

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
MAY 2, 2017
9:00 A.M.

1. CALL SESSION TO ORDER

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

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 PERMITS. BARN BEING CONVERTED TO BE USED FOR LIVING PURPOSES.	STATUS: AMENDED FINAL ORDER ISSUED ON 02/07/17 TO COMPLY BY 05/01/17 OR A FINE OF \$100.00 IF NOT IN COMPLIANCE. TO APPEAR AT THE 05/02/17 IMPOSITION HEARING IF NOT IN COMPLIANCE
2.2	CASE 2016 - 643	OWNER(S): BROUSSEAU, JEAN PAUL H/E BROUSSEAU, GAETANE JALBERT 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 A FINE OF \$100.00 PER DAY. TO APPEAR AT THE 05/02/17 IMPOSITION HEARING IF NOT IN COMPLIANCE
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 WITHOUT A PERMIT, INSTALLATION OF A BARN WITHOUT A PERMIT.	STATUS: AMENDED ORDER TO COMPLY BY 05/01/17 OR A FINE OF \$150.00 PER DAY IF NOT IN COMPLIANCE. TO APPEAR AT THE 05/02/17 IMPOSITION HEARING IF NOT IN COMPLIANCE
2.4	CASE 2017 - 088	OWNER(S): IDALMIS, MARONAS ADDRESS: 6201 SW 178 AVE FOLIO: 5140 06 13 0070 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: BARN BUILT WITHOUT A PERMIT.	STATUS: FINAL AMENDED ORDER ISSUED ON 04/04/17 TO COMPLY BY 05/01/17 OR A FINE OF \$150.00 PER DAY. TO APPEAR AT THE 05/02/17 IMPOSITION HEARING IF NOT IN COMPLIANCE.

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2.5	CASE 2016 - 673	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): 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 USES PERMITTED – UNAUTHORIZED USE WITHIN A DISTRICT TOW WIT: A-1 DOES NOT ALLOW FOR UNDERGROUND COMMERCIAL OPERATION.	STATUS: NOTICE OF VIOLATION ISSUED ON 12/12/16 TO COMPLY BY 12/27/16, NOTICE OF HEARING ISSUED ON 03/30/17
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3. NEW CASES

3.1	CASE 2017 - 032	OWNER(S): TIME 48 INC ADDRESS: V LOT W OF 17220 GRIFFIN ROAD FOLIO: 5040 30 00 0300 VIOLATION(S): 1). CODE SECTION 005 – 270 – UNATHORIZED US OF THE RIGHT OF WAY BY PLACING A DUMPSTER WITHOUT A PERMIT.	STATUS: COURTESY NOTICE ISSUED ON 01/24/17 TO COMPLY BY JANUARY 31, 2017, HEARING NOTICE ISSUED ON 04/03/17. IN COMPLIANCE PRIOR TO THE HEARING.
3.2	CASE 2017 - 064	OWNER(S): MILLER, JERILYN ADDRESS: 13800 SW 50 MANOR FOLIO: 5040 34 01 0030 VIOLATION(S): 1). CODE SECTION 06 – 20 (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. IN COMPLIANCE PRIOR TO THE HEARING.
3.3	CASE 2017 - 072	OWNER(S): COHEN, GANY R LALO GANY R LALO COHEN LIV TR ADDRESS: 13850 STIRLING ROAD FOLIO: 5140 03 01 0250	STATUS: NOTICE OF VIOLATION ISSUED ON 02/16/17 TO COMPLY BY 02/28/17. NOTICE

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SPECIAL MAGISTRATE HEARING
MAY 2, 2017
9:00 A.M.

		VIOLATION(S): 1). CODE SECTION 005 – 080 (A) - CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS.	OF HEARING ISSUED ON 04/17/17.
3.4	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. IN COMPLIANCE PRIOR TO THE HEARING.
3.5	CASE 2017 - 101	OWNER(S): DUCROS, JEAN CLAUDE H/E DUCROS, OLGA ADDRESS: 4891 SW 186 AVE FOLIO: 5039 36 01 0151 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) - CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 03/7/17 TO COMPLY BY 03/18/17. NOTICE OF HEARING ISSUED ON 03/21/17. IN COMPLIANCE PRIOR TO THE HEARING.
3.6	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.
3.7	CASE 2017 - 170	OWNER(S): GATTO, CLAUDIO & INGRID ADDRESS: 5841 SW 162 AVE FOLIO: 5040 32 04 0165 VIOLATION(S):	STATUS: NOTICE OF VIOLATION ISSUED ON 03/31/17 TO COMPLY BY 04/12/17. NOTICE

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		1). CODE SECTION 005 – 080 (A) - WORK BEING DONE WITHOUT APPROVAL AND PERMIT TO WIT: INSTALLATION OF A TRELIS AND SLAB).	OF HEARING ISSUED ON 04/18/17. IN COMPLIANCE PRIOR TO THE HEARING.
3.8	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 PROPERTY CAUSED BY FAILURE TO INSTALL CULVERT DURING DRIVEWAY INSTALLATION.	STATUS: NOTICE OF VIOLATION ISSUED ON 04/05/17 TO COMPLY BY 04/16/17. NOTICE OF HEARING ISSUED ON 04/17/17.
3.9	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 WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF HEARING ISSUED ON APRIL 11, 2017

4. CITATIONS

4.1	CASE 2015C - 177	OWNER(S): ASKARI, AMIR 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
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4.2	CASE 2015C - 223	OWNER(S): TRACZ, MICHAEL A & MARGARET L ADDRESS: 5801 SW 198 TERRACE FOLIO: 5039 35 08 0320 VIOLATION(S): 1). CODE SECTION 16 – 19 (G)(3) - BULK OUT ON A NON-PERMITTED DATE PER CODE.	STATUS: CIVIL VIOLATION 13139 ISSUED ON 04/11/17
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
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
4.6	CASE 2017C - 083	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S):	STATUS: CIVIL VIOLATION 13129 ISSUED ON 03/15/17

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		1). CODE SECTION 2010 – 02 – FALSE ALARM IN EXCESS OF (2); TO WIT: 3 RD FALSE ALARM.	
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
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: 4 TH FALSE ALARM.	STATUS: CIVIL VIOLATION 13131 ISSUED ON 03/15/17
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: 4 TH FALSE ALARM.	STATUS: CIVIL VIOLATION 13132 ISSUED ON 03/15/17

5. FORECLOSURE REQUESTS

5.1	CASE 2016 - 099	OWNER(S): GREENSOURCE LANDSCAPE & SPORTS TURF INC ADDRESS: 4800 SW 201 TERRACE FOLIO: 5039 35 05 0270 VIOLATION(S):	STATUS: NOTICE OF FORECLOSURE ISSUED ON 03/08/17 AND SENT TO THE PROPERTY OWNER. ORDER OF CONTINUANCE ISSUED ON 04/04/17 TO APPEAR
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SPECIAL MAGISTRATE HEARING
MAY 2, 2017
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		1). CODE SECTION 005 – 080 (A) WORK WITHOUT A PERMIT TO WIT: STRUCTURE ON SITE BUILT WITHOUT A PERMIT.	AT THE 05/02/17 HEARING AMOUNT OF THE LIEN IS \$19,200.00, CONTINUES ACCRUING PER DAY AT \$150.00
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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).