

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 05, 2021
9:00 A.M.**

1. CALL SESSION TO ORDER

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

2.1	CASE 2020 - 262	OWNER(S): 5901 SW 162 AVE LLC ADDRESS: 5901 SW 162 nd AVE FOLIO: 5040 32 04 0068 VIOLATION(S): SEC.045-030 (C.1) (C.5.d) (1) ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES ADDITIONAL RECREATIONAL VEHICLES OVER TWO (2) SHALL BE SCREENED OR ENCLOSED AND SHALL NOT BE VISIBLE FROM ANY ADJACENT STREET OR PROPERTY	STATUS: NOTICE OF VIOLATION ISSUED ON 08/07/2020. NOTICE OF HEARING ISSUED ON 09/04/2020 TO APPEAR ON 10/06/2020 FOR HEARING. ADMITTED VIOLATION; ADMINISTRATIVE COST WAIVED. GIVEN 30 DAYS TO COMPLY BY 11/09/2020 OR TO APPEAR FOR HEARING ON 11/10/2020 IF NOT IN COMPLIANCE. FINAL ORDER \$150.00 PER DAY WILL BE APPLIED AFTER THAT DATE. CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 12/01/2020. FINAL ORDER GIVEN EXTENSION UNTIL 12/20/2020 TO REMOVE BOATS. A FEE IN THE AMOUNT OF \$150.00 PER DAY WILL BE APPLIED AFTER 12/21/2020 IF NOT IN COMPLIANCE. COMPLIED PRIOR TO HEARING
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2.2	CASE 2020-263	OWNER(S): CHAVEZ, OMAR DE DEL RISCO, CLARA ADDRESS: 17240 SW 63 MNR FOLIO: 5140 06 010062 VIOLATION(S): TSWR CODE SEC.005-080 WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 08/07/2020. NOTICE OF HEARING ISSUED ON 11/17/2020 TO APPEAR ON 12/01/2020 FOR HEARING. ADMITTED VIOLATION; GIVEN 30 DAYS TO COMPLY BY REMOVING OR RELOCATE FILL BY 01/04/2021 OR TO APPEAR ON 01/05/2021 FOR HEARING IF NOT IN COMPLIANCE. AFTER 01/05/2021 IN THE AMOUNT OF \$150.00 PER DAY WILL BE IMPOSED. ADMINISTRATIVE FEE WAIVED. COMPLIED PRIOR TO HEARING.
2.3	CASE 2020 – 320	OWNER(S): GOULD, LAUREN R ADDRESS: 17621 SW 61 CT FOLIO: 5140 06 01 0120 VIOLATION(S): TSW CODE SEC. 020-040 (D) IT SHALL BE THE RESPONSIBILITY OF ALL OWNERS OF PARCELS OF LAND TO MAINTAIN SUCHLANDS AND CONTIGUOUS SWALES FREE OF OVERGROWN GROUNDCOVER HEDGES AND GROUNDCOVER AND FREE OF ANY AND ALL ENCUMBRANCES.	STATUS: NOTICE OF VIOLATION ISSUED ON 09/25/2020. NOTICE OF HEARING ISSUED ON 11/17/2020 TO APPEAR ON 12/01/2020 FOR HEARING. ADMITTED VIOLATION; GIVEN 30 DAYS TO COMPLY BY 01/04/2021 OR TO APPEAR 01/05/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$100.00 PER DAY WILL BE APPLIED AFTER THAT. ADMINISTRATE FEE WAIVED. COMPLIED PRIOR TO HEARING.

2.4	CASE 2020 – 382	OWNER(S): TP 0404 LLC ADDRESS: SW 59 TH COURT FOLIO: 5040 32 03 0050 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, FILLING WITHOUT APPROVAL OR PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 10/15/2020. NOTICE OF HEARING ISSUED ON 11/17/2020 TO APPEAR ON 12/01/2020 FOR HEARING. FOUND IN VIOLATION; FINAL ORDER GIVEN 10 DAYS TO COMPLY BY 12/11/2020. A FINE IN THE AMOUNT OF \$150.00 PER DAY WILL BE IMPOSED AFTER THAT. ADMINISTRATIVE FEE \$150.00

3. NEW CASES

3.1	CASE 2020-352	OWNER(S): CAVO FAMILY PROPERTIES LLC ADDRESS: 17979 SW 52 CT FOLIO: 5040 31 08 0010 VIOLATION(S): TSWR CODE SEC. 020-040(D) IT SHALL BE THE RESPONSIBILITY OF ALL OWNERS OF PARCELS OF LAND TO MAINTAIN SUCHLANDS AND CONTIGUOUS SWALES FREE OF OVERGROWN GROUNDCOVER HEDGES AND GROUNDCOVER AND FREE OF ANY AND ALL ENCUMBRANCES.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/23/2020. NOTICE OF HEARING ISSUED ON 12/18/2020 TO APPEAR ON 01/05/2021 FOR HEARING. COMPLIED PRIOR TO HEARING.
3.2	CASE 2020-362	OWNER(S): PRIETO, EDWARD & MINERVA ADDRESS: 5850 SW 188 AVE FOLIO: 5139 01 03 0030 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/12/2020. NOTICE OF HEARING ISSUED ON 12/7/2020 TO APPEAR ON 01/05/2021 FOR HEARING.
3.3	CASE 2020-420	OWNER(S): ULLOA, OSVALDO ALFONSO ULLOA, YOLASIS ADDRESS: 5201 SW 164 TERRACE FOLIO: 5040 32 05 0730 VIOLATION(S): TSWR SEC. 045-030 (C)(4) STORAGE OF COMMERCIAL VEHICLES. TO WIT, THE STORAGE OF MORE THAN ONE COMMERCIAL VEHICLE ON A PLOT.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/27/2020. NOTICE OF HEARING ISSUED ON 12/07/2020 TO APPEAR ON 01/05/2021 FOR HEARING. COMPLIED PRIOR TO HEARING.

3.4	CASE 2020-470	<p>OWNER(S): LAWSON, DANIEL T & MARY R ADDRESS: 17080 SW 48 ST FOLIO: 5040 29 01 0427</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 12/01/2020.</p> <p>NOTICE OF HEARING ISSUED ON 12/14/2020 TO APPEAR ON 01/05/2021.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.5	CASE 2020-522	<p>OWNER(S): RIVERA, MARLEN ADDRESS: 6591 SW 178 AVE FOLIO:5140 06 02 0031</p> <p>VIOLATION(S): TSWR SEC. CODE 9-3 RESIDENTIAL PROPERTY IN VIOLATION OF NOISE DISTURBANCE.</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 12/14/2020 TO APPEAR ON 01/05/2021 FOR HEARING.</p> <p>1ST VIOLATION 11/26/2020 2ND VIOLATION 12/16/2020 3RD VIOLATION 12/26/2020</p>
3.6	CASE 2020-553	<p>OWNER(S): HERNANDEZ, JOSE ALBERTO H/E GARCIA, JORGE ADDRESS: 4900 SW 167 AVE FOLIO: 5040 32 02 0089</p> <p>VIOLATION(S): TSWR SEC. CODE 9-3, 9-6 RESIDENTIAL PROPERTY IN VIOLATION OF NOISE DISTURBANCE ORDINANCE.</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 12/21/2020 TO APPEAR ON 01/05/2021 FOR HEARING.</p>
3.7	CASE 2020-489	<p>OWNER(S) ACOSTA, ALEXANDER H/E ACOSTA DAYANA ADDRESS: 16221 SW 53 ST FOLIO: 5040 32 01 0126</p> <p>VIOLATION(S): TSWR SEC. CODE 005-080 (D) WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 12/07/2020.</p> <p>NOTICE OF HEARING ISSUED ON 12/24/2020 TO APPEAR ON 01/05/2021 FOR HEARING.</p>
3.8	CASE 2020-554	<p>OWNER(S): HINES, JERRI DANIELLE ADDRESS: 5186 SW 172 AVE FOLIO: 5040 32 02 0051</p> <p>VIOLATION(S): TSWR SEC. CODE 035-080, 9-3, 9-6 (1)PROPERTY IN VIOLATION FOR HAVING AN ASSEMBLY HELD FOR PROFIT. IN NO EVENT SHALL ANY ASSEMBLY BE ADVERTISED OR OPEN TO THE GENERAL PUBLIC, NOR SHALL THERE BE ANY ADMISSION FEE. (2)PROPERTY IN VIOLATION OF THE TOWN OF SOUTHWEST RANCHES NOISE DISTURBANCE ORDINANCE.</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 12/21/2020 TO APPEAR ON 01/05/2021 FOR HEARING.</p> <p>VIOLATION ON 12/20/2020</p>

4. CITATIONS

4.1	CASE 2020A-143	OWNER(S): AWAN, RUKHSANA ADDRESS: 7101 SW 127TH AVE FOLIO: 5140 02 01 0403 VIOLATION(S): TSWR CODE SEC. 7-3 (A) FALSE ALARM IN EXCESS OF (3) THIRD FALSE ALARM. 4 TH FALSE ALARM 11/21/2020.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/28/2020 (1) ALARM 01/05/2020 (2) ALARM 04/17/2020 (3) ALARM 07/07/2020(PAID) (4) ALARM 11/21/2020 CVN AND VIRTUAL INSTRUCTIONS ISSUED ON 12/08/2020 TO APPEAR ON 01/05/2021. PAID PRIOR TO HEARING.
4.2	CASE 2020A-148	OWNER(S): NG NURSERY LLC ADDRESS: 21051 STIRLING ROAD FOLIO: 5039 34 01 0640 VIOLATION(S): TSWR CODE SEC. 7-3 (A) FALSE ALARM IN EXCESS OF (5) SIXTH FALSE ALARM. 6 TH FALSE ALARM 11/04/2020.	STATUS: NOTICE OF VIOLATION ISSUED ON 06/03/2020 CVN AND VIRTUAL INSTRUCTIONS ISSUED ON 12/8/2020 TO APPEAR ON 01/05/2021 FOR HEARING. PAID PRIOR TO HEARING.
4.3	CASE 2020C-402	OWNER(S): GONZALEZ, PASTOR ADDRESS: 5701 SW 196 LN FOLIO: 5039 36 07 0370 VIOLATION(S): TSWR SEC. 16-19 BULK OUT ON NON-PERMITTED DATE.	STATUS: CIVIL VIOLATION NOTICE ISSUED 12/16/2020.
4.4	CASE 2020C-437	OWNER(S): TRACZ, MICHAEL A & MARGARET L ADDRESS: 5801 SW 198 TER FOLIO: 5039 35 08 0320 VIOLATION(S): TSWR SEC. 16-19 BULK OUT ON NON-PERMITTED DATE.	STATUS: CIVIL VIOLATION NOTICE ISSUED 12/17/2020 COMPLIED PRIOR TO HEARING.

5. REPEAT VIOLATIONS:

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

6.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	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).