

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
JANUARY 4, 2017
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 INC ADDRESS: 5700 SW 163 AVE FOLIO: 5040 32 04 0020 VIOLATION(S): 1). CODE SECTION 005-080 (A) – WORK WITHOUT A PERMIT – TO WIT: INSTALLATION OF CANOPY OVER THE RINK AREA WITHOUT A PERMIT	STATUS: AMENDED ORDER TO COMPLY BY 01/02/17, TO APPEAR AT THE 01/04/17 IMPOSITION HEARING NOT IN COMPLIANCE
2.2	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) – INSTALLATION OF A DECK AND LIGHTS	STATUS: AMENDED FINAL ORDER ISSUED ON 08/02/16 TO COMPLY BY 11/1/16, TO APPEAR AT THE 12/6/16 IF NOT IN COMPLIANCE TO IMPOSE PENALTY NOT IN COMPLIANCE
2.3	CASE 2016 - 187	OWNER(S): ROBERTO AND MIRIAM SANCHEZ ADDRESS: 18391 SW 50 STREET FOLIO: 5040 30 00 0060 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – PROPERTY BEING USED AS STAGING AREA FOR LANDSCAPING BUSINESS	STATUS: AMENDED FINAL ORDER ISSUED ON 12/06/16 TO COMPLY BY 01/03/17, TO APPEAR AT THE 01/04/17 IF NOT IN COMPLIANCE TO IMPOSE PENALTY NOT IN COMPLIANCE

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2.4	CASE 2016 - 325	<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) – CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS</p>	<p>STATUS: AMENDED FINAL ORDER TO COMPLY BY 11/11/16, TO APPEAR AT THE 01/04/17 HEARING FOR IMPOSITION IF NOT IN COMPLIANCE.</p> <p>NOT IN COMPLIANCE</p>
2.5	CASE 2016 - 584	<p>OWNER(S): ANTONIO E WARD ADDRESS: 15000 N SAXON CIRCLE FOLIO: 5040 33 02 0730 VIOLATION(S):</p> <p>1). CODE SECTION 020 – 030 (A) – CONTINUOUS NOISE THROUGHOUT THE NIGHT IS CAUSING A NUISANCE TO NEIGHBORS</p>	<p>STATUS: FINAL ORDER ISSUED ON 12/06/16 TO COMPLY BY 12/16/16 TO APPEAR AT THE 0 IMPOSITION HEARING IF NOT IN COMPLIANCE</p> <p>NOT IN COMPLIANCE</p>

3. NEW CASES

3.1	CASE 2016 - 559	<p>OWNER(S): KIRKSEY – BURNETT, MAIA ADDRESS: 13451 LURAY ROAD FOLIO: 5140 02 05 0010 VIOLATION(S):</p> <p>1). CODE SECTION 020 – 030 (A) – RUNOFF STORMWATER ONTO THE ADJACENT PROPERTIES CONTRIBUTING TO FLOODING CONDITIONS WHICH INTERFERE WITH THE ENJOYMENT OF PROPERTY CAUSED BY FAILURE TO INSTALL CULVERT DURING DRIVEWAY INSTALLATION</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/27/16 TO COMPLY BY 10/09/16, NOTICE OF HEARING ISSUED ON 12/09/16</p> <p>NOT IN COMPLIANCE</p>
3.2	CASE 2016 - 587	<p>OWNER(S): EVERGLADES SUGAR & LAND CO LLC ADDRESS: V LOT W OF 6011 SW 127 AVE FOLIO: 5140 02 01 0062 VIOLATION(S):</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/25/16 TO COMPLY BY 11/6/16, NOTICE OF HEARING</p>

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		1). CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: CONVERSION OF A BARN FOR LIVING PURPOSES	ISSUED ON 11/29/16. NOT IN COMPLIANCE
3.3	CASE 2016 595 -	OWNER(S): DUKE, TERRELL W JR & MICHELLE ADDRESS: 5611 SW 136 AVE FOLIO: 5040 34 01 0111 VIOLATION(S): 1). CODE SECTION 005 – 120 (A) – OPERATING BUSINESS WITHOUT A CERTIFICATE OF USE 2). CODE SECTION 045 – 050 – PRINCIPAL PROPERTY USE IS NOT PERMITTED TO WIT: WELDING AND OTHER NON AGRICULTURAL RELATED BUSINESS.	STATUS: NOTICE OF VIOLATION ISSUED ON 11/3/16 TO COMPLY BY 11/15/16, NOTICE OF HEARING ISSUED ON 11/16/16 NOT IN COMPLIANCE
3.4	CASE 2016 615 -	OWNER(S): LOPEZ, DAVID AND LOPEZ, JENNIFER ADDRESS: 5700 HANCOCK ROAD FOLIO: 5040 34 01 0170 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – CLEARING/GRADING/FILLING BEING DONE WITHOUT A PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 11/9/16 TO COMPLY BY 11/21/16, NOTICE OF HEARING ISSUED ON 11/29/16 NOT IN COMPLIANCE
3.5	CASE 2016 616 -	OWNER(S): FERNANDEZ, EDWARD & JUDY ADDRESS: 6331 SW 185 WAY FOLIO: 5139 01 01 0013 VIOLATION(S): 1). CODE SECTION 045 – 060 AND 045 - 050 – PARKING AND STORAGE OF VEHICLES NOT AN ACCESSORY USE OF THE PROPERTY 2). CODE SECTION 005 – 120 – OPERATING A BUSINESS WITHOUT A CERTIFICATE OF USE. 3). CODE SECTION 005 – 080 (A) CLEARING/GRADING/FILLING DONE WITHOUT	STATUS: NOTICE OF VIOLATION ISSUED ON 11/8/16 TO COMPLY BY 11/20/16, NOTICE OF HEARING ISSUED ON 11/21/16 NOT IN COMPLIANCE

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		APPROVAL OR PERMITS.	
3.6	CASE 2016 - 630	OWNER(S): MORRELL, JOHNNY & WENDY ADDRESS: 4921 SW 188 AVE FOLIO: 5039 25 03 0100 VIOLATION(S): 1). CODE SECTION 045 – 030 (4) (A) – STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT BEYOND WHAT IS ALLOWED UNDER THE CODE	STATUS: NOTICE OF VIOLATION ISSUED ON 09/01/16 TO COMPLY BY 11/29/16, NOTICE OF HEARING ISSUED ON 12/02/16 NOT IN COMPLIANCE

4. CITATIONS

4.1	CASE 2016A - 361	OWNER(S): SCI FUNERAL SERVICES OF FL LLC ADDRESS: 21100 GRIFFIN ROAD FOLIO: 5039 34 02 0010 VIOLATION(S): 1). CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 13085 ISSUED ON 11/07/16 AMOUNT PAID PRIOR TO THE HEARING DATE
4.2	CASE 2016A - 464	OWNER(S): LOWES HOME CENTERS INC % TAX DEPT NB3TA ADDRESS: 6600 DYKES ROAD FOLIO: 5140 04 13 0014 VIOLATION(S): 1). CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 13082 ISSUED ON 11/7/16 AMOUNT OF \$50.00 DUE TO THE TOWN OF SOUTHWEST
4.3	CASE 2016A - 529	OWNER(S): ARCHDIOCESE OF MIAMI EDWARD A MC. CARTHY H.S ADDRESS: 5451 SW 124 AVE FOLIO: 5040 35 11 0010 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS	STATUS: CIVIL VIOLATION 13078 ISSUED ON 11/4/16 AMOUNT OF \$50.00 DUE TO THE TOWN

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		OF (2) TWO; 3RD FALSE ALARM	
4.4	CASE 2016A 234	– OWNER(S): SW RANCHES HOSPITALITY LLC ADDRESS: 6670 DYKES ROAD FOLIO: 5140 04 13 0017 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 5 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13084 ISSUED ON 11/7/16 AMOUNT OF \$250.00 DUE TO THE TOWN

5. FORECLOSURE REQUESTS

5.1	CASE 2016 649	- OWNER(S): US BANK NA TRSTEE ADDRESS: 5921 SW 196 LANE FOLIO: 5039 36 07 0010 VIOLATION(S): 1). PROPERTY IS OVERGROWN ALL AREAS TO INCLUDE RIGHT OF WAY (COMPLIED)	STATUS: NOTICE OF INTENT TO FORECLOSE ISSUED ON 11/30/16 AMOUNT OF \$27, 190.00 OWED TO THE TOWN OF SOUTHEAST RANCHES. NOT PAID
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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).