

Town of Southwest Ranches
Code Compliance Division
13400 Griffin Road
Southwest Ranches, FL 33330-2628
Phone (954) 434-0008
Fax (954) 434-1490

SPECIAL MAGISTRATE HEARING
APRIL 4, 2017
9:00 A.M.

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2016 - 500	OWNER(S): CHARLES J SERAYDAR ADDRESS: 5701 HUNTER LANE FOLIO: 5040 35 01 0041 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK BEING DONE WITHOUT A PERMIT TO WIT: BARN CONVERTED INTO LIVING SPACE WITHOUT A PERMIT	STATUS: AMEDED ORDER ISSUED ON 03/07/17 TO COMPLY BY 04/03/17 AND APPEAR ON 04/04/17 AT THE IMPOSITION HEARING IF NOT IN COMPLIANCE AMEDED ORDER TO COMPLY BY 05/01/17 AND TO APPEAR AT THE 05/02/17 IMPOSITION HEARING IF NOT IN COMPLIANCE
2.2	CASE 2017 - 016	OWNER(S): ENRIQUE JESUS HERNANDEZ AND SANDRA HERNANDEZ ADDRESS: 14400 LURAY ROAD FOLIO: 5140 03 01 0360 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK BEING DONE WITHOUT A PERMIT.	STATUS: FINAL ORDER ISSUED ON 03/07/17 TO COMPLY BY 04/03/17 OR APPEAR AT THE IMPOSITION HEARING ON 04/04/17 AND FINE IN THE AMOUNT OF \$100.00 PER DAY COMPLIED PRIOR TO THE HEARING

3. NEW CASES

3.1	CASE 2016 - 645	OWNER(S): SOUTHEAST MANAGEMENT LLC % LANDMARK MANAGEMENT ADDRESS: 18701 SW 69 STREET FOLIO: 5139 01 01 0015 VIOLATION(S): 1). CODE SECTION 045 – 060 – PARKING AND STORAGE OF VEHICLES NOT AN ACCESSORY USE OF PEROPERTY	STATUS: NOTICE OF VIOLATION ISSUED ON 11/29/16 TO COMPLY BY 12/10/16. EXTENSION GRANTED UNTIL 01/10/17, NOTICE OF HEARING ISSUED ON 01/18/17, NEW NOTICE OF HEARING ISSUED ON 02/02/17 TO APPEAR AT
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		2). CODE SECTION 005 - 120 – OPERATING A BUSINESS WITHOUT OBTAINING A CERTIFICATE OF USE	THE 04/04/17 COMPLIED PRIOR TO THE HEARING
3.2	CASE 2017 - 038	OWNER(S): SANTOS, RUBEN G & MONIQUE ADDRESS: 17820 SW 50 STREET FOLIO: 5040 31 01 0170 VIOLATION(S): 1). CODE SECTION 045 – 050 AND 045 – 060 - PARKING AND STORAGE OF VEHICLES NOT AN ACCESSORY USE OF THE PROPERTY 2). CODE SECTION 005 – 120 – OPERATING A BUSINESS WITHOUT A CERTIFICATE OF USE 3). UNATHORIZED STORAGE OF MISCELLANEOUS COMMERCIAL EQUIPMENTS	STATUS: NOTICE OF VIOLATION ISSUED ON 01/24/17 TO COMPLY BY 02/05/17. HEARING NOTICE ISSUED ON 03/09/17 FOUND IN VIOLATION FOR ALL ITEMS. ISSUED ORDER TO IMPOSE A PENALTY OF \$250.00 PER VIOLATION IF REPEAT VIOLATION OCCURS AGAIN, NO ADMINISTRATIVE FEE.
3.3	CASE 2017 - 046	OWNER(S): BLAIR, ALBERT E ADDRESS: 17840 SW 70 PLACE FOLIO: 5140 06 03 0054 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: CONSTRUCTION OF A BARN WITHOUT A PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 01/27/17 TO COMPLY BY 02/08/17. HEARING NOTICE ISSUED ON 03/9/17 FOUND IN VIOLATION, GIVEN UNTIL 05/01/017 TO COMPLY OR TO APPEAR AT THE 05/02/17 IMPOSITION HEARING AND A FEE OF \$150.00 PER DAY, NO ADMINISTRATIVE FEE.
3.4	CASE 2017 - 079	OWNER(S): ZENGA, WILLIAMS EST ADDRESS: 15721 SW 51 MANOR FOLIO: 5040 33 09 0010 VIOLATION(S):	STATUS: NOTICE OF VIOLATION ISSUED ON 02/22/17 TO COMPLY BY 03/04/17, NOTICE OF HEARING ISSUED ON

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		1). CODE SECTION 020 – 030 (A) – RUNOOF OF STORMWATER ONTO ADJACENT PROPERTIES CONTRIBUTING TO FLOODING CONDITIONS WHICH INTERFERE WITH THE ENJOYMENT OF PROPERTY CASUED BY FAILURE TO INSTALL BERM ON THE PROPERTY.	03/07/17, CASE DISMISSED, NEW OWNER TO BE CITED
3.5	CASE 2017 - 084	OWNER(S): HERRERA, RUBEN QUINTANA, ROSA M ETAL ADDRESS: 4810 SW 198 TERRACE FOLIO: 5039 35 08 0021 VIOLATION(S): 1). CODE SECTION 095 – 030 AND 095 – 040 – LIGHTING RESULTING IN GLARE ONTO OTHER PROPERTIES OR STREET	STATUS: NOTICE OF VIOLATION ISSUED ON 02/24/17 TO COMPLY BY 03/08/17, NOTICE OF HEARING ISSUED ON 03/15/17 COMPLIED PRIOR TO THE HEARING
3.6	CASE 2017 - 088	OWNER(S): MARONAS, IDALMIS 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: NOTICE OF VIOLATION ISSUED ON 10/17/16 TO COMPLY BY 10/27/16, NOTICE OF HEARING ISSUED ON 02/27/17, NOTICE OF HEARING REVISED DUE TO OWNERSHIP CHANGE AND ISSUED ON 03/01/17 FOUND IN VIOLATION, GIVEN UNTIL 05/01/17 TO COMPLY OR A FINE OF \$150.00 PER DAY. TO APPEAR AT THE 05/02/17 IMPOSITION HEARING IF NOT IN COMPLIANCE. NO ADMINISTRATIVE FEE
3.7	CASE 2017 - 099	OWNER(S): GARCIA, JORGE CORREA ADDRESS: V LOT E OF 4860 SW 193 LANE FOLIO: 5039 25 10 0020 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – CLEARING /	STATUS: NOTICE OF VIOLATION ISSUED ON 103/02/17 TO COMPLY BY 03/14/17, NOTICE OF HEARING ISSUED ON 03/14/17

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		GRADING / FILLING WITHOUT A PERMIT (FAILURE TO FINALIZE PERMIT BY NOT PAYING PERMIT FEES AND OBTAINING INSPECTION REQUIRED BY THE PERMIT)	COMPLIED PRIOR TO THE HEARING.
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4. CITATIONS

4.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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5. FORECLOSURE REQUESTS

5.1	CASE 2010C 359	OWNER(S): PETERSON, DOUGLAS G & TAMARA ADDRESS: 19000 SW 54 PLACE FOLIO: 5039 36 10 0340 VIOLATION(S): 1). CODE SECTION 2006 - 20 BULK OUT ON A NON-PERMITTED DATE PER CODE	STATUS: NOTICE OF FORECLOSURE ISSUED ON 03/20/17 AND SENT TO THE PROPERTY OWNER FORECLOSURE AUTHORIZATION ISSUED IN THE AMOUNT OF \$650.00
5.2	CASE 2016 - 099	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 WITHOUT A PERMIT TO WIT: STRUCTURE ON SITE BUILT WITHOUT A PERMIT	STATUS: NOTICE OF FORECLOSURE ISSUED ON 03/08/17 AND SENT TO THE PROPERTY OWNER CASE CONTINUED TO THE 05/02/17 HEARING

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.

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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).