

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
MAY 2, 2017
9:00 A.M.**

MINUTES

1. CALL SESSION TO ORDER

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

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| 2.1 | 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 TO WIT: BARN CONVERTED INTO LIVING SPACE WITHOUT A PERMIT | STATUS: AMENDED ORDER ISSUED ON 02/07/17 TO COMPLY BY 05/01/17 AND APPEAR ON 05/02/17 AT THE IMPOSITION HEARING IF NOT IN COMPLIANCE AMEDED ORDER TO COMPLY BY 06/05/17 AND TO APPEAR AT THE 06/06/17 IMPOSITION HEARING IF NOT IN COMPLIANCE |
| 2.2 | CASE 2016 - 643 | OWNER(S): BROUSSEAU, JEAN PAUL H/E ADDRESS: 19001 SW 50 STREET FOLIO: 5039 36 10 0050 VIOLATION(S): 1). CODE SECTION 045 – 030 (C)(3) – TRAILERS AND EQUESTRIAN TRANSPORTS PARKED ON PROPERTY IN VIOLATION OF CODE | STATUS: FINAL ORDER ISSUED ON 03/07/17 TO COMPLY BY 05/01/17 OR APPEAR AT THE IMPOSITION HEARING ON 05/02/17 AND FINE IN THE AMOUNT OF \$100.00 PER DAY COMPLIED PRIOR TO THE HEARING |
| 2.3 | CASE 2017 -046 | OWNER(S): BLAIR, ALBERT E ADDRESS: 17840 SW 70 PLACE FOLIO: 5140 06 03 0054 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK BEING DONE WITHOUT A PERMIT TO WIT: INSTALLATION OF A BARN WITHOUT A PERMIT | STATUS: AMENDED ORDER ISSUED TO COMPLY BY 05/01/17 OR A FINE IN THE AMOUNT \$150.00 PER DAY IF NOT IN COMPLIANCE. TO APPEAR AT THE 05/02/17 IMPOSITION HEARING IF NOT IN COMPLIANCE AMEDED ORDER TO COMPLY BY 06/05/17 AND TO |

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| | | | APPEAR AT THE 06/06/17 IMPOSITION HEARING IF NOT IN COMPLIANCE |
| 2.4 | CASE 2017 -088 | <p>OWNER(S): IDALMIS, MARONAS ADDRESS: 6201 SW 178 AVE FOLIO: 5140 06 13 0070 VIOLATION(S):</p> <p>1). CODE SECTION 005 – 080 (A) – WORK BEING DONE WITHOUT A PERMIT TO WIT: INSTALLATION OF A BARN WITHOUT A PERMIT</p> | <p>STATUS: FINAL AMENDED ORDER ISSUED ON 04/04/17 TO COMPLY BY 05/01/17 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE 05/02/17 IMPOSITION HEARING.</p> <p>AMEDED ORDER TO COMPLY BY 06/05/17 AND TO APPEAR AT THE 06/06/17 IMPOSITION HEARING IF NOT IN COMPLIANCE</p> |

3. NEW CASES

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| 3.1 | CASE 2016 - 673 | <p>OWNER(S): MOINUDDIN, KHALIDA & CHAUDHRY, MUNAWAR A & NAILA M ADDRESS: V LOT N OF 6840 SW 185 WAY FOLIO: 5139 01 01 0481 VIOLATION(S):</p> <p>1). CODE SECTION 005 – 120 (A) – FAILURE TO OBTAIN CERTIFICATE OF USE FOR BUSINESS TO WIT: C & E UNDERGROUND SOLUTIONS INC. 2). CODE SECTION 045 – 050 – UNAUTHORIZED USE WITHIN A DISTRICT TO WIT: A-1 DOES NOT ALLOW FOR UNDERGROUND COMMERCIAL OPERATION.</p> | <p>STATUS: NOTICE OF VIOLATION ISSUED ON 12/12/16 TO COMPLY BY 12/27/16. NOTICE OF HEARING ISSUED ON 03/30/17</p> <p>FOUND IN VIOLATION, ORDER ISSUED TO BECOME A REPEAT VIOLATION IF IT OCCURS AGAIN IN THE FUTURE. NO ADMINISTRATIVE FEES.</p> |
| 3.2 | CASE 2017 - 032 | <p>OWNER(S): TIME 48 INC ADDRESS: V LOT W OF 17220 GRIFFIN ROAD FOLIO: 5040 30 00 0300 VIOLATION(S):</p> <p>1). CODE SECTION 005 – 270 - UNATHORIZED</p> | <p>STATUS: COURTESY NOTICE ISSUED ON 01/24/17 TO COMPLY BY 01/31/2017. HEARING NOTICE ISSUED ON 04/03/17</p> |

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| | | USE OF THE RIGH OF WAY BY PLACING A DUMPSTER WITHOUT A PERMIT | COMPLIED PRIOR TO THE HEARING |
| 3.3 | CASE 2017 - 064 | OWNER(S): MILLER, JERILYN ADDRESS: 13800 SW 50 MANOR FOLIO: 5040 34 01 0030 VIOLATION(S): 1). CODE SECTION 06 – 020 (E)(2) – ALLOWING GARBAGE RECEPTACLES TO REMAIN ON RIGHT OF WAY FOR MORE THAN 24 HOURS | STATUS: NOTICE OF VIOLATION ISSUED ON 02/10/17 TO COMPLY BY 02/28/17. NOTICE OF HEARING ISSUED ON 03/07/17 COMPLIED PRIOR TO THE HEARING |
| 3.4 | CASE 2017 - 072 | OWNER(S): COHEN, GANY R LALO GANY R LALO COHEN LIV TR ADDRESS: 13850 STIRLING ROAD FOLIO: 5140 03 01 0250 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS | STATUS: NOTICE OF VIOLATION ISSUED ON 02/16/17 TO COMPLY BY 02/28/17, NOTICE OF HEARING ISSUED ON 04/17/17 COMPLIED PRIOR TO THE HEARING |
| 3.5 | CASE 2017 - 097 | OWNER(S): COHEN, GANY R LALO GANY R LALO COHEN LIV TR ADDRESS: 13850 STIRLING ROAD FOLIO: 5140 03 01 0250 VIOLATION(S): 1). CODE SECTION 020 – 030 (A) – RUNOFF OF STORMWATER ONTO ADJACENT PROPERTIES CONTRIBUTING TO FLOODING CONDITIONS WHICH INTERFERE WITH THE ENJOYMENT OF PROPERTY CAUSED BY ELEVATED RIDING RINK | STATUS: NOTICE OF VIOLATION ISSUED ON 03/02/17 TO COMPLY BY 03/14/17, NOTICE OF HEARING ISSUED ON 04/17/17 COMPLIED PRIOR TO THE HEARING |
| 3.6 | CASE 2017 - 101 | OWNER(S): DUCROS, JEAN CLAUDE H/E DUCROS, OLGA ADDRESS: 4891 SW 186 AVE FOLIO: 5039 36 01 0151 VIOLATION(S): | STATUS: NOTICE OF VIOLATION ISSUED ON 03/17/17 TO COMPLY BY 03/18/17, NOTICE OF HEARING ISSUED ON |

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| | | 1). CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING BEING DONE WIHOUT APPROVAL AND PERMITS | 03/21/17 COMPLIED PRIOR TO THE HEARING |
| 3.7 | CASE 2017 - 150 | OWNER(S): 13110 INVESTMENTS LLC ADDRESS: V LOT E OF 4610 SW 178 AVE FOLIO: 5040 30 09 0020 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 RIGHT OF WAY. | STATUS: NOTICE OF VIOLATION ISSUED ON 03/28/17 TO COMPLY BY 04/10/17, NOTICE OF HEARING ISSUED ON 04/18/17 FOUND IN VIOLATION, TO COMPLY IN 10 DAYS OR BY 05/12/17 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY. ADMINISTRATIVE FEE OF \$150.00. RETURN TO THE 06/06/17 IMPOSITION HEARING IF NOT IN COMPLIANCE |
| 3.8 | CASE 2017 - 170 | OWNER(S): GATTO, CLAUDIO & INGRID ADDRESS: 5841 SW 162 AVE FOLIO: 5040 32 04 0165 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK BEING DONE WITHOUT APPROVAL AND PERMIT TO WIT: INSTALLATION OF A TRELLIS AND SLAB | STATUS: NOTICE OF VIOLATION ISSUED ON 03/31/17 TO COMPLY BY 04/12/17, NOTICE OF HEARING ISSUED ON 04/18/17 COMPLIED PRIOR TO THE HEARING |
| 3.9 | CASE 2017 - 176 | OWNER(S): EQUILUX SHOW STABLES INC ADDRESS: 15721 SW 51 MANOR FOLIO: 5040 33 09 0010 VIOLATION(S): 1). CODE SECTION 020 – 030 (A) – RUNOFF OF STORMWATER ONTO ADJACENT PROPERTY CONTRIBUTING TO FLOODING CONDITIONS WHICH INTERFERE WITH THE ENJOYMENT OF | STATUS: NOTICE OF VIOLATION ISSUED ON 04/05/17 TO COMPLY BY 04/16/17, NOTICE OF HEARING ISSUED ON 04/17/17 FOUND IN VIOLATION, TO COMPLY IN 60 DAYS OR BY |

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| | | PROPERTY CAUSED BY FAILURE TO INSTALL CULVERT DURING DRIVEWAY INSTALLATION. | 07/03/17 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY. NO ADMINISTRATIVE FEE. RETURN TO THE 07/05/17 IMPOSITION HEARING IF NOT IN COMPLIANCE |
| 3.10 | CASE 2017 - 206 | OWNER(S): WILMINGTON SAVINGS FUND SOCIETY ADDRESS: 5741 SW 162 AVE FOLIO: 5040 32 04 0164 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK BEING DONE WIHOUT APPROVAL OR PERMITS | STATUS: NOTICE OF HEARING ISSUED ON 04/11/17. FOUND IN VIOLATION, TO COMPLY IN 30 DAYS OR BY 06/05/17 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY. NO ADMINISTRATIVE FEE. RETURN TO THE 06/06/17 IMPOSITION HEARING IF NOT IN COMPLIANCE |

4. CITATIONS

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| 4.1 | CASE 2015C - 177 | OWNER(S): ASKARI, ALMIR ADDRESS: 20210 SW 58 PLACE FOLIO: 5039 35 03 0580 VIOLATION(S): 1). CODE SECTION 16 – 19 (G)(3) – BULK OUT ON A NON-PERMITTED DATE PER CODE | STATUS: CIVIL VIOLATION 13137 ISSUED ON 04/11/17 ADMITTED VIOLATION. FINE REDUCED TO \$200.00 AND NO ADMINISTRATIVE FEE AS PER SPECIAL MAGISTRATE ORDER. |
| 4.2 | CASE 2015C - 223 | OWNER(S): TRACZ, MICHAEL A & MARGATET L ADDRESS: 5801 SW 198 TERRACE FOLIO: 5039 35 08 0320 VIOLATION(S): | STATUS: CIVIL VIOLATION 13139 ISSUED ON 04/11/17 ADMITTED VIOLATION. FINE |

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| | | 1). CODE SECTION 16 – 19 (G)(3) – BULK OUT ON A NON-PERMITTED DATE PER CODE | REDUCED TO \$200.00 AND NO ADMINISTRATIVE FEE AS PER SPECIAL MAGISTRATE ORDER. |
| 4.3 | CASE 2015C - 348 | OWNER(S): TARAZONA, MARCO AURELIO JR TARAZONA, NATALIE ANN ADDRESS: 5940 SW 198 TERRACE FOLIO: 5039 35 07 0010 VIOLATION(S): 1). CODE SECTION 16 – 19 (G)(3) – BULK OUT ON A NON-PERMITTED DATE PER CODE | STATUS: CIVIL VIOLATION 13138 ISSUED ON 04/11/17 PAYMENT OF VIOLATION PRIOR TO THE HEARING |
| 4.4 | CASE 2016C - 628 | OWNER(S): LOPEZ, MORENO, JUAN C JUAN C LOPEZ MORENO REV LIV TR ADDRESS: 4981 SW 195 TERRACE FOLIO: 5039 36 01 0129 VIOLATION(S): 1). CODE SECTION 16 – 19 (G)(3) – BULK OUT ON A NON-PERMITTED DATE PER CODE | STATUS: CIVIL VIOLATION 13140 ISSUED ON 04/11/17 ADMITTED VIOLATION. FINE REDUCED TO \$350.00 AND NO ADMINISTRATIVE FEE AS PER SPECIAL MAGISTRATE ORDER. |
| 4.5 | CASE 2017C - 019 | OWNER(S): IVANEZ, RAUL OMAR ADDRESS: 17641 SW 70 PL FOLIO: 5140 06 04 0180 VIOLATION(S): 1). CODE SECTION 16 – 19 (G)(3) – BULK OUT ON A NON-PERMITTED DATE PER CODE | STATUS: CIVIL VIOLATION 13136 ISSUED ON 04/03/17 FOUND IN VIOLATION IMPOSED A PENALTY IN THE AMOUNT OF \$500.00 PLUS \$150.00 FOR A TOTAL OF \$650.00 |
| 4.6 | CASE 2017C - 083 | OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). CODE SECTION 2010 - 02 – FALSE ALARM IN EXCESS OF (2); TO WIT: 3 RD FALSE ALARM | STATUS: CIVIL VIOLATION 13129 ISSUED ON 03/15/17 FOUND IN VIOLATION IMPOSED A PENALTY IN THE AMOUNT OF \$50.00 PLUS \$150.00 FOR A TOTAL OF |

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| | | | \$200.00 |
| 4.7 | CASE 2017C - 083 | OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). CODE SECTION 2010 - 02 – FALSE ALARM IN EXCESS OF (2); TO WIT: 4 TH FALSE ALARM | STATUS: CIVIL VIOLATION 13130 ISSUED ON 03/15/17 FOUND IN VIOLATION IMPOSED A PENALTY IN THE AMOUNT OF \$250.00 PLUS \$150.00 FOR A TOTAL OF \$400.00 |
| 4.8 | CASE 2017C - 083 | OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). CODE SECTION 2010 - 02 – FALSE ALARM IN EXCESS OF (2); TO WIT: 5 TH FALSE ALARM | STATUS: CIVIL VIOLATION 13131 ISSUED ON 03/15/17 FOUND IN VIOLATION IMPOSED A PENALTY IN THE AMOUNT OF \$250.00 PLUS \$150.00 FOR A TOTAL OF \$400.00 |
| 4.9 | CASE 2017C - 083 | OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). CODE SECTION 2010 - 02 – FALSE ALARM IN EXCESS OF (2); TO WIT: 6 TH FALSE ALARM | STATUS: CIVIL VIOLATION 13132 ISSUED ON 03/15/17 FOUND IN VIOLATION IMPOSED A PENALTY IN THE AMOUNT OF \$250.00 PLUS \$150.00 FOR A TOTAL OF \$400.00 |

5. FORECLOSURE REQUESTS

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| 5.1 | 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 – 080 (A) WORK WITHOUT | STATUS: NOTICE OF FORECLOSURE ISSUED ON 03/20/17 AND SENT TO THE PROPERTY OWNER FORECLOSURE AUTHORIZATION ISSUED IN |
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| | | A PERMIT TO WIT: STRUCTURE ON SITE BUILT WITHOUT A PERMIT | THE AMOUNT 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).