

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  
JANUARY 11, 2018  
9:00 A.M.**

**MINUTES**

**1. CALL SESSION TO ORDER**

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

<p><b>2.1</b></p>	<p><b>CASE 2017-046</b></p>	<p><b>OWNER(S):</b> ALBERT E BLAIR  <b>ADDRESS:</b> 17840 SW 70 PLACE  <b>FOLIO:</b> 5140 06 03 0054</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 005-080 (A)</b> – WORK BEING DONE WITHOUT PERMITS TO WIT: STALLS AND POLE BARN.</p>	<p><b>STATUS:</b></p> <p>AMENDED ORDER ISSUED ON 12/05/17 TO COMPLY BY 01/10/18 OR A FINE OF \$150.00 PER DAY. TO APPEAR AT THE 01/11/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p><b>COMPLIANCE PRIOR TO THE HEARING</b></p>
<p><b>2.2</b></p>	<p><b>CASE 2017-339</b></p>	<p><b>OWNER(S):</b> IGLESIA CRISTIANA SENALES DE VIDA INC.  <b>ADDRESS:</b> 20850 GRIFFIN ROAD  <b>FOLIO:</b> 5039 27 03 0010</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 095-030 (C)</b> - FAILURE TO COMPLY WITH THE OUTDOOR LIGHTING STANDARD CODE TO WIT: LIGHTING RESULTING ON GLARE ONTO ADJACENT PROPERTIES.</p>	<p><b>STATUS:</b></p> <p>FINAL ORDER ISSUED ON 12/05/17 TO COMPLY BY 1/10/18 OR A FINE IN THE AMOUNT OF \$250 PER DAY UNTIL COMPLIED. TO APPEAR AT THE 01/11/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p><b>COMPLIANCE PRIOR TO THE HEARING</b></p>
<p><b>2.3</b></p>	<p><b>CASE 2017-371</b></p>	<p><b>OWNER(S):</b> PARDEE, JAMES A JR &amp; BARBARA B  <b>ADDRESS:</b> 6121 APPALOOSA TRAIL  <b>FOLIO:</b> 5140 02 01 0050</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 005-120 (B)</b> – OPERATING A RESIDENTIAL COMMUNITY FACILITY WITHOUT A CERTIFICATE OF USE FROM THE TOWN.</p>	<p><b>STATUS:</b></p> <p>AMEDED FINAL ORDER ISSUED ON 12/05/17 TO COMPLY BY 01/10/17 AND TO APPEAR AT THE 01/11/17 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p><b>AMENDED FINAL ORDER TO COMPLY BY 02/05/18 AND TO APPEAR AT THE 02/06/18 IF</b></p>

			<b>NOT IN COMPLIANCE.</b>
2.4	<b>CASE 2017--494</b>	<b>OWNER(S):</b> RUSSELL, ANGELA PARISH <b>ADDRESS:</b> 6300 SW 136 AVE <b>FOLIO:</b> 5140 02 01 0134  <b>VIOLATION(S):</b> 1) <b>TOWN RESOLUTION 2012 - 031 –</b> FAILURE TO COMPLY WITH RESOLUTION TO WIT: OBTAIN FIRE APPROVALS AS REQUIRED UNDER EXHIBIT A OF THE RESOLUTION.	<b>STATUS:</b>  FINAL ORDER ISSUED ON 12/05/17 TO COMPLY BY 01/10/18 OR A FINE OF \$150.00 PER DAY IF NOT IN COMPLIANCE. TO APPEAR AT THE 01/11/18 IMPOSITION HEARING IF NOT II COMPLIANCE.  <b>AMENDED FINAL ORDER TO  COMPLY BY 02/05/18, TO  APPEAR AT THE 02/06/18  HEARING DATE IF NOT IN  COMPLIANCE.</b>

**3. NEW CASES**

3.1	<b>CASE 2017-443</b>	<b>OWNER(S):</b> IRIBAR, MANUEL R & IDANIA <b>ADDRESS:</b> 5551 HANCOCK ROAD <b>FOLIO:</b> 5040 34 03 0010  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 035 – 080 (D) (4) –</b> FAILURE TO OBTAIN A PERMIT AND COMMUNICATE WITH THE TOWN (10) DAYS PRIOR TO THE EVENT. 2) <b>CODE SECTION 035 – 080 (D) (2) –</b> ASSEMBLY HELD FOR PROFIT AND ADMISSION FEE COLLECTED.	<b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 09/19/17 TO APPEAR AT THE 10/03/17. NEGOTIATION WITH THE TOWN ATTORNEY FOR A PARALLEL CRIMINAL CASE.  <b>RESOLVED PRIOR TO THE  HEARING CLOSE CASE</b>
3.2	<b>CASE 2017 - 508</b>	<b>OWNER(S):</b> DIAZ SUAREZ, NAYELIS <b>ADDRESS:</b> 4861 SW 193 LANE <b>FOLIO:</b> 5040 34 03 0010  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A) –</b> CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 10/17/17 TO COMPLY BY 10/29/17, NOTICE OF HEARING ISSUED ON 11/08/17 TO APPEAR AT THE 01/11/18 HEARING.  <b>ADMITTED VIOLATION, TO  BE CORRECTED BY 04/02/18  OR A FINE OF \$100.00 PER  DAY IF NOT CORRECTED. NO  ADMINISTRATIVE FEE  IMPOSED. TO APPEAR AT  THE 04/03/18 IF NOT IN  COMPLIANCE.</b>

3.3	CASE 2017-533	<p><b>OWNER(S):</b> MANTELL, DEBRA D  <b>ADDRESS:</b> V LOT N OF 6811 SW 166 AVE  <b>FOLIO:</b> 5140 05 01 0078</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 020 – 030 (A) AND 020 – 040 (D)</b> – FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN ON ALL AREAS INCLUDING THE RIGHT OF WAY</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 10/26/17 TO COMPLY BY 11/7/17, NOTICE OF HEARING ISSUED ON 11/29/17 TO APPEAR AT THE 01/11/18 HEARING.</p> <p><b>COMPLIANCE PRIOR TO THE HEARING.</b></p>
3.4	CASE 2017-567	<p><b>OWNER(S):</b> HILSBY, JAMES H/E HILSBY, DENYSE  <b>ADDRESS:</b> 18070 SW 70 PLACE  <b>FOLIO:</b> 5140 06 03 0069</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 005 - 120</b> – FAILURE TO OBTAIN CERTIFICATE OF USE FOR BUSINESS OPERATION  2) <b>CODE SECTION 070 – 050</b> – INSTALLATION OF PROHIBITED SIGN ON THE RIGHT OF WAY <b>(CORRECTION)</b></p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 11/08/17 TO COMPLY BY 11/20/17, NOTICE OF HEARING ISSUED ON 12/07/17 TO APPEAR AT THE 01/11/18 HEARING</p> <p><b>COMPLIANCE PRIOR TO THE HEARING.</b></p>
3.5	CASE 2017-590	<p><b>OWNER(S):</b> IGLESIA CRISTIANA SENALES DE VIDA INC  <b>ADDRESS:</b> 20850 GRIFFIN ROAD  <b>FOLIO:</b> 5039 27 03 0010</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 020 – 030 (A)</b> – FAILURE TO MAINTAIN PROPERTY BY ALLOWING DEAD TREES TO FALL OVER STREET AND CREATE TRAFFIC HAZARD  2) <b>CODE SECTION 020 – 040</b> – FAILURE TO MAINTAIN THE PROPERTY</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 11/15/17 TO COMPLY BY 11/27/17, NOTICE OF HEARING ISSUED ON 12/07/17 TO APPEAR AT THE 01/11/18 HEARING</p> <p><b>FOUND IN VIOLATION, ORDER TO CORRECT BOTH VIOLATIONS BY 01/22/18 OR A FINE OF \$250.00 PER DAY PER VIOLATION. ADMINISTRATIVE FEE OF \$150.00 IMPOSED. TO APPEAR AT THE 02/06/18 IF NOT IN COMPLIANCE</b></p>
3.6	CASE 2017-594	<p><b>OWNER(S):</b> MORALES, CESAR LEON, RENE &amp; CABRERA, EDUARDO  <b>ADDRESS:</b> 5301 SW 198 TERRACE  <b>FOLIO:</b> 5039 35 08 0200</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 045 – 030 (D) (3)</b> –</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 11/15/17 TO COMPLY BY 11/28/17, NOTICE OF HEARING ISSUED ON 12/04/17 TO APPEAR AT THE</p>

		<p>PORTABLE STORAGE UNIT KEPT ON PROPERTY IN EXCESS OF THIRTY (30) DAYS IS NOT ALLOWED WITHOUT AN ACTIVE BUILDING PERMIT. <b>(COMPLIANCE)</b></p> <p>2) <b>CODE SECTION 005 080 (A)</b> – WORK WITHOUT A PERMIT TO WIT: ROOF OF KENNEL DONE WITHOUT PERMIT</p>	<p>01/11/18 HEARING</p> <p><b>ADMITTED VIOLATION, GIVEN 30 DAYS OR UNTIL 03/05/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL COMPLIANCE. NO ADMINISTRATIVE FEE IMPOSED. TO APPEAR AT THE 03/06/18 HEARING DATE IF NOT IN COMPLIANCE.</b></p>
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#### 4. CITATIONS

4.1	CASE 2017A-288	<p><b>OWNER(S):</b> NEW TESTAMENT BAPTIST CHURCH INC <b>ADDRESS:</b> 13900 GRIFFIN ROAD <b>FOLIO:</b> 5040 27 03 0012</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 7-3(A)</b> – FALSE ALARM IN EXCESS OF TWO (2); 4<sup>TH</sup> FALSE ALARM.</p>	<p><b>STATUS:</b></p> <p>CIVIL VIOLATION 13317 ISSUED ON 12/06/17.</p> <p>AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</p> <p><b>IMPOSED PENALTY IN THE AMOUNT OF \$250.00 PLUS \$150.00 ADMINISTRATIVE FEE FOR A TOTAL OF \$400.00</b></p>
4.2	CASE 2017A-453	<p><b>OWNER(S):</b> OPPNHEIM, ROY D &amp; PIPELSKY, ELLEN B <b>ADDRESS:</b> 16900 BERKSHIRE COURT <b>FOLIO:</b> 5040 32 16 0360</p> <p><b>VIOLATION(S):</b></p> <p>2) <b>CODE SECTION 7-3(A)</b> – FALSE ALARM IN EXCESS OF TWO (2); 3<sup>RD</sup> FALSE ALARM.</p>	<p><b>STATUS:</b></p> <p>CIVIL VIOLATION 13318 ISSUED ON 12/06/17.</p> <p><b>PAYMENT OF CIVIL VIOLATION CLOSE CASE</b></p>

#### 5. REPEAT VIOLATION

5.1	CASE	<p><b>OWNER(S):</b> <b>ADDRESS:</b> <b>FOLIO:</b></p> <p><b>VIOLATION(S):</b></p>	<b>STATUS:</b>
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**6. FORECLOSURE REQUESTS**

<b>6.1</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).