

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
NOVEMBER 1 2016
9:00 A.M.**

1. CALL SESSION TO ORDER

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

2.1	CASE 2015 - 276	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 DONE WITHOUT A PERMIT TO WIT: INSTALLATION OF CANOPY OVER RINK AREA	STATUS: AMENDED FINAL ORDER TO COMPLY BY 10/11/16 TO APPEAR AT THE 11/01/16 HEARING FOR IMPOSITION OF PENALTY NOT IN COMPLIANCE
2.2	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 DONE WITHOUT A PERMIT, BUILDING OF STORAGE FACILITY ANCILLARY STRUCTURE ON THE SITE	STATUS: AMENDED FINAL ORDER ISSUED ON 08/02/16 TO COMPLY BY 10/11/16, APPEAR AT THE 10/12/16 HEARING IF NOT IN COMPLIANCE NOT IN COMPLIANCE
2.3	CASE 2016 - 100	OWNER(S): PATRICIA MCLEOD HOOT ADDRESS: 5030 SW 163 AVE FOLIO: 5040 32 01 0038 VIOLATION(S): 1). CODE SECTION 005-080 (A) – WORK WITHOUT A PERMIT – TO WIT: INSTALLATION OF OFFICE TRAILER ON THE PROPERTY	STATUS: AMENDED ORDER TO COMPLY BY 10/31/16, TO APPEAR AT THE 11/01/16 IMPOSITION HEARING NOT IN COMPLIANCE
2.4	CASE 2016 - 169	OWNER(S): PRINCE, LEE T PRINCE, TEECOLA CHINNESSA MODEST ADDRESS: 5601 HANCOCK ROAD FOLIO: 5040 34 03 0020 VIOLATION(S):	STATUS: FINAL ORDER ISSUED ON 10/17/16 TO COMPLY BY 10/31/16 TO APPEAR AT THE 11/01/16 FOR IMPOSITION OF PENALTY IF NOT IN

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		1). CODE SECTION 005 – 080 (A) – FAILURE TO OBTAIN PERMIT TO WIT: INSTALLATION OF LIGHTS, BASKETBALL COURT AND POOL DECK	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). CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: ROOFED STRUCTURE/CANOPY ON THE PROPERTY 2). CODE SECTION 005 – 080 (A) – PROPERTY BEING USED AS STAGING AREA FOR LANDSCAPING BUSINESS 3). CODE SECTION 005 – 080 (A) – RECREATIONAL VEHICLE USED FOR LIVING PURPOSES (CORRECTION)	STATUS: AMENDED FINAL ORDER ISSUED ON 10/17/16 TO COMPLY BY 10/31/16, TO APPEAR AT THE 11/01/16 IF NOT IN COMPLIANCE TO IMPOSE PENALTY NOT IN COMPLIANCE
2.6	CASE 2016 - 247	OWNER(S): ALONSO, RICARDO LAZARO H/E ADDRESS: 17791 SW 46 STREET FOLIO: 5040 30 00 0240 VIOLATION(S): 1). CODE SECTION 045 – 030 (4) – PARKING OF COMMERCIAL VEHICLES BEYOND WHAT IS ALLOWED. 2). CODE SECTION 045-030 (C)(4) – STAGING OF PRIVATE VEHICLES NOT REGISTERED TO PROPERTY. 3). CODE SECTION 005-120(A) – FAILURE TO OBTAIN CERTIFICATE OF USE TO OPERATE HOME BUSINESS (NURSERY) 4). CODE SECTION 045-030 (D)(4) – STORAGE CONTAINER BEYOND WHAT IS ALLOWED (1).	STATUS: FINAL ORDER TO COMPLY BY 10/17/16 OR A FINE OF \$100.00 PER DAY, TO APPEAR AT THE 11/01/16 HEARING FOR IMPOSITION. NOT IN COMPLIANCE

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2.7	CASE 2016 - 264	OWNER(S): CHRISTOPHER ORGANIC FRUIT FARM % BRUCE C KLEIN ADDRESS: V LOT S OF 5531 DYKES ROAD FOLIO: 5040 32 04 0030 VIOLATION(S): 1). CODE SECTION 020 – 040 (D) – OVERGROWN GROUND COVER ON THE RIGHT OF WAY, PROPERTY LINE AND INSIDE THE PROPERTY	STATUS: ORDER OF CONTINUANCE TO THE 11/01/16 HEARING NOT IN COMPLIANCE
2.8	CASE 2016 - 284	OWNER(S): ROBERTO AND MIRIAM SANCHEZ ADDRESS: 18391 SW 50 STREET FOLIO: 5040 30 00 0060 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: ROOFED STRUCTURE/CANOPY ON THE PROPERTY 2). CODE SECTION 005 – 080 (A) – PROPERTY BEING USED AS STAGING AREA FOR LANDSCAPING BUSINESS 3). CODE SECTION 005 – 080 (A) – RECREATIONAL VEHICLE USED FOR LIVING PURPOSES (CORRECTION)	STATUS: AMENDED FINAL ORDER ISSUED ON 10/17/16 TO COMPLY BY 10/31/16, TO APPEAR AT THE 11/01/16 IF NOT IN COMPLIANCE TO IMPOSE PENALTY NOT IN COMPLIANCE
2.9	CASE 2016 - 352	OWNER(S): LAZCANO, MARITZA ADDRESS: 5401 SW 210 TERRACE FOLIO: 5039 34 06 0010 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 TO COMPLY BY 09/6/16 OR A FINE OF \$250.00 PER DAY, TO APPEAR AT THE 10/12/16 IF NOT IN COMPLIANCE. ORDER OF CONTINUANCE ISSUED ON 10/17/16 TO APPEAR AT THE 11/01/16 HEARING NOT IN COMPLIANCE
2.10	CASE	OWNER(S): CAPITAL ONE %MCCALLA RAYMER	STATUS:

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	2016 - 433	LLC ADDRESS: 18951 SW 50 STREET FOLIO: 5039 36 10 0060 VIOLATION(S): 1). CODE SECTION 020 – 030 AND 020-040 – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AROUND TO INCLUDE RIGHT OF WAY	FINAL ORDER ISSUED ON 09/6/16 TO COMPLY BY 09/16/16 OR A FINE OF \$250.00 PER DAY. ORDER OF CONTINUANCE ISSUED ON 10/17/16 IF NOT IN COMPLIANCE TO APPEAR AT THE 11/01/16 IMPOSITION HEARING NOT IN COMPLIANCE
2.11	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: FINAL ORDER TO COMPLY BY 09/16/16 OR A FINE OF \$250.00 PER DAY, TO APPEAR AT THE 10/12/16 IF NOT IN COMPLIANCE. ORDER OF CONTINUANCE ON 10/17/16 TO APPEAR AT THE 11/01/16 HEARING NOT IN COMPLIANCE

3. NEW CASES

3.1	CASE 2016 - 325	OWNER(S): GARCIA, JORGE CORREA OLLOQUI, YESICA GUERRERO ADDRESS: V LOT E OF 4860 SW 193 LANE FOLIO: 5039 25 10 0020 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – FILLING/GRADING WITHOUT A PERMIT 2). CODE SECTION 020-040 – STORAGE OF DEBRIS NOT A CONFORMING USE OF THE LAND	STATUS: NOTICE OF VIOLATION ISSUED ON 09/21/16 TO COMPLY BY 09/26/16, NOTICE OF HEARING ISSUED ON 09/27/16 NOT IN COMPLIANCE
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3.2	CASE 2016 440 -	OWNER(S): BANK OF AMERICA NA MORGAN LEGAL PA ADDRESS: 5741 SW 162 AVE FOLIO: 5040 32 04 0164 VIOLATION(S): 1). CODE SECTION 020 – 030 (A) AND 020 – 040 (A) – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AROUND INCLUDING RIGHT OF WAY. FAILURE TO MAINTAIN POOL BECOMING A NUISANCE.	STATUS: NOTICE OF VIOLATION ISSUED ON 09/01/16 TO COMPLY BY 09/23/16, NOTICE OF HEARING ISSUED ON 09/01/16. ITEM CONTINUED TO THE 11/01/16 HEARING DATE. NOT IN COMPLIANCE
3.3	CASE 2016 502 -	OWNER(S): FINKEL, NATHAN & JACQUELINE JACQUELINE S FINKEL (QPRT) ETAL ADDRESS: 5550 HANCOCK ROAD FOLIO: 5040 34 01 0210 VIOLATION(S): 1). CODE SECTION 035 – 080 (D) (1) – OUTDOOR ASSEMBLY IN RURAL DISTRICT WITHOUT PERMIT TO WIT: PERMIT DENIED	STATUS: NOTICE OF HEARING ISSUED ON 09/06/16 NOT IN COMPLIANCE
3.4	CASE 2016 562 -	OWNER(S): PACE, ANTHONY ADDRESS: 7100 SW 185 WAY FOLIO: 5139 01 01 0493 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: INTERIOR AND EXTERIOR REMODELING AND ADDITION.	STATUS: NOTICE OF HEARING ISSUED ON 10/19/16, NOTICE OF VIOLATION ISSUED ON 09/28/16 TO COMPLY BY 10/16/16 NOT IN COMPLIANCE

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4. CITATIONS

4.1	CASE 2016A 296 –	OWNER(S): RANCHES AUTO CARE & TIRE INC % BRIDGESTONE FIRESTONE/TAX ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013 VIOLATION(S): CODE SECTION 2010 - 02 – FALSE ALARM IN EXCESS OF TWO (2); 9 TH ALARM	STATUS: CIVIL VIOLATION 13296 ISSUED ON 10/12/16 AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.
4.2	CASE 2016A 358 –	OWNER(S): OPH/WESTON REALTY LC ADDRESS: 6650 DYKES ROAD FOLIO: 5140 04 13 0012 VIOLATION(S): CODE SECTION 2010 - 02 – FALSE ALARM IN EXCESS OF TWO (2); 3RD ALARM	STATUS: CIVIL VIOLATION 13287 ISSUED ON 09/12/16 PAYMENT OF THE FINE PRIOR TO THE HEARING
4.3	CASE 2016C 520 –	OWNER(S): MOURA, MUNIR H/E MOURRA, MARIE L CARLINE ADDRESS: 6990 SW 173 WAY FOLIO: 5140 06 18 0020 VIOLATION(S): CODE SECTION 2006 - 20 – BULK OUT ON A NON PERMITTED DATE PER CODE	STATUS: CIVIL VIOLATION 13259 ISSUED ON 09/26/16 AMOUNT OF \$500.00 DUE TO THE TOWN

5. FORECLOSURE REQUESTS

5.1	CASE 2009 610 –	OWNER(S): DEUTSCHE BANK NATL TR CO TRSTEE %NATIONSTRA MORTGAGE LLC ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 VIOLATION(S): 1). CODE SECTION 020 – 030 AND 020 – 040 FAILURE TO MAINTAIN PROPERTY, PROPERTY IS	STATUS: NOTICE OF INTENT TO FORECLOSE ISSUED ON 10/04/16 AMOUNT OF \$3,800.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.
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		OVERGROWN ALL AREAS	
5.2	CASE 2013 320 –	OWNER(S): DEUTSCHE BANK NATL TR CO TRSTEE %NATIONSTRA MORTGAGE LLC ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 VIOLATION(S): 1). CODE SECTION 020 – 030 AND 020 – 040 FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS	STATUS: NOTICE OF INTENT TO FORECLOSE ISSUED ON 10/04/16 AMOUNT OF \$3,375.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.
5.3	CASE 2014 098 –	OWNER(S): DEUTSCHE BANK NATL TR CO TRSTEE %NATIONSTRA MORTGAGE LLC ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 VIOLATION(S): 1). CODE SECTION 020 – 030 AND 020 – 040 FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS	STATUS: NOTICE OF INTENT TO FORECLOSE ISSUED ON 10/04/16 AMOUNT OF \$1,950.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.
5.4	CASE 2014 460 –	OWNER(S): UNITED STATES OF AMERICA %IRS% US DEPARTMENT OF TREASURY ADDRESS: V LOT E OF 18121 SW 50 STREET FOLIO: 5040 30 00 0064 VIOLATION(S): 1). CODE SECTION 020 – 030 AND 020 – 040 FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS	STATUS: NOTICE OF INTENT TO FORECLOSE ISSUED ON 09/28/16 AMOUNT OF \$82,500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES
5.5	CASE 2014 505 –	OWNER(S): DEUTSCHE BANK NATL TR CO TRSTEE %NATIONSTRA MORTGAGE LLC ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 VIOLATION(S): 1). CODE SECTION 020 – 030 AND 020 – 040 FAILURE TO MAINTAIN PROPERTY, PROPERTY IS	STATUS: NOTICE OF INTENT TO FORECLOSE ISSUED ON 10/04/16 AMOUNT OF \$49,400.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.

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5.6	CASE 2015 – 226	OWNER(S): RIVAS, VICTOR HUGO PADILLA PADILLA, LILYSABEL ADDRESS: 14101 LURAY ROAD FOLIO: 5140 03 01 0190 VIOLATION(S): 1). CODE SECTION 005-080 (A) FAILURE TO OBTAIN PERMIT FOR WORK TO WIT: CONVERSION OF STORAGE BUILDING INTO OFFICE AND PLAY ROOM	STATUS: NOTICE OF INTENT TO FORECLOSE ISSUED ON 09/22/16. ORDER OF CONTINUANCE ISSUED ON 10/17/16 TO APPEAR AT THE 11/01/16 FORECLOSURE HEARING AMOUNT OF \$44,700.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.

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).