

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
AUGUST 4th, 2020
9:00 A.M.

1. CALL SESSION TO ORDER

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

<p>2.1</p>	<p>CASE 2018-464</p>	<p>OWNER(S): WINDMILL HOLDINGS VI LLC ADDRESS: 18231 SW 60TH STREET FOLIO: 5040 31 01 0395</p> <p>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.</p>	<p>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.</p> <p>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.</p>
<p>2.2</p>	<p>CASE 2019-057</p>	<p>OWNER(S): SPASIC, ZORAN DELGADO ADDRESS: 14571 MUSTANG TRAIL FOLIO: 5140 03 10 0010</p> <p>VIOLATION(S): CODE SEC. 095-030(C) OUTDOOR LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES/ STREETS.</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 07/20/2020 TO APPEAR ON 08/04/2020 FOR HEARING.</p> <p>FOUND IN VIOLATION. ANY FUTURE VIOLATIONS OF TSWR-ULDC SEC(S) 095-030(C) BY THE RESPONDENT, THE ASSESSMENT OF AN ADMINISTRATIVE FINE OF \$250.00 PER DAY AND THE IMPOSITION OF A LIEN FOR EACH DAY SUCH VIOLATION EXISTS SHALL OCCUR.</p>
<p>2.3</p>	<p>CASE 2020-069</p>	<p>OWNER(S): GOMEZ, ANTHONY ADDRESS: 20220 SW 50TH PLACE FOLIO: 5039 35 03 0760</p> <p>VIOLATION(S):CODE SEC. 005-080(A)- WORK WITHOUT A PERMIT</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 02/29/20 NOTICE OF HEARING ISSUED ON 05/20/20 TO APPEAR ON 06/02/20 HEARING</p> <p>ADMITTED TO VIOLATION: GIVEN UNTIL AUGUST 03RD (60 DAYS) TO COMPLY OR MUST APPEAR AT THE</p>

			<p>AUGUST 4TH HEARING. A FINE OF \$150 PER DAY WILL BE IMPOSED AFTER THIS DATE IF NOT IN COMPLIANCE.</p> <p>COMPLIED PRIOR TO HEARING.</p>
2.4	CASE 2020-080	<p>OWNER(S): DOPAZO, ARTURO DOPAZO, JACKELINE ADDRESS: 14011 LURAY ROAD FOLIO: 5140 03 01 0170</p> <p>VIOLATION(S): CODE SECTION 005-080 (A)- WORK WITHOUT A PERMIT</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 03/26/20. NOTICE OF HEARING ISSUED ON 04/17/20 TO APPEAR ON 05/05/20 HEARING.</p> <p>AMENDED FINAL ORDER PREVIOUSLY ISSUED, TO CORRECT VIOLATION BY 08/03/20 AND TO APPEAR AT THE 08/04/20 IF NOT IN COMPLIANCE.</p>
2.5	CASE 2020-094	<p>OWNER(S): KNIGHT, BRANDON % KNIGHT MANAGEMENT GROUP ADDRESS: 16700 STRATFORD COURT FOLIO: 5040 32 16 0240</p> <p>VIOLATION(S): CODE SECTION 095-030 (C) – OUTDOOR LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 4/21/20. NOTICE OF HEARING ISSUED ON 05/22/20 TO APPEAR ON 06/02/20 HEARING.</p> <p>FOUND IN VIOLATION. GIVEN UNTIL JULY 06TH (30 DAYS) TO COMPLY OR MUST APPEAR AT THE JULY 07TH HEARING. A FINE OF \$150 PER DAY WILL BE IMPOSED AFTER THIS DATE.</p> <p>ADMITTED TO VIOLATION; GIVEN UNTIL AUGUST 03RD TO COMPLY (30 DAYS), OR MUST APPEAR AT THE AUGUST HEARING. A FINE OF \$150.00 PER DAY WILL BE IMPOSED AFTER THIS DATE IF NOT IN COMPLIANCE. ADMINISTRATIVE COST WAIVED.</p>

2.6	CASE 2020-133	<p>OWNER(S): AGUERA, ANA AGUERA, CARLOS ADDRESS: 20221 SW 48 PLACE</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED</p>
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		FOLIO: 5039 35 03 0560 VIOLATION(S): CODE SECTION 008-080 (A) IT IS UNLAWFUL TO BUILD, ERECT OR ALTER LAND, STRUCTURES OR BUILDINGS WITHOUT A PERMIT. TO WIT, ILLEGAL FENCE AND GATE BUILD WITHOUT OBTAINING PROPER PERMITS	ON 5/11/20. NOTICE OF HEARING ISSUED ON 05/29/20 TO APPEAR ON 07/07/20 HEARING. GIVEN UNTIL AUGUST 3 RD (30 DAYS) OR MUST APPEAR AT THE AUGUST 1 ST HEARING. A FINE OF \$150.00 PER DAY WILL BE IMPOSED AFTER THIS DATE IF NOT IN COMPLIANCE.
2.7	CASE 2020-150	OWNER(S): SIGLER, ANGELICA M ADDRESS: 5760 SW 188 TH AVE FOLIO: 5039 36 05 0110 VIOLATION(S): CODE SECT. 045-100(C) 1) SHED NOT MEETING 25FT SET BACK REQUIREMENT CODE SECT 005-080 2) WORKING OUTSIDE OF PURVIEW OF PERMIT FILLED IN DRAINAGE EASEMENT.	STATUS: NOTICE OF VIOLATION ISSUED ON 06/04/2020. NOTICE OF HEARING ISSUED ON 06/25/2020 TO APPEAR ON 07/07/2020 FOR HEARING. FOUND IN VIOLATION; GIVEN UNTIL AUGUST 3 RD (30 DAYS) OR MUST APPEAR AT THE AUGUST 1 ST HEARING. A FINE OF \$150.00 PER DAY WILL BE IMPOSED AFTER THIS DATE IF NOT IN COMPLIANCE.

1. NEW CASES

3.1	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) 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.
3.2	CASE 2020-152	OWNER(S): 13110 INVESTMENTS LLC ADDRESS: SW 48 TH STREET	STATUS: NOTICE OF VIOLATION

		<p>FOLIO: 5040 30 09 0020</p> <p>VIOLATION(S): CODE SECT. 020-040(D) 1) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.</p>	<p>ISSUED ON 06/04/2020. NOTICE OF HEARING ISSUED ON 06/16/2020 TO APPEAR ON 08/04/2020 HEARING.</p>
3.3	CASE 2020-156	<p>OWNER(S): WILLIAM E & M CHAPLES REV TR CHAPLES, W E & MARYGAY LE TRSTEE ADDRESS: 5901 SW 160TH AVE FOLIO: 5040 32 04 0018</p> <p>VIOLATION(S): CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER; ALL OWNERS OF PARCELS OF LAND TO MAINTAIN SUCH LANDS AND SWALES FREE OF OVERGROWTH</p>	<p>STATUS: NOTICE OOF VIOLATION ISSUED ON 06/05/2020.</p> <p>NOTICE OF HEARING ISSUED ON 07/17/2020 TO APPEAR ON 08/04/2020 FOR HEARING.</p>
3.4	CASE 2020-170	<p>OWNER(S): COLON ENRIQUE SR & SONNIA COLON, ENRIQUE JR ADDRESS: 4810 SW 188TH AVE FOLIO: 5039 25 03 0200</p> <p>VIOLATION(S): CODE SECTION 005-080 WORK WITHOUT PERMIT, FILLING WITHOUT APPROVAL OR PERMIT</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/10/2020. NOTICE OF HEARING ISSUED ON 06/23/2020 TO APPEAR ON 08/04/2020 HEARING.</p>
3.5	CASE 2020-171	<p>OWNER(S): JAUNDOO, MAURICE ADDRESS: 15931 SW 56 STREET FOLIO: 5040 33 14 0020</p> <p>VIOLATION(S): CODE SECT. 020-040 (A) 1) FAILURE TO MAINTAIN PROPERTY. TRASH AND CONSTRUCTION DEBRIS SPREAD THROUGHOUT THE PROPERTY.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/10/2020. NOTICE OF HEARING ISSUED ON 06/23/2020 TO APPEAR ON 08/04/2020 HEARING.</p> <p>COMPLIED PRIOR TO HEARING</p>
3.6	CASE 2020-178	<p>OWNER(S): SNAPP, BRANDON JAMES ADDRESS: 5580 SW 188TH AVE FOLIO: 5039 36 05 0260</p> <p>VIOLATION(S): CODE SECT. 005-080 1) WORK WITHOUT PERMIT, FILLING WITHOUT APROVAL OR PERMIT</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/15/2020.</p> <p>NOTICE OF HEARING ISSUED ON 06/25/2020 TO APPEAR ON 08/04/2020 FOR HEARING.</p>
3.7	CASE 2020-201	<p>OWNER(S): SPASIC,ZORAN DELGADO SPASIC, YARA ADDRESS: 14571 MUSTANG TRAIL FOLIO: 5140 03 10 0010</p> <p>VIOLATION(S): FL. STATUTE 823.01 ALL NUISANCES THAT TEND TO ANNOY THE COMMUNITY, INJURE THE HEALTH OF THE CITIZENS IN GENERAL, OR CORRUPT THE PUBLIC MORALS ARE MISDEMEANORS OF THE SECOND</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/23/2020.</p> <p>NOTICE OF HEARING ISSUED ON 07/21/2020 TO APPEAR ON 08/04/2020 FOR HEARING.</p>

		DEGREE. TO WIT, THE USE OF VIBRATONE HORN INDUSTRIAL ALARMS ON PROPERTY.	
3.8	CASE 2020-202	<p>OWNER(S): SPASIC, ZORAN DELGADO SPASIC, YARA ADDRESS: 14571 MUSTANG TRAIL FOLIO: 5140 03 10 0010</p> <p>VIOLATION(S): CODE SECT. 005-080 (A) 1- WORK DONE WITHOUT A PERMIT. TO WIT, BERM CREATED WITHOUT A PERMIT. 2- FAILURE TO MEET CENTRAL BROWARD DRAINAGE REQUIREMENTS. TO WIT, FILLED IN SWALE.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/23/2020.</p> <p>NOTICE OF HEARING ISSUED ON 07/17/2020 TO APPEAR ON 08/04/2020 FOR HEARING.</p>
3.9	CASE 2020-204	<p>OWNER(S): GRAVERAN INVESTMENT LLC ADDRESS: SW 53 CT SWR FOLIO: 5040 33 01 0097</p> <p>VIOLATION(S): CODE SEC. 020-030(A) FILL ON PROPERTY CAUSING DRAINAGE NUISANCE TO NEIGHBORING PROPERTIES.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/25/2020.</p> <p>NOTICE OF HEARING ISSUED ON 07/17/2020 TO APPEAR ON 08/04/2020 FOR HEARING.</p>
3.10	CASE 2020-209	<p>OWNER(S): CADWALLADER, DIANE J CADWALLADER, JOHN O ADDRESS: 5900 SW 164 TER FOLIO: 5040 32 05 0430</p> <p>VIOLATION(S): CODE SEC. 005-080(A) WORK PERFORMED WITHOUT A PERMIT.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED 06/26/2020.</p> <p>NOTICE OF HEARING ISSUED ON 07/17/2020 TO APPEAR ON 08/04/2020 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.11	CASE 2020-210	<p>OWNER(S): LASKEY, JAMES ADDRESS: 5780 SW 188TH AVE FOLIO: 5039 36 05 0100</p> <p>VIOLATION(S): CODE SEC. 005-080(A) WORK DONE WITHOUT A PERMIT. TO WIT, A/C WORK PERFORMED WITHOUT PROPER PERMITS.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED 06/26/2020.</p> <p>NOTICE OF HEARING ISSUED ON 07/17/2020 TO APPEAR ON 08/04/2020 FOR HEARING.</p>
3.12	CASE 2020-214	<p>OWNER(S): B & S SOFLA VENTURES LLC ADDRESS: 5111 SW 196TH LANE FOLIO: 5039 35 02 0090</p> <p>VIOLATION(S): CODE SEC. 020-040 (D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/29/2020.</p> <p>NOTICE OF HEARING ISSUED ON 07/17/2020 TO APPEAR ON 08/04/2020 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>

3.13	CASE 2020-218	OWNER(S): MORALES,CESAR H/E LEON,RENE & CABRERA,EDUARDO ADDRESS: 5301 SW 198 TH TERRACE FOLIO: 5039 35 08 0200 VIOLATION(S): CODE SEC. 005-080 WORKING WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 06/29/2020. NOTICE OF HEARING ISSUED ON 07/17/2020 TO APPEAR ON 08/04/2020 FOR HEARING. COMPLIED PRIOR TO HEARING.
3.14	CASE 2020-219	OWNER(S): PEREZ, RAFAEL CASTRO CASTRO, MARCIA ADDRESS: 17711 SW 59 TH COURT FOLIO: 5040 31 01 0581 VIOLATION(S): CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 06/29/2020. NOTICE OF HEARING ISSUED ON 07/17/2020 TO APPEAR ON 08/04/2020 FOR HEARING. COMPLIED PRIOR TO HEARING.

2. CITATIONS:

4.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
4.2	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
4.3	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:

3. REPEAT VIOLATIONS

5.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): 1)	STATUS:
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4. FORECLOSURE REQUESTS

6.1	CASE 2001-1027	OWNER(S): PEREZ-RANGEL, DOMINGO A EST ADDRESS: 6500 SW 148 TH AVENUE FOLIO: 5140 03 01 0174 VIOLATION(S): CODE CASE 020-040 FAILURE TO MAINTAIN PROPERTY.	STATUS: FORECLOSURE HEARING ISSUED ON 07/17/2020 TO APPEAR ON 08/04/2020 FOR HEARING. OWES: \$224,250.00 897 DAYS AT \$250.00 PER DAY=\$224,250.00
6.2	CASE 2002-1006	OWNER(S): PEREZ-RANGEL, DOMINGO A EST ADDRESS: 6500 SW 148 TH AVENUE FOLIO: 5140 03 01 0174 VIOLATION(S): BC CODE SECTION 39-260(6) VIOLATION OF BROWARD COUNTY CODE SECTION 39-260(6) MOBILE HOME AND CONSTRUCTION TRAILERS ON PROPERTY WITHOUT PERMIT.	STATUS: FORECLOSURE HEARING ISSUED ON 07/17/2020 TO APPEAR ON 08/04/2020 FOR HEARING. OWES:\$6,261 DAYS AT \$100.00 PER DAY=\$626,100.00
6.3	CASE 2005-1056	OWNER(S): PEREZ-RANGEL, DOMINGO A EST ADDRESS: 6500 SW 148 TH AVENUE FOLIO: 5140 03 01 0174 VIOLATION(S): TSWR CODE SECTION 020-030(A) PUBLIC NUISANCE 1)OVERGROWTH OF GRASS/WEEDS/GROUNDCOVER/VEGETATION ON SUBJECT PROPERTY EXCEEDS 18 INCHES, WHICH IS PROHIBITED.	STATUS: FORECLOSURE HEARING ISSUED ON 07/17/2020 TO APPEAR ON 08/04/2020 FOR HEARING. OWES: \$9,600.00 96 DAYS AT \$100.00 PER DAY = \$9,600.00 11/11/2005-2/14/2006

		<p>TSWR CODE SECTION 075-060(E)(3) PLANT MATERIAL</p> <p>2) ALL FICUS HEDGES ON THE PROPERTY MUST NOT EXCEED THE 8 FOOT MAXIMUM HEIGHT AS REQUIRED BY CODE.</p>	
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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).