

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
MARCH 7 2017
9:00 A.M.**

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) – INSTALLATION OF DECK AND LIGHTS	STATUS: STIPULATED AGREEMENT ENTERED WITH THE TOWN TO APPLY FOR PERMIT BY 02/17/17 AND OBTAIN PERMIT BY 02/28/17. RETURN TO THE 03/07/17 HEARING FOR IMPOSITION OF PENALTY IF NOT IN COMPLIANCE IN THE AMOUNT OF \$250.00 PER DAY SINCE 02/28/17 UNTIL COMPLIED.
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 BEING DONE WITHOUT A PERMIT. BARN BEING CONVERTED INTO LIVING SPACES	STATUS: FINAL ORDER ISSUED ON 02/07/17 TO COMPLY BY 03/06/17 OR APPEAR AT THE IMPOSITION HEARING ON 03/07/17 FINE IN THE AMOUNT OF \$100.00 PER DAY FROM 03/06/17 UNTIL COMPLIED NOT IN COMPLIANCE
2.3	CASE 2016 - 559	OWNER(S): KIRKSEY – BURNETT, MAIA ADDRESS: 13451 LURAY ROAD FOLIO: 5140 02 05 0010 VIOLATION(S): 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 APPROVED PERMIT	STATUS: AMENDED FINAL ORDER ISSUED ON 02/07/17 TO COMPLY BY 03/06/17 OR IF NOT IN COMPLIANCE TO APPEAR AT THE 03/07/17 NOT IN COMPLIANCE
2.4	CASE	OWNER(S): ARENA, DANIEL	STATUS:

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	2016 - 650	ADDRESS: 13431 MUSTANG TRAIL FOLIO: 5140 02 01 0325 VIOLATION(S): 1). CODE SECTION 045 – 030 (5) (A) – RECREATIONAL VEHICLE BEING USED FOR LIVING PURPOSES	FINAL ORDER ISSUED ON 02/07/17 TO COMPLY BY 03/06/17, APPEAR AT THE 03/07/17 IMPOSITION HEARING IF NOT IN COMPLIANCE. FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL COMPLIED. NOT IN COMPLIANCE.
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3. REPEAT VIOLATION

3.1	CASE 2013 - 009	OWNER(S): FIOCCO, DONNA LYNNE ADDRESS: 5400 HANCOCK ROAD FOLIO: 5040 34 01 0250 VIOLATION(S): 1). CODE SECTION 020 – 030 / 020 – 040 – FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN	STATUS: NOTICE OF REPEAT VIOLATION HEARING ISSUED ON 02/21/17 FOR VIOLATION OBSERVED ON 02/17/17. ORDER IMPOSING PENALTY ISSUED ON 04/05/13, CORRECTION PRIOR TO DUE DATE.
3.2	CASE 2017 - 059	OWNER(S): TARAZONA, MARCO AURELIO JR TARAZONA, NATALIE ANN ADDRESS: 5940 SW 198 TERRACE FOLIO: 5039 35 07 0010 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) CLEARING / GRADING / FILLING BEING DONE WITHOUT A PERMIT	STATUS: NOTICE OF REPEAT VIOLATION HEARING ISSUED ON 02/21/17

4. NEW CASES

4.1	CASE 2016 - 643	OWNER(S): BROUSSEAU, JEAN PAUL H/E BROUSSEAU, GAETANE JALBERT ADDRESS: 19001 SW 50 STREET FOLIO: 5039 36 10 0050	STATUS: NOTICE OF VIOLATION ISSUED ON 11/29/16 TO COMPLY BY 12/10/16. NOTICE
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		VIOLATION(S): 1). CODE SECTION 045 – 030 (C) – TRAILERS AND EQUESTRIAN TRANSPORTS PARKED ON PROPERTY IN VIOLATION OF THE CODE. 2). CODE SECTION 045 – 030 (5) (B) – RECREATIONAL VEHICLE BEING USED FOR LIVING PURPOSES.	OF HEARING ISSUED ON 02/13/17 NOT IN COMPLIANCE
4.2	CASE 2016 - 646	OWNER(S): MAUREEN E MURPHY REV TR PATRICK T MURPHY REV TR ADDRESS: 6553 SW 189 WAY FOLIO: 5139 01 01 0054 VIOLATION(S): 1). CODE SECTION 045 – 060 AND 045 – 050 – PARKING AND STORAGE OF VEHICLES NOT AN ACCESSORY USE OF PROPERTY 2). CODE SECTION 005 - 120 – OPERATING A BUSINESS WITHOUT A CERTIFICATE OF USE	STATUS: NOTICE OF VIOLATION ISSUED ON 11/29/16 TO COMPLY BY 12/10/16. EXTENSION UNTIL 01/10/16 GRANTED. NOTICE OF HEARING ISSUED ON 02/3/17 COMPLIED PRIOR TO THE HEARING
4.3	CASE 2016 - 667	OWNER(S): ZACCO, MARIO ADDRESS: V LOT NE CORNER OF 186 AVE AND 55 STREET FOLIO: 5039 36 01 0052 VIOLATION(S): 1). CODE SECTION 020 – 030 (A) AND 020 – 040 (D) – TREES GROWING UNTO RIGHT OF WAY OBSTRUCTING VIEW ALONG 186 AVE AND 55 STREET	STATUS: NOTICE OF VIOLATION ISSUED ON 12/8/16 TO COMPLY BY 12/20/16, NOTICE OF HEARING ISSUED ON 01/13/17, NOTICE OF CONTINUANCE ISSUED ON 02/07/17 TO APPEAR AT THE 03/07/17 HEARING NOT IN COMPLIANCE
4.4	CASE 2017 - 016	OWNER(S): HERNANDEZ, ENRIQUE JESUS HERNANDEZ, SANDRA ADDRESS: 14400 LURAY ROAD FOLIO: 5140 03 01 0360 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK BEING DONE WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 01/06/17 TO COMPLY BY 01/20/17, NOTICE OF HEARING ISSUED ON 02/22/17

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5. CITATIONS

5.1	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 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 18 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13097 ISSUED ON 01/19/17 AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES
5.2	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 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 19 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13098 ISSUED ON 01/19/17 AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES
5.3	CASE 2016A – 358	OWNER(S): OPH / WESTON RELATY LC ADDRESS: 6650 DYKES ROAD FOLIO: 5140 04 13 0012 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 4 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13126 ISSUED ON 01/19/17 PAYMENT OF VIOLATION PRIOR TO THE HEARING
5.4	CASE 2016A – 466	OWNER(S): PENA – MARTIN, PATRICIA MARTIN, YUSEF ADDRESS: 15711 SW 51 MANOR FOLIO: 5040 33 17 0010 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 13128 ISSUED ON 01/19/17 PAYMENT OF VIOLATION PRIOR TO THE HEARING

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5.5	CASE 2016A – 527	OWNER(S): IGLESIA SENALES DE VIDA INC ADDRESS: 17950 GRIFFIN ROAD FOLIO: 5040 30 03 0010 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 13095 ISSUED ON 01/05/17 PAYMENT OF VIOLATION PRIOR TO THE HEARING
5.6	CASE 2016A – 610	OWNER(S): GOLDSTEIN, MITCHELL A & JACQUINE ADDRESS: 5052 SW 160 AVE FOLIO: 5040 33 12 0040 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 13092 ISSUED ON 01/05/17 AMOUNT OF \$50.00 DUE TO THE TOWN
5.7	CASE 2016A – 610	OWNER(S): GOLDSTEIN, MITCHELL A & JACQUINE ADDRESS: 5052 SW 160 AVE FOLIO: 5040 33 12 0040 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 13093 ISSUED ON 01/05/17 AMOUNT OF \$250.00 DUE TO THE TOWN
5.8	CASE 2016A – 610	OWNER(S): GOLDSTEIN, MITCHELL A & JACQUINE ADDRESS: 5052 SW 160 AVE FOLIO: 5040 33 12 0040 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 13094 ISSUED ON 01/05/17 AMOUNT OF \$250.00 DUE TO THE TOWN
5.9	CASE 2016A – 688	OWNER(S): KEMP, KERM ROBERT, KERM ROBERT KEMP ADDRESS: 19100 SW 53 STREET FOLIO: 5039 36 10 0270 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS	STATUS: CIVIL VIOLATION 13125 ISSUED 01/19/17 PAYMENT OF VIOLATION PRIOR TO THE HEARING

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		OF (2) TWO; 3 RD FALSE ALARM	
5.10	CASE 2016A – 689	OWNER(S): CUNILL, RICHET CUNILL, MELISSA ADDRESS: 15720 SW 51 MANOR FOLIO: 5040 33 12 0010 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 13127 ISSUED 01/19/17 AMOUNT OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.

6. FORECLOSURE REQUESTS

6.1	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 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).