

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 07, 2020
9:00 A.M.**

MINUTES

1. **CALL SESSION TO ORDER**

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

2.1	CASE 2018 - 464	OWNER(S): WINDMILL HOLDINGS VI LLC ADDRESS: 18231 SW 60 STREET FOLIO: 5040 31 01 0395 VIOLATION(S): <ol style="list-style-type: none"> 1) CODE SECTION 005 - 120 – VIOLATION OF CERTIFICATE OF USE CONDITIONS OF APPROVAL TO WIT: LANDSCAPE MAINTENANCE BUSINESS ANCILLARY TO NURSERIES ARE PROHIBITED. 2) CODE SECTION 045 – 030 (C)(3) – AGRICULTURAL VEHICLES BEING STORED ON PROPERTY THAT ARE NOT BEING USED ON THE PLOT. 	STATUS: AMENDED FINAL ORDER ISSUED ON 12/03/19 TO COMPLY BY 01/06/20 OR TO APPEAR AT THE IMPOSITION HEARING ON 01/07/20 AMENDED FINAL ORDER ISSUED TO CORRECT THE VIOLATION BY 03/02/2020 AND TO APPEAR AT THE 03/03/2020 IF NOT IN COMPLIANCE.
2.2	CASE 2019 - 443	OWNER(S): VICTORIA PRODUCE LLC ADDRESS: 4830 SW 188 AVE FOLIO: 5039 25 03 0220 VIOLATION(S): <ol style="list-style-type: none"> 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT INSTALLATION OF REAR PORCH WITHOUT APPROVAL 	STATUS: AMENDED FINAL ORDER ISSUED ON 12/03/19 TO COMPLY BY 01/06/20 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 01/07/20 IF NOT IN COMPLIANCE AMENDED FINAL ORDER ISSUED TO CORRECT THE VIOLATION BY 02/03/2020 AND TO APPEAR AT THE 02/04/2020 IF NOT IN COMPLIANCE.
2.3	CASE 2019 - 473	OWNER(S): VICTORIA PRODUCE LLC ADDRESS: 4830 SW 188 AVE FOLIO: 5039 25 03 0220 VIOLATION(S): <ol style="list-style-type: none"> 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT 	STATUS: AMENDED FINAL ORDER ISSUED ON 12/03/19 TO COMPLY BY 01/06/20 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING

		STORAGE CONTAINER CONVERTED INTO DETACHED ANCILLARY STRUCTURE	ON 01/07/20 IF NOT IN COMPLIANCE AMENDED FINAL ORDER ISSUED TO CORRECT THE VIOLATION BY 02/03/2020 AND TO APPEAR AT THE 02/04/2020 IF NOT IN COMPLIANCE.
2.4	CASE 2019 - 499	OWNER(S): 13341 STIRLING TRUST LLC ADDRESS: V LOT ON SW 136 AVE FOLIO: 5040 35 01 0040 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT; INSTALLATION OF A FENCE.	STATUS: FINAL ORDER ISSUED ON 12/03/19 TO COMPLY BY 01/06/20 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 01/07/20 IF NOT IN COMPLIANCE COMPLIANCE PRIOR TO HEARING
2.5	CASE 2019 – 535	OWNER(S): LAIDLAW, ADRIAN MORRISON-LAIDLAW, MICHELE ADDRESS: 6740 HOLATEE TRAIL FOLIO: 5140 02 01 0329 VIOLATION(S): 1) CODE SECTION 020 – 040(D) – FAILURE TO MAINTAIN PROPERTY TO WIT: GOUGING	STATUS: FINAL ORDER ISSUED ON 12/03/19 TO COMPLY BY 12/13/19 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 01/07/20 IF NOT IN COMPLIANCE IMPOSED PENALTY IN THE AMOUNT OF \$250.00 PER DAY FROM 12/13/19 UNTIL COMPLIANCE.
2.6	CASE 2019 - 561	OWNER(S): DALFONSO, DANELL C DALFONSO AND MICHAEL OUTLAW ADDRESS: 5648 SW 142 AVE FOLIO: 5040 34 01 0190 VIOLATION(S): 1) CODE SECTION 020 – 040(D) – FAILURE TO MAINTAIN PROPERTY TO WIT: GOUGING	STATUS: AMENDED FINAL ORDER ISSUED ON 12/03/19 TO COMPLY BY 01/06/20 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 01/07/20 IF NOT IN COMPLIANCE COMPLIANCE PRIOR TO THE HEARING.
2.7	CASE	OWNER(S): MALIK, WAQAS	STATUS:

	2019 – 583	ADDRESS: V LOT ON SW 198 TER FOLIO: 5039 35 08 0150 VIOLATION(S): 1) CODE SECTION 020 – 030 AND 020 – 040(D) – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS OF THE PROPERTY.	FINAL ORDER ISSUED TO COMPLY BY 12/13/19 OR FINE OF \$250.00 PER DAY IF NOT IN COMPLIANCE. IMPOSITION HEARING ON 01/07/20 IF NOT IN COMPLIANCE. IMPOSED PENALTY IN THE AMOUNT OF \$250.00 PER DAY FROM 12/13/19 UNTIL COMPLIANCE.
2.8	CASE 2019 – 638	OWNER(S): FAHIMIPOUR, MEHRDAD AND COTY ADDRESS: V LOT ON JAMES B PIRTLE AVE FOLIO: 5040 35 13 0020 VIOLATION(S): 1) CODE SECTION 020 – 030 AND 020 – 040(D) 1) FAILURE TO MAINTAIN PROPERTY. OVERGROWN TREE BRANCHES IMPEDING VISIBILITY OF ONCOMING TRAFFIC ON STIRLING ROAD. (COMPLIANCE) 2) 020-040 (C)(D) 2) FAILURE TO MAINTAIN PROPERTY. DEAD VEGETATION BEING STORED ON PROPERTY.	FINAL ORDER ISSUED TO COMPLY BY 12/13/19 OR FINE OF \$250.00 PER DAY IF NOT IN COMPLIANCE. IMPOSITION HEARING ON 01/07/20 IF NOT IN COMPLIANCE. ITEM #1 IN COMPLIANCE PRIOR TO HEARING. ITEM#2 IMPOSED PENALTY IN THE AMOUNT OF \$250.00 PER DAY FROM 12/13/19 UNTIL COMPLIANCE.

3. NEW CASES

3.1	CASE 2019 – 624	OWNER(S): GONZALEZ, ARIEL & KARLA ADDRESS: 5061 SW 193 LANE FOLIO: 5039 39 06 0010 VIOLATION(S): 1) CODE SECTION 005 – 080(A) – FILLING / GRADING DONE WITHOUT APPROVAL OR PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 10/04/19 TO COMPLY BY 10/16/19, NOTICE OF HEARING ISSUED ON 11/20/19 TO APPEAR AT THE 01/07/20 NON-COMPLIANCE HEARING. COMPLIANCE PRIOR TO THE HEARING.
3.2	CASE 2019 – 626	OWNER(S): NG NURSERY LLC ADDRESS: 5805 SW 210 TER FOLIO: 5039 34 01 0640 VIOLATION(S): 1) CODE SECTION 005 – 080(A) – FILLING / GRADING DONE WITHOUT APPROVAL OR PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 10/07/19 TO COMPLY BY 10/19/19, NOTICE OF HEARING ISSUED ON 11/21/19 TO APPEAR AT THE 01/07/20 NON-COMPLIANCE HEARING.

			FOUND IN VIOLATION, GIVEN 60 DAYS TO COMPLY OR BY 03/02/2020 OR A FINE IN THE AMOUNT OF \$250.00 IF NOT IN COMPLIANCE. TO APPEAR AT THE 03/03/2020 IMPOSITION HEARING IF NOT IN COMPLIANCE. NO ADMINISTRATIVE FEE.
3.3	CASE 2019 – 634	OWNER(S): GUANUNA, EDGAR M CUZAA, YADIRA LEGRA ADDRESS: 17401 SW 48 ST FOLIO: 5040 30 00 0370 VIOLATION(S): 1) CODE SECTION 005 – 080(A) – FILLING / GRADING DONE WITHOUT APPROVAL OR PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 10/17/19 TO COMPLY BY 10/30/19, NOTICE OF HEARING ISSUED ON 12/05/19 TO APPEAR AT THE 01/07/20 NON-COMPLIANCE HEARING. ADMITTED VIOLATION, GIVEN 30 DAYS TO COMPLY OR BY 02/03/2020 OR A FINE IN THE AMOUNT OF \$150.00 IF NOT IN COMPLIANCE. TO APPEAR AT THE 02/04/2020 IMPOSITION HEARING IF NOT IN COMPLIANCE. NO ADMINISTRATIVE FEE.
3.4	CASE 2019 – 661	OWNER(S): LUNN, STEVEN J & SARA ADDRESS: 17611 SW 68 CT FOLIO: 5140 06 04 0121 VIOLATION(S): 1) CODE SECTION 005 – 080(A) – FILLING / GRADING DONE WITHOUT APPROVAL OR PERMIT 2) CODE SECTION 005 – 080(A) – WORK DONE WITHOUT PERMIT. CREATION OF DRIVEWAY WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/29/19 TO COMPLY BY 11/10/19, NOTICE OF HEARING ISSUED ON 11/25/19 TO APPEAR AT THE 01/07/20 NON-COMPLIANCE HEARING. FOUND IN VIOLATION, GIVEN 30 DAYS TO COMPLY OR BY 02/03/2020 OR A FINE IN THE AMOUNT OF \$150.00 IF NOT IN COMPLIANCE. TO APPEAR AT THE 02/04/2020 IMPOSITION HEARING IF NOT IN COMPLIANCE. NO ADMINISTRATIVE FEE.
3.5	CASE 2019 - 664	OWNER(S): TORRENS, MANUEL ADDRESS: 5500 SW 198 TER FOLIO: 5039 35 08 0230	STATUS: NOTICE OF VIOLATION ISSUED ON 11/01/19 TO COMPLY BY 11/13/19, NOTICE

		VIOLATION(S): 1) CODE SECTION 005 – 080(A) – FILLING / GRADING DONE WITHOUT APPROVAL OR PERMIT	OF HEARING ISSUED ON 11/18/19 TO APPEAR AT THE 01/07/20 NON-COMPLIANCE HEARING. COMPLIANCE PRIOR TO THE HEARING
3.6	CASE 2019 - 668	OWNER(S): ARCAMONTE, STEVEN & CARLA ADDRESS: 6400 SW 188 AVE FOLIO: 5139 01 01 0011 VIOLATION(S): 1) CODE SECTION 005 – 080(A) – FILLING / GRADING DONE WITHOUT APPROVAL OR PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 11/05/19 TO COMPLY BY 11/17/19, NOTICE OF HEARING ISSUED ON 11/20/19 TO APPEAR AT THE 01/07/20 HEARING IF NOT IN COMPLIANCE. ADMITTED VIOLATION, GIVEN 15 DAYS TO COMPLY OR BY 01/22/2020 OR A FINE IN THE AMOUNT OF \$150.00 IF NOT IN COMPLIANCE. TO APPEAR AT THE 02/04/2020 IMPOSITION HEARING IF NOT IN COMPLIANCE. NO ADMINISTRATIVE FEE.
3.7	CASE 2019 –672	OWNER(S): AZOR, HERBY % LAW OFFICE OF J KIRKENDALL LLC ADDRESS: 12901 SW 56 STREET FOLIO: 5040 35 01 0210 VIOLATION(S): 1) CODE SECTION 035 – 080 (D)(1)(2)(4)– ASSEMBLY DONE AT RESIDENCE FOR PROFIT, CHARGING ADMISSION FEE. EVENT WAS ADVERTISED AND OPEN TO GENERAL PUBLIC, NOT JUST FRIEND AND FAMILY.	STATUS: STIPULATED AGREEMENT ENTERED WITH THE TOWN TO PAY THE AMOUNT OF \$5,000.00. PAYMENT RECEIVED PRIOR TO THE HEARING
3.8	CASE 2019 – 674	OWNER(S): CAMUS, SHANE P ADDRESS: V LOT ON SW 163 AVE FOLIO: 5040 32 04 0154 VIOLATION(S): 1) CODE SECTION 045-030(A) – PARKING AND STORAGE OF VEHICLES ON VACANT LOT. 2) CODE SECTION 020-040(A) – STORING TRASH, JUNK AND DEBRIS ON PROPERTY.	STATUS: NOTICE OF VIOLATION ISSUED ON 11/08/19 TO COMPLY BY 11/20/19, NOTICE OF HEARING ISSUED ON 12/05/19 TO APPEAR AT THE 01/07/20 HEARING IF NOT IN COMPLIANCE. COMPLIANCE PRIOR TO THE HEARING

3.9	CASE 2019 – 702	OWNER(S): CHRIST COVENANT CHURCH INC ADDRESS: 4711 SW 186 AVE FOLIO: 5039 25 02 0085 VIOLATION(S): 1) CODE SECTION 080-010(G) AND 045-030(C) – UTILIZING VACANT LOT FOR OFF-STREET PARKING OF VEHICLES NOT ALLOWED. VEHICLES NOT REGISTERED TO PROPERTY.	STATUS: NOTICE OF HEARING ISSUED ON 11/26/19 TO APPEAR AT THE 01/07/20 HEARING IF NOT IN COMPLIANCE. ADMITTED VIOLATION, FINE IN THE AMOUNT OF \$250.00 FOR ANY FUTURE OCCURENCE. NO ADMINISTRATIVE FEE.
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4. CITATIONS

4.1	CASE 2019A - 274	OWNER(S): MARTIN, YOSEF & PATRICIA ADDRESS: 5780 SW 128 AVE FOLIO: 5040 35 15 0080 VIOLATION(S): 1) CODE SECTION 7 -3(A) – FALSE ALARM IN EXCESS OF (2) 4TH FALSE ALARM	STATUS: NOTICE OF VIOLATION ISSUED ON 05/13/19 FOR FALSE ALARM, CIVIL VIOLATION 13709 ISSUED ON 12/19/19 FOR ALARM ON 11/19/19. PAYMENT PRIOR TO THE HEARING.
4.2	CASE 2019C - 335	OWNER(S): SUAREZ, SERGIO RAFAEL & ANNETTE ADDRESS: 4881 SW 186 AVE FOLIO: 5039 25 02 0084 VIOLATION(S): 1) CODE SECTION 16 - 19 – BULK OUT ON A NON-PERMITTED DATE PER CODE	STATUS: WARNING NOTICE OF VIOLATION ISSUED ON 05/30/19 FOR BULK OUT ON 05/30/19, CIVIL VIOLATION 13705 ISSUED ON 11/14/19 FOR BULK OUT ON 11/14/19 A NON-PERMITTED DATE PER CODE ADMITTED VIOLATION. FINE REDUCED TO \$250.00. NO ADMINISTRATIVE FEE.
4.3	CASE 2019C - 507	OWNER(S): GOMEZ, RENE & PATRICIA ADDRESS: 5201 SW 195 TER FOLIO: 50439 36 01 0108 VIOLATION(S): 1) CODE SECTION 16 - 19 – BULK OUT ON A NON-PERMITTED DATE PER CODE	STATUS: WARNING NOTICE OF VIOLATION ISSUED ON 08/14/19 FOR BULK OUT ON 08/10/19, CIVIL VIOLATION 13715 ISSUED ON 12/04/19 FOR BULK OUT ON 12/03/19 A NON-PERMITTED DATE PER CODE ADMITTED VIOLATION. FINE REDUCED TO \$250.00. NO ADMINISTRATIVE FEE.

4.4	CASE 2019A - 588	<p>OWNER(S): KNIGHT, BRANDON % KNIGHT MANAGEMENT GROUP ADDRESS: 16700 STRATFORD CT FOLIO: 5040 32 16 0240</p> <p>VIOLATION(S): 1) CODE SECTION 7-3(A) – FALSE ALARM IN EXCESS OF (2) THIRD FALSE ALARM</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/09/19 FOR FIRST FIRST FALSE ALARM ON 04/29/19, SECOND FALSE ALARM ON 08/04/19, CIVIL VIOLATION 13710 THIRD FALSE ALARM ISSUED ON 11/18/19 FOR ALARM ON 10/11/19.</p> <p>FOUND IN VIOLATION FINE IN THE AMOUNT OF \$50.00 AND ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00 FOR A TOTAL OF \$200.00.</p>
4.5	CASE 2019A - 645	<p>OWNER(S): UNIVERSAL FINANCE CORP ADDRESS: 17490 SW 70 PL FOLIO: 5140 06 04 0232</p> <p>VIOLATION(S): 1) CODE SECTION 7 – 3(A) – FALSE ALARM IN EXCESS OF (1) 4TH FALSE ALARM</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/24/19 FIRST FALSE ALARM ON 05/10/19, SECOND FALSE ALARM ON 09/30/19, THIRD FALSE ALARM ON 10/05/19 FOURTH FALSE ALARM VIOLATION 13708 ISSUED ON 11/18/19 FOR FALSE ALARM ON 10/16/19</p> <p>FOUND IN VIOLATION. FINE IN THE AMOUNT OF \$50.00 + \$250.00, AND ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TOTAL AMOUNT OWED TO TOWN OF SOUTHWEST RANCHES \$450.00</p>
4.6	CASE 2019A - 646	<p>OWNER(S): ERICKSON, MURRAY ADDRESS: 12800 HUNTERS POINT FOLIO: 5140 02 08 0020</p> <p>VIOLATION(S): 1) CODE SECTION 7 – 3(A) – FALSE ALARM IN EXCESS OF (2) 5TH FALSE ALARM</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/24/19 FIRST FALSE ALARM ON 07/26/19, SECOND FALSE ALARM ON 09/29/19, THIRD FALSE ALARM ON 09/10/19, FOURTH FALSE ALARM ON 09/14/19 CIVIL VIOLATION 13711 ISSUED ON 11/18/19 FOR FIFTH FALSE ALARM ON 10/20/19</p> <p>FOUND IN VIOLATION. FINE</p>

			IN THE AMOUNT OF \$50.00 + \$250.00 + \$250.00, AND ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TOTAL AMOUNT OWED TO TOWN OF SOUTHWEST RANCHES \$700.00
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5. REPEAT VIOLATIONS:

5.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): 1)	STATUS:
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6. RE-HEARINGS:

6.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): 1)	STATUS:
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7. FORECLOSURE REQUESTS

7.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): 1)	STATUS:
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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).