

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

1. CALL SESSION TO ORDER

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

2.1	CASE 2017-046	OWNER(S): ALBERT E BLAIR ADDRESS: 17840 SW 70 PLACE FOLIO: 5140 06 03 0054 VIOLATION(S): 1) CODE SECTION 005-080 (A) – WORK BEING DONE WITHOUT PERMITS TO WIT: STALLS AND POLE BARN.	STATUS: AMENDED ORDER ISSUED ON 11/05/17 TO COMPLY BY 12/4/17 OR A FINE OF \$150.00 PER DAY. TO APPEAR AT THE 12/05/17 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.2	CASE 2017-339	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC. ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1) CODE SECTION 095-030 (C) - FAILURE TO COMPLY WITH THE OUTDOOR LIGHTING STANDARD CODE TO WIT: LIGHTING RESULTING ON GLARE ONTO ADJACENT PROPERTIES.	STATUS: FINAL ORDER ISSUED ON 11/07/17 TO COMPLY BY 12/04/17 OR A FINE IN THE AMOUNT OF \$250 PER DAY UNTIL COMPLIED. TO APPEAR AT THE 12/05/17 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.3	CASE 2017-341	OWNER(S): WACHTEL, YEHUDA GENE RIBEIRO, ALMIBETE ADDRESS: 5050 SW 178 AVE FOLIO: 5040 31 01 0020 VIOLATION(S): 1) CODE SECTION 020 – 030 AND 020 – 040 – FAILURE TO MAINTAIN PROPERTY TO WIT: PROPERTY IS OVERGROWN IN ALL AREAS TO INCLUDE RIGHT OF WAY 2) CODE SECTION 020 -030 – FAILURE TO MAINTAIN FENCE MESH, MESH IN DISREPAIR. 3) CODE SECTION 020 – 040 – FAILURE TO MAINTAIN SIGN, REMAINS OF A SIGN ON THE RIGHT OF WAY.	STATUS: FINAL ORDER ISSUED ON 08/01/17 TO COMPLY BY 08/11/17 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY PER VIOLATION UNTIL CORRECTED FROM 08/11/17. TO APPEAR AT THE 12/05/17 IMPOSITION HEARING IF NOT IN COMPLIANCE.

2.4	CASE 2017-371	<p>OWNER(S): PARDEE, JAMES A JR & BARBARA B ADDRESS: 6121 APPALOOSA TRAIL FOLIO: 5140 02 01 0050</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 005-120 (B) – OPERATING A RESIDENTIAL COMMUNITY FACILITY WITHOUT A CERTIFICATE OF USE FROM THE TOWN. 	<p>STATUS:</p> <p>FINAL ORDER ISSUED ON 11/07/17 TO APPLY FOR A PERMIT BY 11/22/17 AND TO FULLY COMPLY BY 12/04/17 OR A FINE OF \$250.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 12/05/17 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p>
2.5	CASE 2017-423	<p>OWNER(S): QUILODRAN, JULIO CESAR ADDRESS: 5820 SW 188 AVE FOLIO: 5039 36 05 0080</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 005 – 080 – WORK WITHOUT A PERMIT TO WIT: FILLING / CLEARING AND GRADING. 2) CODE SECTION 005 - 080 – PAVER DRIVEWAY INSTALLED WITHOUT A PERMIT. 3) CODE SECTION 005 – 080 – SLAB WITHOUT A PERMIT ON THE NORTH AND REAR PROPERTY LINE. 	<p>STATUS:</p> <p>FINAL ORDER ISSUED ON 11/07/17 TO COMPLY BY 12/04/17 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 12/05/17 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p>COMPLIED PRIOR TO THE HEARING CLOSE CASE</p>
2.6	CASE 2017-447	<p>OWNER(S): GAIS, ANGELO ADDRESS: 5200 SW 210 TERRACE FOLIO: 5039 34 01 0150</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 020-030 (A) – FAILURE TO MAINTAIN PROPERTY, TO WIT: PROPERTY IS OVERGROWN TO INCLUDE RIGHT OF WAY. 2) CODE SECTION 020-040 – FAILURE TO MAINTAIN FENCE, FENCE IS IN DISREPAIR. 	<p>STATUS:</p> <p>FINAL ORDER ISSUED ON 11/07/17 TO COMPLY BY 11/17/17 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY UNTIL COMPLIED.</p>
2.7	CASE 2017-464	<p>OWNER(S): ASHBY, LESTER EST % VERNERINE, MARTIN ADDRESS: 7111 SW 182 WAY FOLIO: 5140 06 03 0065</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 020 – 030 (A) AND 020 – 040 (D) – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN IN ALL AREAS TO INCLUDE RIGHT OF WAY. 	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 08/19/17 TO COMPLY BY 09/02/17, EXTENSION GRANTED TO COMPLY. NOTICE OF HEARING ISSUED ON 08/19/17 TO APPEAR AT THE 12/05/17 IF NOT IN COMPLIANCE.</p>

			COMPLIED PRIOR TO THE HEARING CLOSE CASE
2.8	CASE 2017-474	OWNER(S): BUTLER, RICHARD ADDRESS: 5721 SW 136 AVE FOLIO: 5040 34 01 0060 VIOLATION(S): 1) CODE SECTION 075 – 060 (E)(3) – OVERGROWN HEDGES TO WIT: FICUS TREES OVER THE MAXIMUM ALLOWED HEIGHT OF 8’-0” AND OVER RIGHT OF WAY.	STATUS: FINAL ORDER ISSUED ON 11/07/17 TO COMPLY BY 12/04/17 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 12/05/17 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.9	CASE 2017-495	OWNER(S): EDGAR AMEZQUITA AND FRANZ A COLLIER ADDRESS: 6650 SW 189 WAY FOLIO: 5139 01 01 0056 VIOLATION(S): 1) CODE SECTION 045-060 – USE OF PROPERTY NOT PERMITTED TO WIT: COMPOSTING OF VEGETATION NOT ORIGINATING FROM NURSERY AND STORING MATERIAL ON SITE. 2) CODE SECTION 045 – 030 (C)(1) – PARKING AND STORAGE OF VEHICLES NOT REGISTERED TO PROPERTY. 3) CODE SECTION 005 – 080 (A) - CLEARING / GRADING AND FILLING BEING DONE WITHOUT APPROVAL AND PERMITS.	STATUS: FINAL ORDER ISSUED ON 11/07/17 TO COMPLY BY 12/04/17 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 12/05/17 IMPOSITION HEARING IF NOT IN COMPLIANCE.

3. NEW CASES

3.1	CASE 2017-422	OWNER(S): PENA, RAMON ADDRESS: 16600 SW 48 STREET FOLIO: 5040 29 01 0399 VIOLATION(S): 1) CODE SECTION 005-080 (A) – CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 08/21/17 TO COMPLY BY 09/03/17, NOTICE OF HEARING ISSUED ON 11/08/17 TO APPEAR AT THE 12/05/17 HEARING.
3.2	CASE 2017-494	OWNER(S): RUSSELL, ANGELA PARISH ADDRESS: 6300 SW 136 AVE FOLIO: 5140 02 01 0134 VIOLATION(S):	STATUS: NOTICE OF VIOLATION ISSUED ON 09/28/17 TO COMPLY BY 10/10/17, NOTICE

		1) TOWN RESOLUTION 2012 - 031 – FAILURE TO COMPLY WITH RESOLUTION TO WIT: OBTAIN FIRE APPROVALS AS REQUIRED UNDER EXHIBIT A OF THE RESOLUTION.	OF HEARING ISSUED ON 11/01/17 TO APPEAR AT THE 12/05/17 HEARING.
3.3	CASE 2017-503	OWNER(S): FAHIMIPOUR, MEHRDAD & COTY ADDRESS: V LOT S OF 5951 JAMES B PIRTLE AVE FOLIO: 5040 35 13 0020 VIOLATION(S): 1) CODE SECTION 020 – 030 (A) AND 020 – 040 (D) – FAILURE TO MAINTAIN PROPERTY BY ALLOWING DEBRIS TO DECOMPOST. TREE BRANCHES WERE CUT BUT NOT REMOVED FROM PROPERTY.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/11/17 TO COMPLY BY 10/22/17, NOTICE OF HEARING ISSUED ON 11/01/17 TO APPEAR AT THE 12/05/17 HEARING.
3.4	CASE 2017-509	OWNER(S): ZORMA BROWARD PF 23 ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0010 VIOLATION(S): 1) CODE SECTION 27 – 2 – PUBLIC NUISANCE THAT DRAIN MUNICIPAL SERVICES BY HAVING THREE (3) OR MORE DISTURBANCES WITHIN A THIRTY DAY PERIOD TO WIT: REPEATED CALLS TO POLICE.	STATUS: NOTICE OF HEARING ISSUED ON 11/8/17 TO APPEAR AT THE 12/05/17 HEARING.

4. CITATIONS

4.1	CASE 2017A-325	OWNER(S): BINGER, ROBERT K & HAZEL P ADDRESS: 5600 SW 185 WAY FOLIO: 5039 36 01 0064 VIOLATION(S): 1) CODE SECTION 7-3(A) – FALSE ALARM IN EXCESS OF TWO (2); 4TH FALSE ALARM.	STATUS: CIVIL VIOLATION 13314 ISSUED ON 11/07/17. AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES
4.2	CASE 2017A-476	OWNER(S): PRADILLA, CARLOS & PATRICIA & PRADILLA, DANIEL ADDRESS: 18900 SW 63 STREET FOLIO: 5139 01 07 0010 VIOLATION(S): 2) CODE SECTION 7-3(A) – FALSE ALARM IN EXCESS OF TWO (2); 3RD FALSE ALARM.	STATUS: CIVIL VIOLATION 13316 ISSUED ON 11/09/17. AMOUNT OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.

4.3	CASE 2017A-564	OWNER(S): CARSARES TR KNISPTEL, LESTER TRSTEE ADDRESS: 16800 BERKSHIRE COURT FOLIO: 5040 32 16 0380 VIOLATION(S): 1) CODE SECTION 7-3(A) – FALSE ALARM IN EXCESS OF TWO (2); 3RD FALSE ALARM.	STATUS: CIVIL VIOLATION 13315 ISSUED ON 11/09/17. AMOUNT OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.
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5. REPEAT VIOLATION

5.1	CASE 2017- 073	OWNER(S): BOVE, ROSINA ADDRESS: 4700 SW 130 AVE FOLIO: 5040 26 00 0261 VIOLATION(S): 1) CODE SECTION 020 – 030 (A), BCC 4-8 - ALLOWING ANIMAL (DOG) TO ESCAPE PROPERTY AND REMAIN LOOSE.	STATUS: ORDER ISSUED ON 06/06/17 INDICATING THAT ANY OTHER INCIDENT WILL REQUIRE A FINE IN THE AMOUNT OF \$250.00. INCIDENT ON 10/31/17.
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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).