

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 6, 2016
9:00 A.M.
REV.1

1. CALL SESSION TO ORDER

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

<p>2.1</p>	<p>CASE 2015 - 276</p>	<p>OWNER(S): RODEPE BROTHERS INVESTMENTS INC ADDRESS: 5700 SW 163 AVE FOLIO: 5040 32 04 0020 VIOLATION(S): 1). CODE SECTION 005-080 (A) – WORK WITHOUT A PERMIT – TO WIT: INSTALLATION OF CANOPY OVER THE RINK AREA WITHOUT A PERMIT</p>	<p>STATUS: AMENDED ORDER TO COMPLY BY 12/5/16, TO APPEAR AT THE 12/6/16 IMPOSITION HEARING NOT IN COMPLIANCE</p>
<p>2.2</p>	<p>CASE 2016 - 099</p>	<p>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 DONE WITHOUT A PERMIT TO WIT: STRUCTURE ON SITE BUILT WITHOUT A PERMIT</p>	<p>STATUS: AMENDED FINAL ORDER ISSUED ON 08/02/16 TO COMPLY BY 11/1/16, TO APPEAR AT THE 12/6/16 IF NOT IN COMPLIANCE TO IMPOSE PENALTY NOT IN COMPLIANCE</p>
<p>2.3</p>	<p>CASE 2016 - 100</p>	<p>OWNER(S): PATRICIA MCLEOD HOOT ADDRESS: 5030 SW 163 AVE FOLIO: 5040 32 01 0038 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: TRAILER CONVERTED INTO AN OFFICE NO PERMIT</p>	<p>STATUS: AMENDED FINAL ORDER ISSUED ON 11/1/16 TO COMPLY BY 12/5/16, TO APPEAR AT THE 12/6/16 IF NOT IN COMPLIANCE TO IMPOSE PENALTY COMPLIED PRIOR TO THE HEARING</p>

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2.4	CASE 2016 - 169	OWNER(S): PRINCE, LEE T PRINCE, TEECOLA CHINESSA MODEST ADDRESS: 5601 HANCOCK ROAD FOLIO: 5040 34 03 0020 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – FAILURE TO OBTAIN PERMIT TO WIT: INSTALLATION OF LIGHTS, BASKETBALL COURT AND POOL DECK	STATUS: FINAL ORDER TO COMPLY BY 11/1/16 TO APPEAR AT THE 12/6/16 FOR IMPOSITION OF PENALTY IF NOT IN COMPLIANCE NOT IN COMPLIANCE
2.5	CASE 2016 - 187	OWNER(S): ROBERTO AND MIRIAM SANCHEZ ADDRESS: V LOT S OF 18391 SW 50 STREET FOLIO: 5040 31 01 0321 VIOLATION(S): 1). 1). CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: ROOFED STRUCTURE/CANOPY ON THE PROPERTY (COMPLIED) 2). CODE SECTION 005 – 080 (A) – PROPERTY BEING USED AS STAGING AREA FOR LANDSCAPING BUSINESS	STATUS: AMENDED FINAL ORDER TO COMPLY BY 12/5/16, TO APPEAR AT THE 12/6/16 HEARING FOR IMPOSITION IF NOT IN COMPLIANCE. NOT IN COMPLIANCE
2.6	CASE 2016 - 284	OWNER(S): ROBERTO AND MIRIAM SANCHEZ ADDRESS: 18391 SW 50 STREET FOLIO: 5040 30 00 0060 VIOLATION(S): 1). 1). CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: ROOFED STRUCTURE/CANOPY ON THE PROPERTY (COMPLIED) 2). CODE SECTION 005 – 080 (A) – PROPERTY BEING USED AS STAGING AREA FOR LANDSCAPING BUSINESS	STATUS: AMENDED FINAL ORDER TO COMPLY BY 12/5/16, TO APPEAR AT THE 12/6/16 HEARING FOR IMPOSITION IF NOT IN COMPLIANCE. NOT IN COMPLIANCE

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2.7	CASE 2016 - 365	OWNER(S): HAAS, CARLOS, RODRIGUEZ, NATALIE ADDRESS: 5010 SW 196 LANE FOLIO: 5039 35 02 0340 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: WINDOWS INSTALLED WITHOUT A PERMIT	STATUS: FINAL ORDER ISSUED ON 10/17/16 TO COMPLY BY 12/5/16 TO APPEAR AT THE 12/6/16 IMPOSITION HEARING IF NOT IN COMPLIANCE COMPLIED PRIOR TO THE HEARING
2.8	CASE 2016 - 440	OWNER(S): BANK OF AMERICA ADDRESS: 5741 SW 162 AVE FOLIO: 5040 32 04 0164 VIOLATION(S): 1). CODE SECTION 020-030 (A) AND 020-040 (D) – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS TO INCLUDE RIGHT OF WAY	STATUS: FINAL ORDER ISSUED ON 11/1/16 TO COMPLY BY 11/11/16 OR A FINE OF \$250.00 PER DAY, TO APPEAR AT THE 12/6/16 IF NOT IN COMPLIANCE. NOT IN COMPLIANCE
2.9	CASE 2016 - 448	OWNER(S): ZORMA BROWARD PF 23 ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0010 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – FAILURE TO OBTAIN PERMIT FOR CONVERSION OF BARN INTO LIVING SPACES.	STATUS: ORDER OF CONTINUANCE ISSUED ON 10/17/16. TO APPEAR AT THE 12/6/16 HEARING IF NOT IN COMPLIANCE COMPLIED PRIOR TO THE HEARING.

3. NEW CASES

3.1	CASE 2016 - 474	OWNER(S): FULLER, RHONDA ADDRESS: 5500 SW 136 AVE FOLIO: 5040 35 01 0043 VIOLATION(S):	STATUS: NOTICE OF VIOLATION ISSUED ON 08/19/16 TO COMPLY BY 09/3/16, NOTICE OF HEARING
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		1). CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: INTERIOR REMODELING	ISSUED ON 10/19/16 COMPLIED PRIOR TO THE HEARING.
3.2	CASE 2016 500 -	OWNER(S): SERAYDAR, CHARLES J ADDRESS: 5701 HUNTER LANE FOLIO: 5040 35 01 0041 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: CONVERSION OF A BARN FOR LIVING PURPOSES	STATUS: NOTICE OF VIOLATION ISSUED ON 08/31/16 TO COMPLY BY 09/12/16, NOTICE OF HEARING ISSUED ON 10/24/16. NOT IN COMPLIANCE
3.3	CASE 2016 506 -	OWNER(S): SANDSTROM, RICKARD ERLAND ADDRESS: 6800 VOLUNTEER ROAD FOLIO: 5140 03 01 0054 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	STATUS: COURTESY NOTICE ISSUED ON 09/09/16 TO COMPLY BY 09/17/16, NOTICE OF VIOLATION ISSUED ON 09/20/16 TO COMPLY BY 10/2/16, NOTICE OF HEARING ISSUED ON 11/14/16 NOT IN COMPLIANCE
3.4	CASE 2016 519 -	OWNER(S): MERCEDES, CALVEIRO REV TR ADDRESS: 6590 SW 185 WAY FOLIO: 5139 01 01 0323 VIOLATION(S): 1). CODE SECTION 020 – 030 (A) – JUNK AND TRASH BEING STORED IN REAR OF THE PROPERTY (COMPLIED) 2). CODE SECTION 020 – 040 (A) – DERELICT OR INOPERABLE VEHICLES BEING STORED ON THE PROPERTY (COMPLIED) 3). CODE SECTION 005 – 080 (A) –	STATUS: NOTICE OF VIOLATION ISSUED ON 09/12/16 TO COMPLY BY 09/24/16, NOTICE OF HEARING ISSUED ON 10/26/16 NOT IN COMPLIANCE

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		CLEARING/GRADING/FILLING BEING DONE WITHOUT A PERMIT	
3.5	CASE 2016 538	<p>OWNER(S): CHAPLES, W E & MARYGAY LE ADDRESS: 5901 SW 160 AVE FOLIO: 5040 32 04 0019 VIOLATION(S):</p> <p>1). CODE SECTION 070 – 030 (D) – INSTALLATION OF PROHIBITED SIGNS TO WIT: BANNERS, SIGNS ON THE PROPERTY</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/30/16 TO COMPLY BY 10/12/16, NOTICE OF HEARING ISSUED ON 10/24/16</p> <p>COMPLIANCE PRIOR TO THE HEARING</p>
3.6	CASE 2016 544	<p>OWNER(S): COQUINA STATION LLC % PHILLIPS EDISON GROUP LLC ADDRESS: 6840 DYKES ROAD FOLIO: 5140 04 13 0060 VIOLATION(S):</p> <p>1). CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: INTERIOR REMODELING FOR SMOKE SHOP</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/12/16 TO COMPLY BY 09/24/16, NOTICE OF HEARING ISSUED ON 10/26/16</p> <p>NOT IN COMPLIANCE</p>
3.7	CASE 2016 558	<p>OWNER(S): MORALES, CESAR LEON, RENE & CABRERA, EDUARDO ADDRESS: 5301 SW 198 TERRACE FOLIO: 5039 35 08 0200 VIOLATION(S):</p> <p>1). CODE SECTION 005 – 080 (A) – CLEARING/GRADING/FILLING BEING DONE WITHOUT A PERMIT AND APPROVAL</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/27/16 TO COMPLY BY 10/9/16, NOTICE OF HEARING ISSUED ON 10/19/16</p> <p>COMPLIANCE PRIOR TO THE HEARING</p>
3.8	CASE 2016 560	<p>OWNER(S): MARTIN, EDWARD W & MARIA A ADDRESS: 5350 SW 198 TERRACE FOLIO: 5039 35 08 0191 VIOLATION(S):</p> <p>1). CODE SECTION 005 – 080 (A) – WORK DONE</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/28/16 TO COMPLY BY 10/9/16, NOTICE OF HEARING ISSUED ON 11/14/16</p>

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		WITHOUT A PERMIT TO WIT: DRIVEWAY	NOT IN COMPLIANCE
3.9	CASE 2016 569 -	OWNER(S): MERRILL, DONNA JANE ADDRESS: 7150 MELALEUCA ROAD FOLIO: 5140 02 08 0011 VIOLATION(S): 1). CODE SECTION 020 – 030 (A) AND 020 – 040 (D) – TREES GROWING UNTO RIGHT OF WAY OBSTRUCTING VIEW AND ONCOMING TRAFFIC ALONG OLD SHERIDAN STREET	STATUS: NOTICE OF VIOLATION ISSUED ON 10/3/16 TO COMPLY BY 10/15/16, NOTICE OF HEARING ISSUED ON 10/19/16 COMPLIANCE PRIOR TO THE HEARING
3.10	CASE 2016 575 -	OWNER(S): MARTINEZ, MARIA ADDRESS: 4980 SW 167 AVE FOLIO: 5040 32 02 0086 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: INSTALLATION OF A CONCRETE SLAB ON THE SIDE OF THE PROPERTY	STATUS: NOTICE OF VIOLATION ISSUED ON 10/12/16 TO COMPLY BY 10/24/16, NOTICE OF HEARING ISSUED ON 10/26/16 COMPLIANCE PRIOR TO THE HEARING
3.11	CASE 2016 584 -	OWNER(S): WARD, ANTONIO E ADDRESS: 15000 N SAXON CIRCLE FOLIO: 5040 33 02 0730 VIOLATION(S): 1). CODE SECTION 005 – 030 (A) – CONTINUOUS NOISE DURING THE DAY CAUSING A NUISANCE TO NEIGHBORS	STATUS: NOTICE OF VIOLATION ISSUED ON 10/19/16 TO COMPLY BY 10/30/16, NOTICE OF HEARING ISSUED ON 11/3/16 NOT IN COMPLIANCE
3.12	CASE 2016 586 -	OWNER(S): US BANK NATIONAL ASSN LVS TITLE TRUST I ADDRESS: 5921 SW 196 LANE FOLIO: 5039 36 07 0010 VIOLATION(S): 1). CODE SECTION 020 – 030 AND 020 - 040 –	STATUS: NOTICE OF VIOLATION ISSUED ON 10/24/16 TO COMPLY BY 11/6/16, NOTICE OF HEARING ISSUED ON 11/4/16 COMPLIANCE PRIOR TO THE

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	FAILURE TO MAINTAIN PROPERTY, PROPERTY	HEARING
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4. CITATIONS

4.1	CASE 2014C 337 REHEARING	OWNER(S): TYLER, LINDA SUE ETAL % MARK GREGORY HILL ADDRESS: 13851 STIRLING ROAD FOLIO: 5040 34 01 0140 VIOLATION(S): CODE SECTION 2006 - 20 – BULK OVER THE LIMIT	STATUS: CIVIL VIOLATION 13231 ISSUED ON 05/23/16 AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES PLUS \$150.00 ADMINISTRATIVE FEE IMPOSED ON 08/02/16
4.2	CASE 2014C 337 REHEARING	OWNER(S): TYLER, LINDA SUE ETAL % MARK GREGORY HILL ADDRESS: 13851 STIRLING ROAD FOLIO: 5040 34 01 0140 VIOLATION(S): CODE SECTION 2006 - 20 – BULK OVER THE LIMIT	STATUS: CIVIL VIOLATION 13234 ISSUED ON 05/23/16 AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES PLUS \$150.00 ADMINISTRATIVE FEE IMPOSED ON 08/02/16
4.3	CASE 2016A 109	OWNER(S): NEW TESTAMENT BAPTIST CHURCH INC OF MIAMI ADDRESS: 13900 GRIFFIN ROAD FOLIO: 5040 27 03 0012 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 4 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13074 ISSUED ON 10/12/16 AMOUNT OF \$250.00 DUE TO THE TOWN AMOUNT PAID PRIOR TO THE HEARING DATE

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4.4	CASE 2016A 109	–	OWNER(S): NEW TESTAMENT BAPTIST CHURCH INC OF MIAMI ADDRESS: 13900 GRIFFIN ROAD FOLIO: 5040 27 03 0012 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 5 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13075 ISSUED ON 10/12/16 AMOUNT OF \$250.00 DUE TO THE TOWN AMOUNT PAID PRIOR TO THE HEARING DATE
4.5	CASE 2016A 109	–	OWNER(S): NEW TESTAMENT BAPTIST CHURCH INC OF MIAMI ADDRESS: 13900 GRIFFIN ROAD FOLIO: 5040 27 03 0012 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 4 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13076 ISSUED ON 10/12/16 AMOUNT OF \$250.00 DUE TO THE TOWN AMOUNT PAID PRIOR TO THE HEARING DATE
4.6	CASE 2016A 231	–	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 11 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13288 ISSUED ON 09/12/16 AMOUNT OF \$250.00 DUE TO THE TOWN
4.7	CASE 2016A 231	–	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 12 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13289 ISSUED ON 09/12/16 AMOUNT OF \$250.00 DUE TO THE TOWN

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4.8	CASE 2016A 231	–	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 13 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13290 ISSUED ON 09/12/16 AMOUNT OF \$250.00 DUE TO THE TOWN
4.9	CASE 2016A 231	–	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 14 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13291 ISSUED ON 09/12/16 AMOUNT OF \$250.00 DUE TO THE TOWN
4.10	CASE 2016A 231	–	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 15 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13292 ISSUED ON 09/12/16 AMOUNT OF \$250.00 DUE TO THE TOWN
4.11	CASE 2016A 231	–	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 16 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13077 ISSUED ON 10/12/16 AMOUNT OF \$250.00 DUE TO THE TOWN

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4.12	CASE 2016A 231	–	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 17 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13079 ISSUED ON 10/12/16 AMOUNT OF \$250.00 DUE TO THE TOWN
4.13	CASE 2016A 296	–	OWNER(S): RANCHES AUTO CARE & TIRE INC ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 3RD FALSE ALARM	STATUS: CIVIL VIOLATION 13237 ISSUED ON 06/9/16 AMOUNT OF \$50.00 DUE TO THE TOWN
4.14	CASE 2016A 468	–	OWNER(S): QUIRANTES, LAURA ADDRESS: 4801 SW 201 TERRACE FOLIO: 5039 35 05 0280 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 4TH FALSE ALARM	STATUS: CIVIL VIOLATION 13080 ISSUED ON 11/4/16 AMOUNT OF \$250.00 DUE TO THE TOWN
4.15	CASE 2016A 468	–	OWNER(S): QUIRANTES, LAURA ADDRESS: 4801 SW 201 TERRACE FOLIO: 5039 35 05 0280 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 5TH FALSE ALARM	STATUS: CIVIL VIOLATION 13081 ISSUED ON 11/4/16 AMOUNT OF \$250.00 DUE TO THE TOWN
4.16	CASE 2016A 530	–	OWNER(S): WEISS, CARINET & RICHARD ADDRESS: 14600 SUNSET LANE FOLIO: 5140 03 01 0129 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS	STATUS: CIVIL VIOLATION 13298 ISSUED ON 10/12/16 AMOUNT OF \$50.00 DUE TO THE TOWN

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		OF (2) TWO; 3RD FALSE ALARM	PAYMENT PRIOR TO THE HEARING
4.17	CASE 2016A 533	– OWNER(S): COQUINA STATION LLC % PHILLIPS EDISON GROUP LLC ADDRESS: 15801 SHERIDAN STREET FOLIO: 5140 04 13 0011 VIOLATION(S): CODE SECTION 2010 - 02 – ALARM IN EXCESS OF (2) TWO; 5TH FALSE ALARM	STATUS: CIVIL VIOLATION 13297 ISSUED ON 10/12/16 AMOUNT OF \$50.00 DUE TO THE TOWN

5. FORECLOSURE REQUESTS

5.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS: NOTICE OF INTENT TO FORECLOSE ISSUED ON 10/04/16
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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).