

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
JUNE 7, 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: AMENDED FINAL ORDER ISSUED ON 04/05/16 TO COMPLY BY 06/07/16 OR FINE OF \$250.00 PER DAY. APPEAR AT THE 06/07/16 IF NOT IN COMPLIANCE FOR IMPOSITION OF FINE IN THE AMOUNT OF \$250.00 PER DAY FROM 06/06/16 UNTIL COMPLIED.</p> <p>AMENDED FINAL ORDER ISSUED ON 04/05/16 TO COMPLY BY 08/01/16 OR A FINE OF \$100.00 PER DAY. APPEAR AT THE 08/02/16 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 2015 - 314</p>	<p>OWNER(S): DENNIS ALDERMAN 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 DONE WITHOUT APPROVAL AND PERMITS 2). CODE SECTION 020-040 – STORAGE OF DEBRIS NOT A CONFORMING USE OF THE LAND</p>	<p>STATUS: AMENDED FINAL ORDER ISSUED ON 10/06/16 TO COMPLY BY NOVEMBER 30, 2015 OR A FINE OF \$250.00 WOULD IMPOSED PER DAY UNTIL COMPLIANCE. APPEAR AT THE DECEMBER 1, 2015 HEARING. PARTIAL COMPLIANCE OBTAINED BY APPLYING FOR PERMIT.</p>

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			FOUND IN VIOLATION IMPOSED PENALTY OF \$250.00 FROM 11/30/15 PER DAY
2.3	CASE 2016 - 093	OWNER(S): VAYSMAN, MARINA H/E VAYSMAN, VALENTINA ADDRESS: 5300 SW 164 TERRACE FOLIO: 5040 32 05 0610 VIOLATION(S): 1). CODE SECTION 005-080(A) – CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS: AMENDED ORDER ISSUED ON 05/03/16 TO COMPLY BY 05/10/16. TO APPEAR AT THE 06/07/16 HEARING IF NOT IN COMPLIANCE FOR IMPOSITION OF FINE IN THE AMOUNT OF \$100.00 PER DAY SINCE 05/10/16 COMPLIANCE PRIOR TO THE HEARING
2.4	CASE 2016 - 124	OWNER(S): CALDERBANK, BARBARA J ADDRESS: 6230 MELALEUCA ROAD FOLIO: 5140 02 01 0074 VIOLATION(S): 1). CODE SECTION 005-080 (A) – CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS: FINAL ORDER ISSUED ON 05/03/16 TO COMPLY BY 05/18/16. APPEAR AT THE 06/07/16 IF NOT IN COMPLIANCE FOR IMPOSITION OF A FINE IN THE AMOUNT OF \$100.00 PER DAY FROM 05/18/16 COMPLIANCE PRIOR TO THE HEARING
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

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3. REPEAT VIOLATIONS

3.1	CASE 2013 - 010	OWNER(S): HOYLER, PILAR ADDRESS: 13601 BELLA RANCH LANE FOLIO: 5040 34 06 0011 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 04/22/16 FOUND IN VIOLATION, IMPOSED A PENALTY IN THE AMOUNT OF \$250.00 PER DAY UNTIL CORRECTED FROM 04/15/16 AND A FEE OF \$150.00 ADMINISTRATIVE COST. ALSO PROVIDE ORDER TO ABATE THE PROPERTY.
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4. NEW CASES

4.1	CASE 2016 - 099	OWNER(S): GREENSOURCE LANDSCAPE & SPORTS TURF INC ADDRESS: 4800 SW 201 TERRACE FOLIO: 5039 35 05 0270 VIOLATION(S): 1). CODE SECTION 005-120 (A) FAILURE TO OBTAIN CERTIFICATE OF USE FOR BUSINESS (CORRECTION) 2). CODE SECTION 045-030 (C) – COMMERCIAL VEHICLES BEYOND MAXIMUM OF ONE (1) (CORRECTED) 3). CODE SECTION 005-080 (A) – WORK WITHOUT A PERMIT (CONSTRUCTION OF ANCILLARY BUILDING WITHOUT A PERMIT 4). CODE SECTION 070-050 (A) – COMMERCIAL SIGNAGE WITHOUT A PERMIT (CORRECTED)	STATUS: NOTICE OF HEARING ISSUED ON 02/02/16, NOTICE OF VIOLATION ISSUED ON 02/16/16 TO COMPLY BY 02/29/16 ADMITTED VIOLATION OF ITEM (3), GIVEN 30 DAYS OR UNTIL 07/07/16 TO CORRECT THE VIOLATION OR A FINE OF \$100.00 PER DAY. TO APPEAR AT THE 08/02/16 HEARING. NO ADMINISTRATIVE COST.
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<p>4.2</p>	<p>CASE 2016 - 100</p>	<p>OWNER(S): MCLEOD, PATRICIA HOOT ADDRESS: 5030 SW 163 AVE FOLIO: 5040 32 01 0038 VIOLATION(S):</p> <p>1). CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT. TRAILER/OFFICE INSTALLED WITHOUT A PERMIT</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 05/02/16, NOTICE OF VIOLATION ISSUED ON 02/17/16 TO COMPLY BY 02/29/16</p> <p>ADMITTED VIOLATION, GIVEN 30 DAYS OR UNTIL 07/07/16 TO CORRECT THE VIOLATION OR A FINE OF \$100.00 PER DAY. TO APPEAR AT THE 08/02/16 HEARING. NO ADMINISTRATIVE COST.</p>
<p>4.3</p>	<p>CASE 2016 - 148</p>	<p>OWNER(S): MESSNER, HOWARD G ADDRESS: 18900 SW 50 STREET FOLIO: 5039 36 10 0080 VIOLATION(S):</p> <p>1). CODE SECTION 020-030 (A) – ALLOWING A PUBLIC NUISANCE TO WIT: ABANDONED UNSECURE BUILDING AT THE PROPERTY</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 05/20/16. NOTICE OF VIOLATION ISSUED ON 03/21/16 TO COMPLY BY 04/01/16</p> <p>CORRECTION PRIOR TO THE HEARING</p>
<p>4.4</p>	<p>CASE 2016 - 149</p>	<p>OWNER(S): S & N INVESTORS GROUP INC ADDRESS: 17600 SW 59 CT FOLIO: 5040 31 01 0571 VIOLATION(S):</p> <p>1). CODE SECTION 005-080 (A) – WORK WITHOUT A PERMIT TO WIT: INSTALLATION OF A FENCE AT THE PROPERTY WITHOUT A PERMIT. (CORRECTION)</p> <p>2). CODE SECTION 005-120 (A) – FAILURE TO OBTAIN A CERTIFICATE OF USE FOR NEW USE THAT HAS BEEN ESTABLISHED TO WIT: COMMUNITY RESIDENTIAL FACILITY ON SITE.</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 05/03/16. NOTICE OF VIOLATION ISSUED ON 03/22/16 TO COMPLY BY 04/02/16</p> <p>CORRECTION PRIOR TO THE HEARING</p>

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		(CORRECTION)	
4.5	CASE 2016 - 163	<p>OWNER(S): D'ANGELO JOHN & FRANCINE ADDRESS: 18000 SW 57 STREET FOLIO: 5040 31 01 0190 VIOLATION(S):</p> <p>1). CODE SECTION 005-080 (A) – CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 04/20/16. NOTICE OF VIOLATION ISSUED ON 03/30/16 TO COMPLY BY 04/11/16</p> <p>FOUND IN VIOLATION, GIVEN 30 DAYS TO CORRECT OR BY 07/07/16. IF NOT IN COMPLIANCE TO APPEAR AT THE 08/02/16 HEARING FOR IMPOSITION OF A FINE IN THE AMOUNT OF \$100.00 FROM 07/07/16. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00</p>
4.6	CASE 2016 - 187	<p>OWNER(S): SANCHEZ, ROBERTO & MIRIAM ADDRESS: V LOT S OF 18391 SW 50 STREET FOLIO: 5040 31 01 0321 VIOLATION(S):</p> <p>1). CODE SECTION 005-080 (A) – FAILURE TO OBTAIN REQUIRED PERMIT TO WIT: INSTALLATION OF A ROOFED CANOPY ON THE PROPERTY. 2). CODE SECTION 045-050 AND 045-060 – UNAUTHORIZED USE WITHIN A DISTRICT TO WIT: STAGING AND STORAGE FOR LANDSCAPE BUSINESS 3). CODE SECTION 045-030 (5) – RECREATIONAL EQUIPMENT VEHICLE USED FOR LIVING PURPOSES ON SITE, NONE ALLOWED (CORRECTED)</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 05/24/16. NOTICE OF VIOLATION ISSUED ON 04/12/16 TO COMPLY BY 04/25/16</p> <p>FOUND IN VIOLATION FOR ITEMS 1) AND 2), GIVEN 30 DAYS TO CORRECT OR BY 07/07/16. IF NOT IN COMPLIANCE TO APPEAR AT THE 08/02/16 HEARING FOR IMPOSITION OF A FINE IN THE AMOUNT OF \$100.00 FROM 07/07/16. NO ADMINISTRATIVE FEE</p>

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4.7	CASE 2016 - 236	<p>OWNER(S): BALBOA, JOSE KATHERINE ANNE ADDRESS: 17661 SW 70 PL FOLIO: 5140 06 04 0210 VIOLATION(S):</p> <p>1). CODE SECTION 005-120 (A) – ANUTHORIZED USE WITHIN A DISTRICT TO WIT: MULTIPLE FAMILY – RENTAL OF REAR OF THE PROPERTY TO A SECONDARY FAMILY, NONE ALLOWED</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 05/24/16. NOTICE OF VIOLATION ISSUED ON 05/24/16 TO COMPLY BY 04/25/16</p> <p>ADMITTED TO THE VIOLATION, GIVEN 30 DAYS TO CORRECT OR BY 07/07/16. IF NOT IN COMPLIANCE TO APPEAR AT THE 08/02/16 FOR IMPOSITION OF A FINE IN THE AMOUNT OF \$100.00 FROM 07/07/16. NO ADMINISTRATIVE FEE</p>
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5. CITATIONS

5.1	CASE 2013C - 621	<p>OWNER(S): ESPEUT, RICHARD & SUZANNE ADDRESS: V LOT E OF 17610 SW 48 STREET FOLIO: 5040 31 01 0140 VIOLATION(S):</p> <p>1). CODE SECTION 2006-20 – BULK OUT ON A VACANT LOT NON PERMITTED PER CODE</p>	<p>STATUS: CIVIL VIOLATION 13230 ISSUED ON 05/17/16</p> <p>VIOLATION VOID AND CASE DISMISSED, RE-CITE ADJACENT PROPERTY OWNER WHOM ADMITTED RESPONSIBILITY.</p>
5.2	CASE 2014C - 515	<p>OWNER(S): GONZALEZ, OMAR ADDRESS: 5301 SW 178 AVE FOLIO: 5040 31 01 0240 VIOLATION(S):</p> <p>1). CODE SECTION 2006-20 – BULK OUT ON A</p>	<p>STATUS: CIVIL VIOLATION 13228 ISSUED ON 04/25/16</p> <p>DISMISSED VIOLATION CONSIDER IT A WARNING.</p>

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		NON PERMITTED DATE PER CODE	
5.3	CASE 2015C - 581	OWNER(S): TOGATI, JOANNE ADDRESS: 5040 SW 199 AVE FOLIO: 5039 35 04 0210 VIOLATION(S): 1). CODE SECTION 2006-20 – BULK OUT ON A NON PERMITTED DATE PER CODE	STATUS: CIVIL VIOLATION 13227 ISSUED ON 04/21/16 FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$200.00, NO ADMINISTRATIVE FEE AND 30 DAYS TO PAY
5.4	CASE 2016A - 109	OWNER(S): NEW TESTAMENT BAPTIST CHURCH INC OF MIAMI ADDRESS: 13900 GRIFFIN ROAD FOLIO: 5040 34 01 0581 VIOLATION(S): 1). CODE SECTION 2010-02 – ALARM INCIDENT IN EXCESS OF (2) 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 13229 ISSUED ON 05/09/16 PAYMENT OF VIOLATION PRIOR TO THE HEARING
5.5	CASE 2013C - 159	OWNER(S): PACE, ANTHONY ADDRESS: 7100 SW 185 WAY FOLIO: 5139 01 01 0493 VIOLATION(S): 1). CODE SECTION 020-030 AND 020-040 – FAILURE TO MAINTAIN PROPERTY TO WIT: PROPERTY IS OVERGROWN	STATUS: CIVIL VIOLATION 13099 ISSUED ON 04/29/16 FOUND IN VIOLATION, IMPOSED PENALTY OF \$250.00 PLUS \$150.00 ADMINISTRATIVE FEE

6. FORECLOSURE REQUESTS

6.1	CASE 2013C - 409	OWNER(S): SHOMAR, SHADI SHOMAR, JOSEPH ADDRESS: V LOT E OF 18233 SW 48 STREET FOLIO: 5040 30 00 0020 VIOLATION(S): 1). CODE SECTION 2006-20 – BULK OUT ON A	STATUS: CIVIL VIOLATION 12782 ISSUED ON 09/12/13 AUTHORIZATION TO FORECLOSE ON THE AMOUNT
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		NON PERMITTED DATE PER CODE	OF \$650.00
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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).