

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  
APRIL 5 2016  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

<p><b>2.1</b></p>	<p><b>CASE 2014 - 438</b></p>	<p>OWNER(S): JESSICA J. CACCAVALE  ADDRESS: 17620 SW 65 CT  FOLIO: 5140 06 01 0201  VIOLATION(S):</p> <p>1). <b>CODE SECTION 005-080(A)</b> - WORK DONE WITHOUT A PERMIT (CONSTRUCTION OF DETACHED STRUCTURE)</p>	<p><b>STATUS:</b>  FINAL ORDER ISSUED ON 12/15/2015 TO COMPLY BY 02/13/16 OR FINE OF \$150.00 PER DAY. APPEAR AT THE MARCH 1, 2016 IF NOT IN COMPLIANCE FOR IMPOSITION OF FINE IN THE AMOUNT OF \$150.00 PER DAY FROM 02/13/16</p> <p><b>NOT IN COMPLIANCE</b></p>
<p><b>2.2</b></p>	<p><b>CASE 2015 - 040</b></p>	<p>OWNER(S): TARAZONA, MARCO  ADDRESS: 5940 SW 198 TERRACE  FOLIO: 5039 35 07 0010  VIOLATION(S):</p> <p>1). <b>CODE SECTION 005-080(A)</b> - WORK DONE WITHOUT A PERMIT (FENCES AND GATES)</p>	<p><b>STATUS:</b>  AMENDED ORDER TO COMPLY BY MARCH 31, 2016 OR APPEAR AT THE APRIL 5, 2016 IF NOT IN COMPLIANCE FOR IMPOSITION OF \$100.00 PER DAY FROM MARCH 31, 2016</p> <p><b>COMPLIANCE PRIOR TO HEARING</b></p>
<p><b>2.3</b></p>	<p><b>CASE 2015 - 276</b></p>	<p>OWNER(S): RODOPE BROTHERS INVESTMENTS  ADDRESS: 5700 SW 163 AVE  FOLIO: 5040 32 04 0020  VIOLATION(S):</p> <p>1). <b>CODE SECTION 005-080(A)</b> - WORK DONE WITHOUT A PERMIT (COVER TENT ROOF ON THE REAR OF THE PROPERTY OVER HORSE RINK)</p>	<p><b>STATUS:</b>  AMENDED ORDER TO COMPLY BY MARCH 31, 2016 OR APPEAR AT THE APRIL 5, 2016 IF NOT IN COMPLIANCE FOR IMPOSITION OF \$250.00 PER DAY FROM MARCH 31, 2016</p>

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2.4	<b>CASE 2015 - 491</b>	OWNER(S): SUNSHINE BROMELIADS LLC ADDRESS: 14741 SHERIDAN STREET FOLIO: 5140 03 01 0056 VIOLATION(S):  1). <b>CODE SECTION 005-080(A)</b> – CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> AMENDED ORDER TO COMPLY BY MARCH 31, 2016 OR APPEAR AT THE APRIL 5, 2016 IF NOT IN COMPLIANCE FOR IMPOSITION OF \$100.00 PER DAY FROM MARCH 31, 2016  <b>COMPLIANCE PRIOR TO HEARING</b>
2.5	<b>CASE 2015 - 604</b>	OWNER(S): CHURCH OF CHIRST GRIFFIN ROAD INC ADDRESS: 14550 GRIFFIN ROAD FOLIO: 5040 27 02 0010 VIOLATION(S):  1). <b>CODE SECTION 095-030(C)</b> – LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES OR STREETS NONE PERMITTED.	<b>STATUS:</b> FINAL ORDER ISSUED ON 03/01/16 TO COMPLY BY 03/31/2016 OR TO APPEAR AT THE 04/05/16 HEARING FOR IMPOSITION OF A FINE OF \$100.00 PER DAY SINCE 03/03/16  <b>NOT IN COMPLIANCE</b>
2.6	<b>CASE 2015 - 606</b>	OWNER(S): CARL A CAPONELLI ADDRESS: 5001 HANCOCK ROAD FOLIO: 5040 34 01 0330 VIOLATION(S):  1). <b>CODE SECTION 095-030(C)</b> – LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES OR STREETS NONE PERMITTED.	<b>STATUS:</b> FINAL ORDER ISSUED ON 03/01/16 TO COMPLY BY 03/31/2016 OR TO APPEAR AT THE 04/05/16 HEARING FOR IMPOSITION OF A FINE OF \$100.00 PER DAY SINCE 03/03/16  <b>NOT IN COMPLIANCE</b>
2.7	<b>CASE 2016 - 087</b>	OWNER(S): VELASQUEZ, JAIME A ADDRESS: V LOT N OF 4990 SW 148 AVE FOLIO: 5040 34 01 0630 VIOLATION(S):  1). <b>CODE SECTION 095-030(C)</b> – LIGHTING	<b>STATUS:</b> FINAL ORDER ISSUED ON 03/01/16 TO COMPLY BY 03/31/2016 OR TO APPEAR AT THE 04/05/16 HEARING FOR IMPOSITION OF A FINE OF

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		RESULTING IN GLARE ONTO ADJACENT PROPERTIES OR STREETS NONE PERMITTED.	\$100.00 PER DAY SINCE 03/03/16  <b>NOT IN COMPLIANCE</b>
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**3. NEW CASES**

<b>3.1</b>	<b>CASE 2016 010</b>	- OWNER(S): SANTAMARIA, MARIA ATILIA MENDIETA ADDRESS: 5040 SW 186 AVE FOLIO: 5039 36 01 0174 VIOLATION(S):  1). <b>CODE SECTION 080 – 010 (G)</b> – PARKING OF VEHICLE(S) ON AREAS NOT DESIGNATED FOR PARKING AS PER THE CODE	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 02/25/16, NOTICE OF VIOLATION ISSUED ON 01/12/16 TO COMPLY BY 01/24/16  <b>COMPLIANCE PRIOR TO HEARING</b>
<b>3.2</b>	<b>CASE 2016 022</b>	- OWNER(S): EQUESTRIAN INVESTMENTS LLC ADDRESS: 18001 STIRLING ROAD FOLIO: 5040 31 01 0391 VIOLATION(S):  1). <b>CODE SECTION 020 – 030 (E)</b> – IMPROPER STORAGE OF MANURE ON PROPERTY	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 02/29/16. NOTICE OF VIOLATION ISSUED ON JANUARY 15, 2015 TO COMPLY BY 01/28/16  <b>COMPLIANCE PRIOR TO HEARING</b>
<b>3.3</b>	<b>CASE 2016 049</b>	- OWNER(S): AMORTEGUI, ANDRES M H/E AMORTEGUI, CLAUDIA S & HARVEY T L ADDRESS: 5531 DYKES ROAD FOLIO: 5040 32 04 0031 VIOLATION(S):  1). <b>CODE SECTION 005 -120</b> – FAILURE TO OBTAIN CERTIFICATE OF USE FOR TWO BUSINESSES OPERATING FROM PROPERTY. 2). <b>CODE SECTION 045 – 030 (C)</b> – PARKING OF COMMERCIAL VEHICLES ON THE PROPERTY	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 02/18/16. NOTICE OF VIOLATION ISSUED ON 01/20/16 TO COMPLY BY 01/31/16  <b>NOT IN COMPLIANCE</b>

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		BEYOND WHAT IS ALLOWED UNDER THE CODE (1) 3). <b>CODE SECTION 020 – 040</b> – JUNK AND DEBRIS ON THE PROPERTY	
<b>3.4</b>	<b>CASE 2016 058</b> -	OWNER(S): CHIN, FRANCIS R & SUELIN ADDRESS: V LOT S OF 6402 SW 185 WAY FOLIO: 5139 01 01 0084 VIOLATION(S):  1). <b>CODE SECTION 020 - 030</b> – OVERGROWN TREE BRANCHES BLOCKING STREET SIGN	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 03/01/16. NOTICE OF VIOLATION ISSUED ON 02/12/16 TO COMPLY BY 02/26/16  <b>COMPLIANCE PRIOR TO HEARING</b>
<b>3.5</b>	<b>CASE 2016 067</b> -	OWNER(S): CEDENO, FRANKLIN & ANITA ADDRESS: 5410 SW 196 LANE FOLIO: 5039 35 02 0120 VIOLATION(S):  1). <b>CODE SECTION 045 – 050 AND 045 - 060</b> – ANCILLARY USE OF PROPERTY NOT PERMITTED BY CODE TO WIT: DENTAL LABORATORY 2). <b>CODE SECTION 005 – 080</b> – WORK DONE WITHOUT A PERMIT (POOL, POOL DECK, DOOR AND WINDOW INSTALLATION)	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 03/14/16. NOTICE OF VIOLATION ISSUED ON 01/27/16 TO COMPLY BY 02/09/16  <b>NOT IN COMPLIANCE</b>
<b>3.6</b>	<b>CASE 2016 082</b> -	OWNER(S): VU, HELEN ADDRESS: V LOT E OF 17530 SW 46 STREET FOLIO: 5040 30 00 0200 VIOLATION(S):  1). <b>CODE SECTION 020 – 030 (A) AND 020 – 040(D)</b> – FAILURE TO MAINTAIN PROPERTY TO WIT: OVERGROWN GROUND COVER ON PROPERTY AND RIGHT OF WAY	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 02/24/16. NOTICE OF VIOLATION ISSUED ON 02/10/16 TO COMPLY BY 02/23/16  <b>NOT IN COMPLIANCE</b>

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<b>3.7</b>	<b>CASE 2016 083</b> -	<p>OWNER(S): CAPONELLI, CARL A  ADDRESS: 5001 HANCOCK ROAD  FOLIO: 5040 34 01 0330  VIOLATION(S):</p> <p>1). <b>CODE SECTION 020 – 030 (A)</b> – FAILURE TO MAINTAIN PROPERTY TO WIT: GRASS IS OVERGROWN IN ALL AREAS OF THE PROPERTY TO INCLUDE RIGHT OF WAY  2). <b>CODE SECTION 020 – 040 (D)</b> – TRASH AND DEBRIS BEING STORED ON PROPERTY TO WIT: DEAD TREES AND CUT DOWN TREES ON THE NORTH PROPERTY LINE  3). <b>CODE SECTION 020 – 030 (A)</b> – FAILURE TO MAINTAIN STRUCTURE IN GOOD REPAIR TO WIT: ROOF IN DISREPAIR WITH TARP.</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 02/25/16. NOTICE OF VIOLATION ISSUED ON 02/16/16 TO COMPLY BY 02/25/16</p> <p><b>NOT IN COMPLIANCE</b></p>
<b>3.8</b>	<b>CASE 2016 084</b> -	<p>OWNER(S): SANTAMARIA, MARIA ATILIA MENDIETA  ADDRESS: 5040 SW 186 AVE  FOLIO: 5039 36 01 0174  VIOLATION(S):</p> <p>1). <b>CODE SECTION 005 – 080 (A)</b> – FILLING / GRADING ON PROPERTY WITHOUT A PERMIT <b>(COMPLIED)</b>  2). <b>CODE SECTION 045 – 030 (D)(4)</b> – STORAGE CONTAINER IN EXCESS OF ONE (1) PERMITTED AND NOT SCREENED FROM VIEW</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 02/25/16. NOTICE OF VIOLATION ISSUED ON 02/10/16 TO COMPLY BY 02/24/16</p> <p><b>NOT IN COMPLIANCE</b></p>
<b>3.9</b>	<b>CASE 2016 085</b> -	<p>OWNER(S): TIME 48 INC  ADDRESS: V LOT W OF 17220 GRIFIN ROAD  FOLIO: 5040 30 00 0300  VIOLATION(S):</p> <p>1). <b>CODE SECTION 045 – 030 (R)</b> – STORAGE OF JUNK AND DEBRIS  2). <b>CODE SECTION 080 – 010 (G)</b> – FAILURE TO OBTAIN DUMPSTER FOR NURSERY AS REQUIRED BY CODE</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 02/29/16. NOTICE OF VIOLATION ISSUED ON 02/10/16 TO COMPLY BY 02/25/16</p> <p><b>COMPLIANCE PRIOR TO HEARING</b></p>

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		3). <b>CODE SECTION 080 – 020 (D)</b> – PARKING AND STORAGE OF BOAT ON NON RESIDENTIAL PROPERTY	
<b>3.10</b>	<b>CASE 2016 089</b>	<p>OWNER(S): NGUYEN, HOANG LE  ADDRESS: V LOT NW CORNER OF 178 AVE &amp; 63 MANOR  FOLIO: 5140 06 08 0010  VIOLATION(S):</p> <p>1). <b>CODE SECTION 020 - 030</b> – FAILURE TO MAINTAIN PROPERTY TO WIT: OVERGROWN GROUND COVER ON PROPERTY AND RIGHT OF WAY</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 02/24/16. NOTICE OF VIOLATION ISSUED ON 02/11/16 TO COMPLY BY 02/21/16</p> <p><b>NOT IN COMPLIANCE</b></p>
<b>3.11</b>	<b>CASE 2016 090</b>	<p>OWNER(S): 200 LEUCADENDRA LLC  ADDRESS: 5791 SW 178 AVE  FOLIO: 5040 31 10 0010  VIOLATION(S):</p> <p>1). <b>CODE SECTION 005 – 080 (A)</b> – CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 03/01/16. NOTICE OF VIOLATION ISSUED ON 02/11/16 TO COMPLY BY 02/25/16</p> <p><b>NOT IN COMPLIANCE</b></p>
<b>3.12</b>	<b>CASE 2016 093</b>	<p>OWNER(S): VAYSMAN, MARINA H/E VAYSMAN, VALENTINA  ADDRESS: 5300 SW 164 TERRACE  FOLIO: 5040 32 05 0610  VIOLATION(S):</p> <p>1). <b>CODE SECTION 005 – 080 (A)</b> – CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 03/01/16. NOTICE OF VIOLATION ISSUED ON 02/12/16 TO COMPLY BY 02/27/16</p> <p><b>NOT IN COMPLIANCE</b></p>
<b>3.13</b>	<b>CASE 2016 121</b>	<p>OWNER(S): SHI, ANDY  ADDRESS: 5101 S FLAMINGO ROAD  FOLIO: 5040 35 01 0072  VIOLATION(S):</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 03/21/16. NOTICE OF VIOLATION ISSUED ON 02/29/16 TO COMPLY BY</p>

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 APRIL 5 2016  
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		1). <b>CODE SECTION 005 – 080 (A)</b> – WORK WITHOUT A PERMIT (INSTALLATION OF FENCE AND GATES)	03/11/16  <b>NOT IN COMPLIANCE</b>
<b>3.14</b>	<b>CASE 2016 - 130</b>	OWNER(S): ZENGA, WILLIAM ADDRESS: 15721 SW 51 MANOR FOLIO: 5040 33 09 0010 VIOLATION(S):  1). <b>CODE SECTION 020 – 030 (E)</b> – IMPROPER STORAGE OF MANURE ON PROPERTY, NOT MEETING A MINIMUM SETBACK OF 25'-0" OR FOLLOWING PROPER PRACTICES	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 03/23/16. NOTICE OF VIOLATION ISSUED ON 03/07/16 TO COMPLY BY 03/19/16  <b>NOT IN COMPLIANCE</b>

**4. CITATIONS**

<b>4.1</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).