

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
DECEMBER 01, 2020
9:00 A.M.**

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 TH STREET FOLIO: 5040 31 01 0395 VIOLATION(S): 1) CODE SECT. 005-120 - VIOLATION OF CERTIFICATE OF USE CONDITIONS OF APPROVAL TO WIT: LANDSCAPE MAINTENANCE BUSINESS ANCILLARY TO NURSERIES ARE PROHIBITED. 2) SEC. 045-030(C) (3)- AGRICULTURAL VEHICLES BEING STORED ON PROPERTY THAT ARE NOT BEING USED ON THE PLOT.	STATUS: AMENDED FINAL ORDER ISSUED ON 03/03/20 TO COMPLY BY 04/06/20 OR TO APPEAR AT THE IMPOSITION HEARING ON 04/07/20. AMENDED FINAL ORDER PERVIOUSLY ISSUED, TO CORRECT THE VIOLATION BY 08/03/2020 AND TO APPEAR AT THE 08/04/2020 IF NOT IN COMPLIANCE. AMENDED FINAL ORDER TO COMPLY BY 10/05/2020 OR TO APPEAR AT THE 10/06/2020 HEARING IF NOT COMPLIANT. FINAL ORDER AND VIRTUAL HEARING INSTRUCTIONS ISSUED ON 09/01/2020 TO APPEAR FOR HEARING ON 10/06/2020. AMENDED FINAL ORDER TO COMPLY BY 11/09/20 AND TO APPEAR ON 11/10/2020 IF NOT IN COMPLIANCE. CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 12/01/2020.
2.2	CASE 2020 - 098	OWNER(S): CALLAGHAN, STEPHEN CALLAGHAN, SHOBHNA ADDRESS: 6410 SW 130 TH AVE FOLIO: 5140 02 01 0170 VIOLATION(S): CODE SEC 005-080(A) 1) TWO-STORY STRUCTURE PLACED ON PROPERTY WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 4/23/2020. NOTICE OF HEARING ISSUED ON 07/17/2020 TO APPEAR ON 08/04/2020 FOR HEARING. ADMITTED TO VIOLATION: GIVEN UNTIL 08/31/2020 (30

			<p>DAYS) OR MUST APPEAR ON 09/01/2020 FOR HEARING A FINE OF \$250.00 PER DAY WILL BE IMPOSED AFTER THIS DATE IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER TO COMPLY BY 08/31/2020 OR TO APPEAR FOR HEARING ON 09/01/2020 IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER TO COMPLY BY 10/05/2020 (30 DAY EXTENSION) OR TO APPEAR FOR HEARING ON 10/06/2020 IF NOT IN COMPLIANCE.</p> <p>FINAL ORDER AND VIRTUAL HEARING INSTRUCTIONS ISSUED ON 09/01/2020 TO APPEAR ON 10/06/2020 FOR HEARING.</p> <p>GIVEN LAST CONTINUANCE AMENDED ORDER TO COMPLY BY 11/09/2020 OR TO APPEAR FOR HEARING 11/10/2020 IF NOT IN COMPLIANCE.</p> <p>CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 12/01/2020.</p>
2.3	<p>CASE 2020 - 169</p>	<p>OWNER(S): WEEKLEY, TROY L JR H/E WEEKLEY, TROY L SR ADDRESS: 5030 SW 201 TER FOLIO: 5039 35 05 0400</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080 (A) 1) WORK WITHOUT A PERMIT TSWR CODE SEC. 045-030 (F)(3) 2) EXCESSIVE ANIMALS</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/10/2020.</p> <p>NOTICE OF HEARING ISSUED ON 8/17/2020 TO APPEAR ON 09/01/2020 FOR HEARING.</p> <p>ADMITTS TO VIOLATION; AMENDED FINAL ORDER TO COMPLY BY 11/02/2020 (60 DAY EXTENSION) OR TO APPEAR FOR HEARING ON</p>

			<p>11/10/2020 IF NOT IN COMPLIANCE.</p> <p>FINAL ORDER AND VIRTUAL HEARING INSTRUCTIONS ISSUED 09/01/2020 TO APPEAR ON 11/10/2020 FOR HEARING.</p> <p>CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 12/01/2020.</p>
2.4	<p>CASE 2020 - 262</p>	<p>OWNER(S): 5901 SW 162 AVE LLC ADDRESS: 5901 SW 162nd AVE FOLIO: 5040 32 04 0068</p> <p>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</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 085/07/2020.</p> <p>NOTICE OF HEARING ISSUED ON 09/04/2020 TO APPEAR ON 10/06/2020 FOR HEARING.</p> <p>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.</p> <p>CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 12/01/2020.</p>

3. NEW CASES

<p>3.1</p>	<p>CASE 2020-263</p>	<p>OWNER(S): CHAVEZ, OMAR DE DEL RISCO, CLARA ADDRESS: 17240 SW 63 MNR FOLIO: 5140 06 010062</p> <p>VIOLATION(S): TSWR CODE SEC.005-080 WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 08/07/2020.</p> <p>NOTICE OF HEARING ISSUED ON 11/17/2020 TO APPEAR ON 12/01/2020 FOR HEARING.</p>
<p>3.2</p>	<p>CASE 2020 – 320</p>	<p>OWNER(S): GOULD, LAUREN R ADDRESS: 17621 SW 61 CT FOLIO: 5140 06 01 0120</p> <p>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.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/25/2020.</p> <p>NOTICE OF HEARING ISSUED ON 11/17/2020 TO APPEAR ON 12/01/2020 FOR HEARING.</p>
<p>3.3</p>	<p>CASE 2020 – 327</p>	<p>OWNER(S): SPILLERS, WILLIAM F ADDRESS: 5310 SW 186 AVE FOLIO: 5039 36 01 0135</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/28/2020.</p> <p>NOTICE OF HEARING ISSUED ON 10/13/2020 TO APPEAR ON 11/10/2020 FOR HEARING.</p> <p>CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 12/01/2020.</p> <p>COMPLIED PRIOR TO HEARING.</p>
<p>3.4</p>	<p>CASE 2020-331</p>	<p>OWNER(S): GERBER, LLOYD A ADDRESS: MUSTANG TRL FOLIO: 5140 03 11 0010</p> <p>VIOLATION(S): TSW CODE SEC. 020-040 (D) IT SHALL BE THE RESPONSIBILITY OF ALL OWNERS OF PARCELS OF LAND TO MAINTAIN SUCH LANDS AND CONTIGUOUS SWALES FREE OF OVERGROWN GROUNDCOVER HEDGES AND GROUNDCOVER AND FREE OF ANY AND ALL ENCUMBRANCES.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/30/2020.</p> <p>NOTICE OF HEARING ISSUED ON 10/13/2020 TO APPEAR ON 11/10/2020 FOR HEARING.</p> <p>CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 12/01/2020.</p>

3.5	CASE 2020-332	<p>OWNER(S): GERBER, LLOYD A ADDRESS: MUSTANG TRL FOLIO: 5140 03 11 0020</p> <p>VIOLATION(S): TSW CODE SEC. 020-040 (D) IT SHALL BE THE RESPONSIBILITY OF ALL OWNERS OF PARCELS OF LAND TO MAINTAIN SUCH LANDS AND CONTIGUOUS SWALES FREE OF OVERGROWN GROUNDCOVER HEDGES AND GROUNDCOVER AND FREE OF ANY AND ALL ENCUMBRANCES.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/30/2020.</p> <p>NOTICE OF HEARING ISSUED ON 10/13/2020 TO APPEAR ON 11/10/2020 FOR HEARING.</p> <p>CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 12/01/2020.</p>
3.6	CASE 2020-343	<p>OWNER(S): DUANE, MICHAEL T DUANE-DRAY, VALERIE Y ADDRESS: SW 178TH AVE FOLIO: 5140 06 13 0090</p> <p>VIOLATION(S): TSW CODE SEC. 020-040 (D) IT SHALL BE THE RESPONSIBILITY OF ALL OWNERS OF PARCELS OF LAND TO MAINTAIN SUCH LANDS AND CONTIGUOUS SWALES FREE OF OVERGROWN GROUNDCOVER HEDGES AND GROUNDCOVER AND FREE OF ANY AND ALL ENCUMBRANCES.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/02/2020. NOTICE OF HEARING ISSUED ON 10/16/2020 TO APPEAR ON 11/10/2020 FOR HEARING.</p> <p>CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 12/01/2020.</p>
3.7	CASE 2020-349	<p>OWNER(S): AMEZQUITA, EDGAR ADDRESS: SW 186TH AVE FOLIO: 5039 25 02 0091</p> <p>VIOLATION(S): TSWR CODE SEC. 24-49 (4) NO PERSON SHALL PARK ANY VEHICLE AT ANY TIME WITHIN 15 FEET OF A FIRE HYDRANT.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/08/2020.</p> <p>NOTICE OF HEARING ISSUED ON 10/22/2020 TO APPEAR ON 11/10/2020 FOR HEARING.</p> <p>CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 12/01/2020.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.8	CASE 2020-353	<p>OWNER(S): CARDOZO, IRENE ADDRESS: 17601 SW 65 CT FOLIO: 5140 06 01 0211</p> <p>VIOLATION(S): TSWR 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</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/09/2020.</p> <p>NOTICE OF HEARING ISSUED ON 11/17/2020 TO APPEAR ON 12/01/2020 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>

3.9	CASE 2020-370	<p>OWNER(S): DAVIS, ROGERS H C SR & LYNDA ADDRESS: 4900 SW 178TH AVE FOLIO: 5040 31 01 0011</p> <p>VIOLATION(S): TSWR CODE SEC. 020-040 (D), (E)(3) 1)THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION. 2) IT SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS OF DEVELOPED LAND TO MAINTAIN BUILDINGS OR STRUCTURES ON THEIR PROPERTY IN A STATE OF GOOD REPAIR.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/13/2020.</p> <p>NOTICE OF HEARING ISSUED ON 11/17/2020 TO APPEAR ON 12/01/2020 FOR HEARING.</p>
3.10	CASE 2020 – 382	<p>OWNER(S):TP 0404 LLC ADDRESS: SW 59TH COURT FOLIO: 5040 32 03 0050</p> <p>VIOLATION(S):TSWR CODE SEC. 005-080 (A) 1) WORK WITHOUT PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/15/2020.</p> <p>NOTICE OF HEARING ISSUED ON 11/17/2020 TO APPEAR ON 12/01/2020 FOR HEARING.</p>
3.11	CASE 2020 – 400	<p>OWNER(S): MOTHERS MILK INC ADDRESS: 7000 MELALEUCA ROAD FOLIO: 5140 02 08 0010</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080 (A) 1) WORK WITHOUT A PERMIT. TO WIT, FILL AND FENCE WORK DONE WITHOUT PROPER PERMITS.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/21/2020.</p> <p>NOTICE OF HEARING ISSUED ON 11/17/2020 TO APPEAR ON 12/01/2020 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>

4. CITATIONS

4.1	CASE 2020A - 147	<p>OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010</p> <p>VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (6)</p>	<p>STATUS: STATUS: NOTICE OF VIOLATION ISSUED ON 06/03/2020</p> <p>CIVIL VIOLATION NOTICE ISSUED ON 08/05/2020</p>
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		<p>FALSE ALARM ON 10/19/2020 5:09 AM FALSE ALARM ON 10/29/2020 5:09 AM</p>	<p>NOTICE OF HEARING ISSUED ON 08/18/2020 TO APPEAR ON 09/01/2020 FOR HEARING.</p> <p>CVN PAID ON 09/18/2020. CVN PAID ON 10/02/2020.</p> <p>CIVIL NOTICE VIOLATION ISSUED ON 10/07/2020</p> <p>PAID PRIOR TO HEARING.</p>
4.2	<p>CASE 2020A - 148</p>	<p>OWNER(S): NG NURSERY LLC ADDRESS: 21051 STIRLING ROAD FOLIO: 5039 34 01 0640</p> <p>VIOLATION(S): TSWR CODE SEC. 7-3 (A) FALSE ALARM IN EXCESS OF (4) FOURTH FALSE ALARM. 5TH FALSE ALARM 10/25/2020.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/03/2020</p> <p>CVN ISSUED ON 09/14/2020.</p> <p>NOTICE OF HEARING ISSUED ON 09/14/2020 TO APPEAR ON 10/06/2020 FOR HEARING.</p> <p>Owes \$50.00 3rd False Alarm Owes \$250.00 4th False Alarm.</p> <p>CIVIL NOTICE OF VIOLATION AND VIRTUAL HEARING INSTRUCTIONS ISSUED ON 11/17/2020 TO APPEAR ON 12/01/2020 FOR HEARING.</p> <p>PAID PRIOR TO HEARING.</p>
4.3	<p>CASE 2020A - 225</p>	<p>OWNER(S): RANCHES AUTO CARE & TIRE INC BRIDGESTONE FIRESTONE/TAX ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013</p> <p>VIOLATION(S): TSWR CODE SEC 7-3(A) FALSE ALARM IN EXCESS OF (13). 14TH FALSE ALARM ON 10/08/2020 23:33 PM. 15TH FALSE ALARM ON 10/08/2020 23:33 PM 16TH FALSE ALARM ON 10/10/2020 23:38 PM. 17TH FALSE ALARM ON 22:43 PM</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/07/2020.</p> <p>CIVIL VIOLATION NOTICE ISSUED ON 08/05/2020.</p> <p>NOTICE OF HEARING ISSUED ON 08/18/2020 TO APPEAR ON 09/01/2020 FOR HEARING.</p> <p>PAID PRIOR TO HEARING.</p> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 10/07/2020.</p> <p>CIVIL NOTICE OF VIOLATION AND VIRTUAL HEARING</p>

			INSTRUCTIONS ISSUED ON 11/17/2020 TO APPEAR ON 12/01/2020 FOR HEARING.
4.4	CASE 2020A - 226	OWNER(S): 13441 MUSTANG LLC ADDRESS: 13441 MUSTANG TRAIL FOLIO: 5140 02 01 0335 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (3) 4 TH FALSE ALARM ON 10/10/2020.	STATUS: NOTICE OF VIOLATION ISSUED ON 07/07/2020 CIVIL VIOLATION NOTICE ISSUED ON 08/05/2020 NOTICE OF HEARING ISSUED ON 08/18/2020 TO APPEAR ON 09/01/2020 FOR HEARING. CIVIL NOTICE OF VIOLATION AND VIRTUAL ONLINE HEARING INSTRUCTIONS ISSUED ON 11/17/2020. CIVIL NOTICE OF VIOLATION AND VIRTUAL HEARING INSTRUCTIONS ISSUED ON 11/17/2020 TO APPEAR ON 12/01/2020 FOR HEARING.

5. REPEAT VIOLATIONS:

5.1	CASE 2019 – 481	OWNER(S) ADDRESS: FOLIO: VIOLATION(S): 1)	STATUS:
5.2	2016 – 595	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:

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).