

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**  
**JULY 5, 2017**  
**9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

2.1	<b>CASE 2017 - 109</b>	OWNER(S): NGUYEN, HOANG LE NYUGEN, HAITHUY VISTORIA ADDRESS: 17801 SW 63 MANOR FOLIO: 5140 06 08 0010 VIOLATION(S):  1). <b>CODE SECTION 005 – 080 (A)</b> – WORK BEING DONE WITHOUT PERMITS TO WIT: DRIVEWAY	<b>STATUS:</b> AMENDED ORDER ISSUED ON 06/06/17 TO COMPLY BY 07/03/17 OR A FINE OF \$100.00 PER DAY. TO APPEAR AT THE 07/05/17 IMPOSITION HEARING IF NOT IN COMPLIANCE
2.2	<b>CASE 2017 - 127</b>	OWNER(S): TWIN GROUP CORP ADDRESS: 17701 SW 58 STREET FOLIO: 5040 31 01 0151 VIOLATION(S):  1). <b>CODE SECTION 065 – 080 -</b> SWIMMING POOL SHALL BE ENCLOSED WITH A FENCE OR WALL A MINIMUM OF 4’-0” IN HEIGHT ABOVE GROUND. 2). <b>CODE SECTION 005 – 080 (A)</b> – WORK DONE WITHOUT A PERMIT TO WIT: INSTALLATION OF WINDOWS 3). <b>CODE SECTION 005-080 (A)</b> – WORK DONE WITHOUT A PERMIT TO WIT: ELECTRICAL WORK INTERIOR OF THE HOME AND BARN 4). <b>CODE SECTION 005 – 080 (A)</b> – WORK DONE WITHOUT A PERMIT TO WIT: INSTALLATION OF AN A/C UNIT. 5). <b>CODE SECTION 020 – 030 (A)</b> – FAILURE TO MAINTAIN POOL, POOL IS DIRTY	<b>STATUS:</b> FINAL ORDER ISSUED ON 06/06/17 TO COMPLY BY 06/16/17 OR A FINE OF \$150.00 PER VIOLATION UNTIL CORRECTED. TO APPEAR AT THE 07/05/17 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.3	<b>CASE 2017 - 140</b>	OWNER(S): ZORMA BROWARD PF 23 ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0020 VIOLATION(S):  1). <b>CODE SECTION 020 – 030 (D)</b> – FARM OPERATION NOT CONFORMING TO GENERALLY ACCEPTED AGRICULTURAL AND	<b>STATUS:</b> FINAL ORDER ISSUED ON 06/06/17 TO COMPLY BY 06/16/17 OR A FINE OF \$150.00 PER DAY UNTIL COMPLIED. TO APPEAR AT THE 07/05/17 IMPOSITION

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		MANAGEMENT PRACTICES TO WIT: DISPOSAL OF MANURE BY PLACING ON THE RIGHT OF WAY AND SPREADING AROUND THE PROPERTY	<b>COMPLIANCE PRIOR TO THE HEARING</b>
<b>2.4</b>	<b>CASE 2017 - 176</b>	OWNER(S): EQUILUX SHOW STABLES INC ADDRESS: 15721 SW 51 MANOR FOLIO: 5040 33 09 0010 VIOLATION(S):  1). <b>CODE SECTION 020 – 030 (A)</b> – RUNOFF OF STORWATER ONTO ADJACENT PROPERTIES CONTRIBUTING TO FLOODING CONDITIONS WHICH INTERFERE WITH THE ENJOYMENT OF PROPERTY CAUSED BY FAILURE TO INSTALL BERM DURING DRIVEWAY INSTALLATION.	<b>STATUS:</b> FINAL AMENDED ORDER ISSUED ON 05/02/17 TO COMPLY BY 07/03/17 OR A FINE OF \$100.00 PER DAY. TO APPEAR AT THE 07/05/17 IMPOSITION HEARING IF NOT IN COMPLIANCE.
<b>2.5</b>	<b>CASE 2017 - 259</b>	OWNER(S): FETTERS, SANDRA K & SCHICK, BRIAN DACHTON, JENNIFER ADDRESS: 6120 SW 173 WAY FOLIO: 5140 06 01 0031 VIOLATION(S):  1). <b>CODE SECTION 005 - 270</b> – STORAGE OF HORSE TRAILER ON THE RIGHT OF WAY WITHOUT TOWN PERMIT	<b>STATUS:</b> FINAL ORDER ISSUED ON 06/06/17 TO COMPLY BY 07/03/17 OR A FINE OF \$100.00. TO APPEAR AT THE 07/05/17 IMPOSITION HEARING.

**3. NEW CASES**

<b>3.1</b>	<b>CASE 2017 - 232</b>	OWNER(S): KIMELMAN, ROSEMARIE H/E KIMELMAN, MARCEL ADDRESS: 12990 SW 56 STREET FOLIO: 5040 35 01 0170 VIOLATION(S):  1). <b>CODE SECTION 005 - 120</b> – CERTIFICATE OF USE REQUIRED FOR THE RENTAL TO MULTIPLE FAMILIES AT THE PROPERTY. SINGLE FAMILY PROPERTY RENTING TO MULTIPLE FAMILIES.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 04/08/17 TO COMPLY BY 04/28/17, NOTICE OF HEARING ISSUED ON 06/02/17
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		<p><b>(COMPLIED)</b></p> <p>2). <b>CODE SECTIONS 045 – 050 AND 045 – 030 (C)(1)</b>  – STORING VEHICLES NOT REGISTERED TO PROPERTY.</p>	
3.2	<b>CASE 2017 - 238</b>	<p>OWNER(S): SANCHEZ, CYNTHIA SANCHEZ,  HUMBERTO G  ADDRESS: 18131 SW 68 CT  FOLIO: 5140 06 03 0039  VIOLATION(S):</p> <p>1). <b>CODE SECTION 005 – 080 (A) -</b>  FILLING/GRADING ON PROPERTY WITHOUT PERMIT. <b>(COMPLIED)</b></p> <p>2). <b>CODE SECTION 045 – 030 (D)(4)</b> – STORAGE OF CONTAINER NOT PROPERLY SCREENED FROM VIEW AS REQUIRED.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 04/19/17 TO COMPLY BY 05/01/17, HEARING NOTICE ISSUED ON 06/19/17.</p>
3.3	<b>CASE 2017 - 240</b>	<p>OWNER(S): CASTILLO, CLAUDIA MEDINA DE  LAGRANGE, MIGUEL CASTILLO  ADDRESS: 18900 STIRLING ROAD  FOLIO: 5040 35 09 0020  VIOLATION(S):</p> <p>1). <b>CODE SECTION 020 – 030 (A) -</b> IMPROPER STORAGE AND DISPOSAL OF MANURE ON PROPERTY. STORAGE OF MANURE IMPROPERLY ON THE REAR OF THE PROPERTY</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 04/21/17 TO COMPLY BY 05/02/17. NOTICE OF HEARING ISSUED ON 05/16/17.</p>
3.4	<b>CASE 2017 - 256</b>	<p>OWNER(S): JEAN-MARIE, SOREL PAUL, MARIE ANGE  ADDRESS: 5131 SW 208 LANE  FOLIO: 5039 34 01 0015  VIOLATION(S):</p> <p>1). <b>CODE SECTION 020 – 030 (A) -</b> IMPROPER STORAGE AND DISPOSAL OF MANURE ON PROPERTY. STORAGE ON THE SOUTH SIDE OF THE PROPERTY.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 05/03/17 TO COMPLY BY 05/15/17. NOTICE OF HEARING ISSUED ON 05/16/17.</p>

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<b>3.5</b>	<b>CASE 2017 - 290</b>	<p>OWNER(S): CHAUDHRY, MOBASHIR A &amp; TASNEEM ADDRESS: V LOT S OF 6401 SW 188 AVE FOLIO: 5139 01 01 0300 VIOLATION(S):</p> <p>1). <b>CODE SECTION 020 – 030 (A)</b> – FAILURE TO MAINTAIN PROPERTY. PROPERTY IS OVERGROWN ON ALL AREAS. 2). <b>CODE SECTION 020 – 040 (D)</b> – JUNK AND DEBRIS SCATTERED THROUGHOUT THE PROPERTY.</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 05/24/17 TO COMPLY BY 05/05/17. NOTICE OF HEARING ISSUED ON 06/16/17.</p>
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**4. CITATIONS**

<b>4.1</b>	<b>CASE 2016C - 313</b>	<p>OWNER(S): RIOS, JENNIE M JENNIE, M RIOS LIV TR ADDRESS: 18201 SW 70 PLACE FOLIO: 5140 06 03 0140 VIOLATION(S):</p> <p>1). <b>CODE SECTION 16 – 19 (G)(3)</b> - BULK OUT ON A NON-PERMITTED DATE PER CODE.</p>	<p><b>STATUS:</b> WARNING NOTICE ISSUED ON 06/17/16, CIVIL VIOLATION 13145 ISSUED ON 05/01/17</p>
<b>4.2</b>	<b>CASE 2017A - 083</b>	<p>OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S):</p> <p>1). <b>CODE SECTION 2010 - 02</b> - ALARM IN EXCESS OF TWO (2); 12<sup>TH</sup> FALSE ALARM</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 02/23/17, CIVIL VIOLATION 13154 ISSUED ON 06/13/17</p>
<b>4.3</b>	<b>CASE 2017A - 083</b>	<p>OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S):</p> <p>1). <b>CODE SECTION 2010 - 02</b> - ALARM IN EXCESS OF TWO (2); 13<sup>TH</sup> FALSE ALARM</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 02/23/17, CIVIL VIOLATION 13155 ISSUED ON 06/13/17</p>

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4.4	<b>CASE 2017A - 188</b>	OWNER(S): RANCHES AUTO CARE & TIRE INC % BRIDGESTONE ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013 VIOLATION(S):  1). <b>CODE SECTION 2010 - 02</b> - ALARM IN EXCESS OF TWO (2); 4 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 04/10/17, CIVIL VIOLATION 13153 ISSUED ON 06/12/17
4.5	<b>CASE 2017A - 281</b>	OWNER(S): SOUTH FLORIDA HINDU TEMPLE ADDRESS: 13010 GRIFFIN ROAD FOLIO: 5040 26 06 0010 VIOLATION(S):  1). <b>CODE SECTION 2010 - 02</b> - ALARM IN EXCESS OF TWO (2); 3 <sup>RD</sup> FALSE ALARM	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 05/17/17, CIVIL VIOLATION 13156 ISSUED ON 06/03/17  <b>VIOLATION PAID PRIOR TO THE HEARING.</b>
4.6	<b>CASE 2017A - 281</b>	OWNER(S): SOUTH FLORIDA HINDU TEMPLE ADDRESS: 13010 GRIFFIN ROAD FOLIO: 5040 26 06 0010 VIOLATION(S):  1). <b>CODE SECTION 2010 - 02</b> - ALARM IN EXCESS OF TWO (2); 4 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 05/17/17, CIVIL VIOLATION 13157 ISSUED ON 06/03/17
4.7	<b>CASE 2017A - 281</b>	OWNER(S): SOUTH FLORIDA HINDU TEMPLE ADDRESS: 13010 GRIFFIN ROAD FOLIO: 5040 26 06 0010 VIOLATION(S):  1). <b>CODE SECTION 2010 - 02</b> - ALARM IN EXCESS OF TWO (2); 5 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 05/17/17, CIVIL VIOLATION 13158 ISSUED ON 06/03/17  <b>VIOLATION PAID PRIOR TO THE HEARING.</b>

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<b>4.8</b>	<b>CASE</b> <b>2017A - 283</b>	OWNER(S): GREENSOURCE LANDSCAPE SPORT TURF INC ADDRESS: 4800 SW 201 TERRACE FOLIO: 5039 35 05 0270 VIOLATION(S):  1). <b>CODE SECTION 2010 - 02</b> – ALARM IN EXCESS OF (2) 3 <sup>RD</sup> FALSE ALARM	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 05/17/17, CIVIL VIOLATION 13159 ISSUED ON 06/13/17  <b>VIOLATION PAID PRIOR TO  THE HEARING.</b>
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**5. FORECLOSURE REQUESTS**

<b>5.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	<b>STATUS:</b>
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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).