

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
JUNE 6, 2017
9:00 A.M.

1. CALL SESSION TO ORDER

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

2.1	CASE 2016 - 500	<p>OWNER(S): CHARLES J SERAYDAR ADDRESS: 5701 HUNTER LANE FOLIO: 5040 35 01 0041 VIOLATION(S):</p> <p>1). CODE SECTION 005 – 080 (A) – WORK BEING DONE WITHOUT PERMITS TO WIT: BARN BEING CONVERTED TO BE USED FOR LIVING PURPOSES.</p>	<p>STATUS: AMENDED ORDER ISSUED ON 04/04/17 TO COMPLY BY 05/01/17 OR A FINE OF \$100.00 PER DAY. TO APPEAR AT THE 06/06/17 IMPOSITION HEARING IF NOT IN COMPLIANCE</p> <p>IN COMPLIANCE PRIOR TO THE HEARING.</p>
2.2	CASE 2016 - 595	<p>OWNER(S): DUKE, TERRELL W JR & MICHELLE ADDRESS: 5611 SW 136 AVE FOLIO: 5040 34 01 0111 VIOLATION(S):</p> <p>1). CODE SECTION 005 – 120 (B) – OPERATING HOME 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 OPERATION.</p>	<p>STATUS: STIPULATED AGREEMENT ISSUED ON 02/07/17 TO COMPLY BY 05/09/17.</p> <p>COMPLIED PRIOR TO REQUIRED DATE</p>
2.3	CASE 2017 - 046	<p>OWNER(S): BLAIR, ALBERT E ADDRESS: 17840 SW 70 PLACE FOLIO: 5140 06 03 0054 VIOLATION(S):</p> <p>1). CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT, INSTALLATION OF A BARN WITHOUT A PERMIT.</p>	<p>STATUS: AMENDED ORDER TO COMPLY BY 05/05/17 OR A FINE OF \$150.00 PER DAY IF NOT IN COMPLIANCE. TO APPEAR AT THE 06/06/17 IMPOSITION HEARING IF NOT IN COMPLIANCE</p> <p>IN COMPLIANCE PRIOR TO THE HEARING.</p>

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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 05/02/17 TO COMPLY BY 06/05/17 OR A FINE OF \$150.00 PER DAY. TO APPEAR AT THE 06/06/17 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.5	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: FINAL AMENDED ORDER ISSUED ON 05/02/17 TO COMPLY BY 05/12/17 OR A FINE OF \$250.00 PER DAY. TO APPEAR AT THE 06/06/17 IMPOSITION HEARING IF NOT IN COMPLIANCE. IN COMPLIANCE PRIOR TO THE HEARING
2.6	CASE 2017 - 206	OWNER(S): WILMINGTON SAVINGS FUND SOCIETY CHRISTIANA TR % PRETIUM MTG ADDRESS: 5741 SSW 162 AVE FOLIO: 5040 32 04 0164 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK BEING DONE WITHOUT APPROVAL AND PERMITS TO WIT: COVERING PATIO, INSTALLATION OF WATER HEATER AND FILL	STATUS: FINAL AMENDED ORDER ISSUED ON 05/02/17 TO COMPLY BY 06/05/17 OR A FINE OF \$100.00 PER DAY. TO APPEAR AT THE 06/06/17 IMPOSITION HEARING IF NOT IN COMPLIANCE. IN COMPLIANCE PRIOR TO THE HEARING

3. NEW CASES

3.1	CASE 2017 - 073	OWNER(S): BOVE, ROSINA ADDRESS: 4700 SW 130 AVE FOLIO: 5040 26 00 0261 VIOLATION(S):	STATUS: COURTESY NOTICE OF VIOLATION ISSUED ON 02/13/17 TO COMPLY BY
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		1). CODE SECTION 020 – 030 (A) AND BCC 4 - 8 – ALLOWING ANIMAL (DOG) TO REMAIN LOOSE, FAILURE TO SECURE ANIMAL WITHIN PROPERTY	02/24/17, NOTICE OF HEARING ISSUED ON 04/03/17
3.2	CASE 2017 - 077	OWNER(S): CASSIDY, STEVEN J & CASSIDY, JO ANNE ADDRESS: 5401 SW 164 TERRACE FOLIO: 5040 32 05 0790 VIOLATION(S): 1). CODE SECTION 045 – 030 (E)(1) – POOL MUST HAVE 4’-0” HIGH FENCE WITH SELF – CLOSING, SELF-LATCHING GATES	STATUS: NOTICE OF VIOLATION ISSUED ON 02/17/17 TO COMPLY BY 02/27/17, HEARING NOTICE ISSUED ON 04/18/17. IN COMPLIANCE PRIOR TO THE HEARING.
3.3	CASE 2017 - 109	OWNER(S): NGUYEN, HOANG LE ADDRESS: 17801 SW 63 MANOR FOLIO: 5140 06 08 0010 VIOLATION(S): 1). CODE SECTION 005 – 080 (A), - WORK DONE WITHOUT A PERMIT TO WIT: DRIVEWAY 2). CODE SECTION 22-89 – FAILURE TO PROPERLY SECURE WORK AREA. DITCH FOR RETAINING WALL IS UNSECURED. (CORRECTED)	STATUS: NOTICE OF VIOLATION ISSUED ON 03/10/17 TO COMPLY BY 03/25/17. NOTICE OF HEARING ISSUED ON 04/28/17.
3.4	CASE 2017 - 127	OWNER(S): TWIN GROUP CORP ADDRESS: 17701 SW 58 ST FOLIO: 5040 31 01 0151 VIOLATION(S): 1). CODE SECTION 065 – 080 - SWIMMING POOLS SHALL BE ENCLOSED WITH A FENCE OR WALL A MINIMUM OF 4’-0” IN HEIGHT ABOVE GROUND. 2). CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: INSTALLATION OF WINDOWS 3). CODE SECTION 005-080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: ELECTRICAL WORK INTERIOR OF THE HOME AND BARN 4). CODE SECTION 005 – 080 (A) – WORK DONE	STATUS: NOTICE OF VIOLATION ISSUED ON 03/21/17 TO COMPLY BY 04/02/17. NOTICE OF HEARING ISSUED ON 05/16/17.

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		WITHOUT A PERMIT TO WIT: INSTALLATION OF AN A/C UNIT. 5). CODE SECTION 020 – 030 (A) – FAILURE TO MAINTAIN POOL, POOL IS DIRTY	
3.5	CASE 2017 - 134	OWNER(S): NORIEGA, MARIA VERONICA NORIEGA, ROLANDO ISAIAS ADDRESS: 5281 THOUGHBRED LANE FOLIO: 5040 34 01 0601 VIOLATION(S): 1). CODE SECTION 005 – 080 (A), 020 – 040 (D) - FAILURE TO MAINTAIN PROPERTY, OVERGROWN GRASS INCLUDING RIGHT OF WAY.	STATUS: NOTICE OF VIOLATION ISSUED ON 03/22/17 TO COMPLY BY 04/04/17. NOTICE OF HEARING ISSUED ON 04/28/17. IN COMPLIANCE PRIOR TO THE HEARING.
3.6	CASE 2017 - 140	OWNER(S): ZORMA BROWARD PF 23 ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0020 VIOLATION(S): 1). CODE SECTION 020 – 030 (D) – FARM OPERATION NOT CONFORMING TO GENERALLY ACCEPTED AGRICULTURAL AND MANAGEMENT PRACTICES TO WIT: DISPOSAL OF MANURE BY PLACING ON THE RIGHT OF WAY AND SPREADING AROUND THE PROPERTY	STATUS: NOTICE OF VIOLATION ISSUED ON 03/24/17 TO COMPLY BY 04/05/17. NOTICE OF HEARING ISSUED ON 05/18/17.
3.7	CASE 2017 - 171	OWNER(S): SOUTHEAST PROPERTY ACQUISITIONS LLC ADDRESS: 5701 SW 128 AVE FOLIO: 5040 35 01 0223 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) - WORK BEING DONE WITHOUT APPROVAL AND PERMIT TO WIT: DEMOLITION OF RESIDENCE AND STRUCTURES.	STATUS: NOTICE OF VIOLATION ISSUED ON 03/24/17 TO COMPLY BY 04/05/17. NOTICE OF HEARING ISSUED ON 05/08/17. IN COMPLIANCE PRIOR TO THE HEARING.
3.8	CASE 2017 - 203	OWNER(S): R & R DEVELOPER CORP ADDRESS: 5150 SW 124 AVE FOLIO: 5040 35 01 0015	STATUS: NOTICE OF HEARING ISSUED ON 05/09/17

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		<p>VIOLATION(S):</p> <p>1). CODE SECTION 005 - 120 - FAILURE TO ABIDE BY CONDITIONS OF CERTIFICATE OF USE FOR A NURSERY TO WIT: MULCHING OPERATION NOT WITHIN ALLOWED NURSERY OPERATIONS</p> <p>2). CODE SECTION 005 - 120 – FAILURE TO OBTAIN CERTIFICATE OF USE FOR BUSINESS OPERATION TO WIT: ANIMAL HOSPITAL (COMPLIED)</p> <p>3). CODE SECTION 045 – 060 - STORAGE OF COMMERCIAL VEHICLES NOT REGISTERED TO PROPERTY.</p> <p>4). CODE SECTION 045 – 030 (C) - TEMPORARY SIGN WITHOUT A PERMIT (COMPLIED)</p> <p>5). CODE SECTION 005 – 080 (A) – FILLING WITHOUT A PERMIT TO WIT: MULCH MATERIAL ON THE REAR OF THE PROPERTY</p>	
3.9	CASE 2017 - 216	<p>OWNER(S): CAMPION, JEFFREY E & STEPHANIE H ADDRESS: 13400 LURAY ROAD FOLIO: 5140 02 01 0337 VIOLATION(S):</p> <p>1). CODE SECTION 005 – 080 (A), 020 – 040 (D) - FAILURE TO MAINTAIN PROPERTY, DEAD FOLIAGE FROM TREES ON WEST SIDE OF PROPERTY ARE CAUSING A BREEDING GROUND FOR RATS AND VERMIN</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 04/13/17, NOTICE OF HEARING ISSUED ON 04/28/17</p>
3.10	CASE 2017 - 229	<p>OWNER(S): CEDENO, FRANKLIN & ANITA ADDRESS: 5410 SW 196 LANE FOLIO: 5039 35 02 0120 VIOLATION(S):</p> <p>1). CODE SECTION 005 – 080 (A) - WORK DONE WITHOUT A PERMIT (DRIVEWAY)</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 04/13/17, NOTICE OF HEARING ISSUED ON 04/18/17</p> <p>VIOLATION IDENTIFIED AS BEING ON THE PROPERTY NORTH OF SUBJECT PROPERTY. CASE CLOSED</p>
3.11	CASE	OWNER(S): NATHAN FINKEL QPRT JACQUELINE S	STATUS:

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	2017 - 231	FINKEL QPRT ADDRESS: 5560 HANCOCK ROAD FOLIO: 5040 34 01 0211 VIOLATION(S): 1). CODE SECTION 005 – 080 (A - CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROAL AND PERMITS.	NOTICE OF VIOLATION ISSUED ON 04/14/17, NOTICE OF HEARING ISSUED ON 05/16/17
3.12	CASE 2017 - 249	OWNER(S): MERCEDES CALVEIRO REV TR ADDRESS: 6590 SW 185 WAY FOLIO: 5139 01 01 0323 VIOLATION(S): 1). CODE SECTION 045 – 030 (C)(1), 045 – 030 (B) - INOPERABLE VEHICLE ON PROPERTY NOT BEING SCREENED FROM VIEW.	STATUS: NOTICE OF VIOLATION ISSUED ON 04/28/17 TO COMPLY 05/11/17, NOTICE OF HEARING ISSUED ON 05/16/17
3.13	CASE 2017 - 259	OWNER(S): FETTERS, SANDRA K & SCHICK, BRIAN ADDRESS: 6120 SW 173 WAY FOLIO: 5140 06 01 0031 VIOLATION(S): 1). CODE SECTION 005 - 270 - FAILURE TO OBTAIN A TOWN OF SOUTHWEST RANCHES PERMIT FOR THE USE OF THE RIGHT OF WAY TO WIT: PARKING OF TRAILER ON THE RIGHT OF WAY	STATUS: NOTICE OF VIOLATION ISSUED ON 05/08/17 TO COMPLY 05/17/17, NOTICE OF HEARING ISSUED ON 05/18/17
3.14	CASE 2017 - 293	OWNER(S): 3G16 ENTERPRISES LLC ADDRESS: 5900 ESTATES DRIVE FOLIO: 5040 34 08 0030 VIOLATION(S): 1). CODE SECTION 005 - 120 - FAILURE TO COMPLY WITH THE CONDITIONS OF THE CERTIFICATE OF USE TO WIT: MAXIMUM OF 8 BEDS ON SITE	STATUS: NOTICE OF HEARING ISSUED ON 05/30/17 IN COMPLIANCE PRIOR TO THE HEARING.

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4. CITATIONS

4.1	CASE 2012C - 281	OWNER(S): GARCIA, HAROLD & SHONDA ADDRESS: 16599 STIRLING ROAD FOLIO: 5040 32 05 0090 VIOLATION(S): 1). CODE SECTION 16 – 19 (G)(3) - BULK OUT ON A NON-PERMITTED DATE PER CODE.	STATUS: CIVIL VIOLATION 13143 ISSUED ON 05/01/17
4.2	CASE 2017A - 083	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). CODE SECTION 2010 - 02 - ALARM IN EXCESS OF TWO (2); 7 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13148 ISSUED ON 05/11/17
4.3	CASE 2017A - 083	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). CODE SECTION 2010 - 02 - ALARM IN EXCESS OF TWO (2); 8 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13149 ISSUED ON 05/11/17
4.4	CASE 2017A - 083	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). CODE SECTION 2010 - 02 - ALARM IN EXCESS OF TWO (2); 9 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13150 ISSUED ON 05/11/17

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4.5	CASE 2017A - 083	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). CODE SECTION 2010 - 02 - ALARM IN EXCESS OF TWO (2); 10 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13151 ISSUED ON 05/11/17
4.6	CASE 2017A - 083	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). CODE SECTION 2010 - 02 - ALARM IN EXCESS OF TWO (2); 11 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13152 ISSUED ON 05/11/17
4.7	CASE 2017C - 162	OWNER(S): CUNILL, RICHEL, CUNILL, MELISSA ADDRESS: 15720 SW 51 MANOR FOLIO: 5040 33 12 0010 VIOLATION(S): 1). CODE SECTION 16 – 19 (G)(3) - BULK OUT ON A NON-PERMITTED DATE PER CODE.	STATUS: CIVIL VIOLATION 13261 ISSUED ON 05/02/17 CITATION CONSIDER TO BE A WARNING
4.8	CASE 2017A - 188	OWNER(S): RANCHES AUTO CARE & TIRE INC % BRIDGESTONE FIRESTONE/TAX ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013 VIOLATION(S): 1). CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 13147 ISSUED ON 05/11/17
4.9	CASE 2017C - 201	OWNER(S): LEWIN, NAOMI EST ADDRESS: 13731 STIRLING ROAD FOLIO: 5040 34 01 0143 VIOLATION(S): 1). CODE SECTION 16 – 19 (G)(3) - BULK OUT ON A NON-PERMITTED DATE PER CODE.	STATUS: CIVIL VIOLATION 13142 ISSUED ON 05/01/17 VIOLATION VOID AS AN ILLEGAL DUMPING COMPLAINT WAS FILED WITH THE POLICE

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			DEPARTMENT PRIOR TO ISSUANCE.
4.10	CASE 2017C - 202	OWNER(S): NATHAN, FINKEL QPRT JACQUELINE S FINKEL ADDRESS: 5560 HANCOCK ROAD FOLIO: 5040 34 01 0211 VIOLATION(S): 1). CODE SECTION 16 – 19 (G)(3) - BULK OUT ON A NON-PERMITTED DATE PER CODE.	STATUS: CIVIL VIOLATION 13141 ISSUED ON 05/01/17 VIOLATION VOID, PREVIOUS WARNING NOTICE HAD BEEN VOID BY OFFICER, NO OTHER WARNING WAS ISSUED PRIOR TO THE CITATION THAT WAS ISSUED ON 05/01/17

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 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).