16 FOR IMPOSITION OF FINE IF NOT IN COMPLIANCE.</p>
<p>3.3</p>	<p>CASE 2016 - 502</p>	<p>OWNER(S): FINKEL, NATHAN & JACQUELINE JACQUELINE S FINKEL (QPRT) ETAL ADDRESS: 5550 HANCOCK ROAD</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 09/06/16. NOTICE OF</p>

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		FOLIO: 5040 34 01 0210 VIOLATION(S): 1). CODE SECTION 035 – 080 (D)(1) – OUTDOOR ASSEMBLY IN RURAL DISTRICT WITHOUT PERMIT TO WIT: PERMIT DENIED	CONTINUANCE TO APPEAR AT THE 11/01/16 HEARING FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$5000.00 AND \$150.00 ADMINISTRATIVE FEE.
3.4	CASE 2016 - 562	OWNER(S): PACE, ANTHONY ADDRESS: 7100 SW 185 WAY FOLIO: 5139 01 01 0493 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: INTERIOR AND EXTERIOR REMODELING AND ADDITION.	STATUS: NOTICE OF HEARING ISSUED ON 10/19/16, NOTICE OF VIOLATION ISSUED ON 09/28/16 TO COMPLY BY 10/16/16 ITEM DISMISSED WITHOUT PREJUDICE

4. CITATIONS

4.1	CASE 2016A - 296	OWNER(S): RANCHES AUTO CARE & TIRE INC % BRIDGESTONE FIRESTONE/TAX ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013 VIOLATION(S): 1). CODE SECTION 2010 - 02 – FALSE ALARM IN EXCESS OF TWO (2); 9 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13296 ISSUED ON 10/12/16 IMPOSED FINE OF \$250.00 AND ADMINISTRATIVE FEE OF \$150.00
4.2	CASE 2016A - 358	OWNER(S): OPH/WESTON RELATY LC ADDRESS: 6650 DYKES ROAD FOLIO: 5140 04 13 0012 VIOLATION(S): 1). CODE SECTION 2010 - 02 – FALSE ALARM IN EXCESS OF TWO (2); 3 RD ALARM	STATUS: CIVIL VIOLATION 13287 ISSUED ON 09/12/16 PAYMENT PRIOR TO THE HEARING

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4.3	CASE 2016C - 520	OWNER(S): MOURA, MUNIR H/E MOURRA, MARIE L CARLINE ADDRESS: 6990 SW 173 WAY FOLIO: 5140 06 18 0020 VIOLATION(S): 1). CODE SECTION 2006 - 20 – BULK OUT ON A NON PERMITTED DATE PER CODE	STATUS: CIVIL VIOLATION 13259 ISSUED ON 09/26/16 IMPOSED FINE OF \$500.00 AND ADMINISTRATIVE FEE OF \$150.00
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5. FORECLOSURE REQUESTS

5.1	CASE 2009 - 610	OWNER(S): DEUTSCHE BANK NATL TR CO TRSTEE % NATIONSTRA MORTGAGE LLC ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 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 10/04/16 FORECLOSURE AUTHORIZATION IN THE AMOUNT OF \$3,800.00 APPROVED BY THE SPECIAL MAGISTRATE
5.2	CASE 2013 - 320	OWNER(S): DEUTSCHE BANK NATL TR CO TRSTEE % NATIONSTRA MORTGAGE LLC ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 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 10/04/16 FORECLOSURE AUTHORIZATION IN THE AMOUNT OF \$3,375.00 APPROVED BY THE SPECIAL MAGISTRATE

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5.3	CASE 2014 - 098	OWNER(S): DEUTSCHE BANK NATL TR CO TRSTEE % NATIONSTRA MORTGAGE LLC ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 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 10/04/16 FORECLOSURE AUTHORIZATION IN THE AMOUNT OF \$1,950.00 APPROVED BY THE SPECIAL MAGISTRATE
5.4	CASE 2014 - 460	OWNER(S): UNITED STATES OF AMERICA % IRS % US DEPARTMENT OF TREASURY ADDRESS: V LOT E IF 18121 SW 50 STREET FOLIO: 5040 30 00 0064 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 09/28/16 ITEM CONTINUED TO THE DECEMBER 6, 2016 HEARING
5.5	CASE 2014 - 505	OWNER(S): DEUTSCHE BANK NATL TR CO TRSTEE % NATIONSTRA MORTGAGE LLC ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 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 10/04/16 FORECLOSURE AUTHORIZATION IN THE AMOUNT OF \$49,400.00 APPROVED BY THE SPECIAL MAGISTRATE
5.6	CASE 2015 - 226	OWNER(S): RIVAS, VICTOR HUGO PADILLA PADILLA, LILYSABEL ADDRESS: 14101 LURAY ROAD FOLIO: 5140 03 01 0190 VIOLATION(S):	STATUS: ORDER TO APPEAR AT THE 11/1/16 FORECLOSURE HEARING FORECLOSURE

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		1). CODE SECTION 005 – 080 (A) – FAILURE TO OBTAIN PERMITS FOR WORK TO WIT: CONVERSION OF STORAGE BUILDING INTO OFFICE AND PLAY ROOM	AUTHORIZATION IN THE AMOUNT OF \$44,700.00 APPROVED BY THE SPECIAL MAGISTRATE
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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).