

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
FEBRUARY 7, 2017
9:00 A.M.**

MINUTES

1. CALL SESSION TO ORDER

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

2.1	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) – WORK WITHOUT A PERMIT INSTALLATION OF A DECK AND LIGHTS	STATUS: STIPULATED AGREEMENT TO APPLY BY 02/17/17 AND COMPLY BY 02/28/17 OR A FINE OF \$250.00 PER DAY UNTIL COMPLIANCE
2.2	CASE 2016 - 500	OWNER(S): CHARLES J SERAYDAR ADDRESS: 5701 HUNTER LANE FOLIO: 5040 35 01 0041 VIOLATION(S): 1). CODE SECTION 005-080(A) – WORK DONE WITHOUT A PERMIT TO WIT: BARN CONVERTED INTO LIVING SPACES	STATUS: FINAL ORDER ISSUED ON 12/06/16 TO COMPLY BY 02/06/17 OR APPEAR AT THE IMPOSITION HEARING ON 02/07/17 AMENDED ORDER TO COMPLY BY 03/06/17 AND TO APPEAR AT THE 03/07/17 HEARING IF NOT IN COMPLIANCE
2.3	CASE 2016 - 519	OWNER(S): MERCEDES CALVEIRO REV TR ADDRESS: 6590 SW 185 WAY FOLIO: 5139 01 01 0323 VIOLATION(S): 1). CODE SECTION 005-080(A) – CLEARING / GRADING / FILL BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS: FINAL ORDER ISSUED ON 12/06/16 TO COMPLY BY 02/06/17 OR APPEAR AT THE 02/07/17 IMPOSITION HEARING COMPLIED PRIOR TO THE HEARING
2.4	CASE 2016 - 559	OWNER(S): KIRKSEY – BURNETT, MAIA ADDRESS: 13451 LURAY ROAD FOLIO: 5140 02 05 0010 VIOLATION(S):	STATUS: NOTICE OF VIOLATION ISSUED ON 09/27/16 TO COMPLY BY 10/09/16, NOTICE OF HEARING ISSUED ON

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		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 AS REQUIRED BY THE APPROVAL.	12/09/16 AMENDED ORDER TO COMPLY BY MARCH 6, 2017 OR APPEAR AT THE MARCH 7, 2017 IMPOSITION HEARING.
2.5	CASE 2016 - 615	OWNER(S): LOPEZ, DAVID 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: FINAL ORDER ISSUED ON 01/07/17 TO COMPLY BY 01/14/17 OR APPEAR AT THE 02/07/17 IMPOSITION HEARING COMPLIANCE PRIOR TO THE HEARING
2.6	CASE 2016 - 616	OWNER(S): FERNANDEZ, EDWARD & JUDY ADDRESS: 6331 SW 185 WAY FOLIO: 5139 01 01 0013 VIOLATION(S): 1). CODE SECTION 005- 120 – OPERATING A BUSINESS WITHOUT AN APPROVED CERTIFICATE OF USE TO WIT: NURSERY 2). CODE SECTION 005- 080 (A) - CLEARING / GRADING/ FILLING WITHOUT A PERMIT	STATUS: FINAL ORDER ISSUED ON 01/04/17 TO COMPLY BY 02/16/17 OR APPEAR AT THE 02/07/17 IMPOSITION HEARING COMPLIANCE PRIOR TO THE HEARING

3. NEW CASES

3.1	CASE 2016 - 579	OWNER(S): RODRIGUEZ, ARLEEN ADDRESS: 6201 SW 178 AVE FOLIO: 5140 06 13 0070 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: CONSTRUCTION OF A BARN WITHOUT A PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 10/17/16 TO COMPLY BY 10/27/16, NOTICE OF HEARING ISSUED ON 01/04/17 ADMITTED VIOLATION, ORDER TO COMPLY BY 03/06/17 AND TO APPEAR AT
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			THE 03/07/17 IMPOSITION HEARING IF NOT IN COMPLIANCE
3.2	CASE 2016 - 594	OWNER(S): FATHER AND SONS NURSERY & LAND DEVELOPMENT LLC ADDRESS: V LOT ON SW 66 STREET AND 188 AVE FOLIO: 5139 01 01 0012 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING WITHOUT A PERMIT OR APPROVAL	STATUS: COURTESY NOTICE ISSUED ON 10/26/16, NOTICE OF VIOLATION ISSUED ON 11/04/16 TO COMPLY BY 11/16/16, NOTICE OF HEARING ISSUED ON 01/27/17 COMPLIANCE PRIOR TO THE HEARING
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: COURTESY NOTICE ISSUED ON 10/27/16 TO COMPLY BY 11/01/16, NOTICE OF VIOLATION ISSUED ON 11/03/16 TO COMPLY BY 11/15/16, NOTICE OF HEARING CONTINUANCE ISSUED ON 01/04/17 ENTERED INTO STIPULATION AGREEMENT TO COMPLY BY MAY 9, 2017 OR A FINE OF \$150.00 PER DAY UNTIL COMPLIANCE
3.4	CASE 2016 - 602	OWNER(S): GENTLE TEETH HOLDINGS LLC ADDRESS: 14220 LURAY ROAD FOLIO: 5140 03 01 0350 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – CLEARING / GRADING/ FILLING DONE WITHOUT A PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 11/2/16 TO COMPLY BY 11/14/16, SECOND NOTICE OF VIOLATION ISSUED ON 12/27/16 TO COMPLY BY 01/09/17, NOTICE OF HEARING ISSUED ON 01/10/17

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			COMPLIANCE PRIOR TO THE HEARING
3.5	CASE 2016 - 629	OWNER(S): MEYER, NANCY ADDRESS: 5250 SW 130 AVE FOLIO: 5040 35 01 0184 VIOLATION(S): 1). CODE SECTION 005 – 120 – FAILURE TO OBTAIN CERTIFICATE OF USE TO MULTIPLE FAMILY RENTAL	STATUS: NOTICE OF VIOLATION ISSUED ON 11/17/16 TO COMPLY BY 11/29/16, NOTICE OF HEARING ISSUED ON 12/28/16 COMPLIANCE PRIOR TO THE HEARING
3.6	CASE 2016 - 650	OWNER(S): ARENA, DANIEL ADDRESS: 13431 MUSTANG TRAIL FOLIO: 5140 02 01 0325 VIOLATION(S): 1). CODE SECTION 045 – 060 (4)(A) – STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT BEYOND WHAT IS ALLOWED UNDER THE CODE	STATUS: COURTESY NOTICE OF VIOLATION ISSUED ON 12/2/16 TO COMPLY BY 12/12/16, NOTICE OF VIOLATION ISSUED ON 12/14/16 TO COMPLY BY 12/26/16, HEARING NOTICE ISSUED ON 12/27/16 ADMITTED VIOLATION GIVEN 30 DAYS TO COMPLY OR UNTIL 03/06/17 OR \$100.00 PER DAY IF NOT CORRECTED. TO APPEAR AT THE 03/07/17 IMPOSITION HEARING IF NOT IN COMPLIANCE
3.7	CASE 2016 - 653	OWNER(S): 13441 MUSTANG TRAIL INC ADDRESS: 13441 MUSTANG TRAIL FOLIO: 5140 02 01 0335 VIOLATION(S): 1). CODE SECTION 020 – 030 (A) AND 020 – 040 (D) – FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN ALL AREAS OF THE PROPERTY TO INCLUDE THE RIGHT OF WAY	STATUS: NOTICE OF VIOLATION ISSUED ON 12/02/16 TO COMPLY BY 12/12/16, NOTICE OF HEARING ISSUED ON 12/13/16 COMPLIANCE PRIOR TO THE HEARING

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		2). CODE SECTION 020 – 040 (E) (3) – FAILURE TO SECURE CONSTRUCTION SITE, GATE IS OPEN AT ALL TIMES	
3.8	CASE 2016 - 664	OWNER(S): ELIZABETH, LOIS ADDRESS: 5380 SW 188 AVE FOLIO: 5039 36 05 0310 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING WITHOUT A PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 12/06/16 TO COMPLY BY 12/18/16, NOTICE OF HEARING ISSUED ON 12/28/16 COMPLIANCE PRIOR TO THE HEARING
3.9	CASE 2016 - 665	OWNER(S): BENBROOK, DONOVAN A & CAROL ADDRESS: 6321 SW 186 WAY FOLIO: 5139 01 02 0150 VIOLATION(S): 1). CODE SECTION 020 – 030 (A) AND BCC 4 - 8 – ALLOWING ANIMAL (S) (DOGS) TO REMAIN LOOSE, FAILURE TO SECURE ANIMALS WITHIN PROPERTY	STATUS: NOTICE OF VIOLATION ISSUED ON 12/06/16 TO COMPLY BY 12/18/16, NOTICE OF HEARING ISSUED ON 12/28/16 FOUND IN VIOLATION, ORDER TO PAY \$1,000.00 IF THE VIOLATION OCCURS AGAIN AND \$5,000.00 FOR ANY INCIDENT RELATED TO ANIMAL OR HUMAN ATTACK BY DOGS FROM PROPERTY
3.10	CASE 2016 - 667	OWNER(S): ZACCO, MARIO ADDRESS: 13100 E PALOMINO DRIVE FOLIO: 5039 36 01 0052 VIOLATION(S): 1). CODE SECTION 020 – 030 (A) AND 020 – 040 (D) – TREES GROWING UNTO THE RIGHT OF WAY OBSTRUCTING VIEW ALONG 186 AVE AND ALSO 55 STREET	STATUS: NOTICE OF VIOLATION ISSUED ON 12/08/16 TO COMPLY BY 12/20/16, NOTICE OF HEARING ISSUED ON 01/13/17 ITEM CONTINUES TO THE MARCH 7, 2017 HEARING PER TOWNS REQUEST DUE TO ROAD WORK IN THE

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			AREA PREVENTING CORRECTION BY THE PROPERTY OWNER
3.11	CASE 2016 - 694	OWNER(S): MORALES, CESAR ADDRESS: 5301 SW 198 TERRACE FOLIO: 5039 35 08 0200 VIOLATION(S): 1). CODE SECTION 045 – 050 – COMMERCIAL BOARDING, KENNELS AND BREEDING NOT ALLOWED IN A-1 DISTRICT 2). CODE SECTION 020 – 030 (A) – DOGS BARKING CONTINUOUSLY CAUSING A PUBLIC NUISANCE	STATUS: NOTICE OF VIOLATION ISSUED ON 12/27/16 TO COMPLY BY 01/10/17, NOTICE OF HEARING ISSUED ON 01/10/17 COMPLIANCE PRIOR TO THE HEARING

4. CITATIONS

4.1	CASE 2016A - 234	OWNER(S): SW RANCHES HOSPITALITY LLC ADDRESS: 6670 DYKES ROAD FOLIO: 5140 04 13 0017 VIOLATION(S): 1). CODE SECTION 2010 – 02 – ALARM IN EXCESS OF (2) TWO; 5 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13084 ISSUED ON 11/07/16 AMOUNT PAID PRIOR TO THE HEARING DATE
4.2	CASE 2016A - 291	OWNER(S): VIGOA, LUIS ADDRESS: 19000 GRIFFIN 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 13091 ISSUED ON 12/13/16 AMOUNT PAID PRIOR TO THE HEARING DATE
4.3	CASE 2016A - 465	OWNER(S): GOMEZ – MARTINEZ, TANIA ADDRESS: 19100 SW 49 STREET FOLIO: 5039 36 10 0030 VIOLATION(S): 1). CODE SECTION 2010 - 02 – ALARM IN EXCESS	STATUS: CIVIL VIOLATION 13087 ISSUED ON 12/13/16 AMOUNT PAID PRIOR TO THE HEARING DATE

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		OF (2) TWO, 3 RD FALSE ALARM	
4.4	CASE 2016A - 465	OWNER(S): GOMEZ – MARTINEZ, TANIA ADDRESS: 19100 SW 49 STREET FOLIO: 5039 36 10 0030 VIOLATION(S): 1). CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO, 4 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13124ISSUED ON 01/19/17 CASE DISMISSED BY THE TOWN
4.5	CASE 2016A - 529	OWNER(S): ARCHDIOCESE OF MIAMI EDWARD A. MACCARTHY H.S. ADDRESS: 5451 SW 124 AVE FOLIO: 5040 35 11 0010 VIOLATION(S): 1). CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO, 4 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13089 ISSUED ON 12/13/16 FOUND IN VIOLATION IMPOSED PENALTY OF \$250.00 AND \$150.00 ADMINISTRATIVE FEE
4.6	CASE 2016A - 533	OWNER(S): COQUINA STATION LLC % PHILLIPS EDISON GROUP LLC ADDRESS: 15771 SHERIDAN STREET FOLIO: 5140 04 13 0011 VIOLATION(S): 1). CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO, 4 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13088 ISSUED ON 12/13/16 FOUND IN VIOLATION IMPOSED PENALTY OF \$250.00 AND \$150.00 ADMINISTRATIVE FEE

5. FORECLOSURE REQUESTS

5.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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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

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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).