

Town of Southwest Ranches
Code Compliance Division
13400 Griffin Road
Southwest Ranches, FL 33330
Phone (954) 434-0008
Fax (954) 434-1490

SPECIAL MAGISTRATE MINUTES
APRIL 06, 2021
9:00 A.M.

1. CALL SESSION TO ORDER

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

2.1	2020-514	<p>OWNER(S): GARWOOD, WESLEY CONRAD ADDRESS: 17221 SW 65 CT FOLIO: 5140 06 01 0017</p> <p>VIOLATION(S): TSWR CODE SEC. 045-050, SEC. 045-60 SEC. 005-080</p> <ul style="list-style-type: none"> 1) NON-PERMITTED USE OF PROPERTY SALE OF RVS 2) WORK WITHOUT APPROVAL OR PERMIT 	<p>STATUS: NOTICE OF VIOLATION ISSUED 12/11/2020.</p> <p>NOTICE OF HEARING AND VIRTUAL HEARING INSTRUCTIONS ISSUED 01/08/2021 TO APPEAR ON 02/02/2021</p> <p>ADMITTED VIOLATION; GIVEN 30 DAYS TO COMPLY BY REMOVING ALL RVS FROM THE PROPERTY AND REMOVE OR APPLY FOR AFTER THE FACT PERMIT BY 03/01/2021 OR TO APPEAR ON 03/02/2021 FOR HEARING IF NOT IN COMPLIANCE. AFTER 03/02/2021 IN THE AMOUNT OF \$150.00 PER DAY WILL BE IMPOSED.</p> <p>FINAL ORDER AND VIRTUAL HEARING INSTRUCTIONS SENT VIA MAIL 02/05/2021.</p> <p>GIVEN ADDITIONAL 30 DAYS TO COMPLY BY REMOVING ALL RVS FROM THE PROPERTY AND REMOVE OR APPLY FOR AFTER THE FACT PERMIT BY 04/05/2021 OR TO APPEAR ON 04/06/2021 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER AND VIRTUAL HEARING INSTRUCTIONS SENT VIA</p>
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			MAIL 03/04/2021. COMPLIED PRIOR TO HEARING.
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2.2	CASE 2020-505	OWNER(S): DIAZ, CARLOS ANTONIO DIAZ FAMILY REV TR ETAL ADDRESS: 17802 SW 54 ST FOLIO: 5040 31 09 0010 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 12/10/2020 NOTICE OF HEARING ISSUED ON 02/05/2021. ADMITTED VIOLATION; GIVEN 30 DAYS TO COMPLY BY 04/05/2021 OR TO APPEAR 04/06/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$150.00 PER DAY WILL BE APPLIED AFTER THAT. FINAL ORDER AND VIRTUAL HEARING INSTRUCTIONS SENT VIA MAIL 03/04/2021. COMPLIED PRIOR TO HEARING.
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2.3	CASE 2021-103	OWNER(S): SOSA, ARIEL ADDRESS: 7121 SW 173 WAY FOLIO: 5140 06 04 0234 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 01/25/2021. NOTICE OF HEARING ISSUED ON 02/10/2021. FOUND IN VIOLATION; GIVEN 30 DAYS TO COMPLY BY 04/05/2021 OR TO APPEAR 04/06/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$150.00 PER DAY WILL BE APPLIED AFTER THAT. FINAL ORDER AND VIRTUAL HEARING INSTRUCTIONS SENT VIA MAIL 03/04/2021. GIVEN ADDITIONAL 30 DAYS TO COMPLY BY 05/03/2021 OR TO APPEAR ON 05/04/2021 FOR HEARING IF NOT IN COMPLIANCE.
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2.4	CASE 2021-132	OWNER(S): 5901 SW 162 AVE LLC ADDRESS: 5901 SW 162 AVE FOLIO: 5140 32 04 0068 VIOLATION(S): TSWR CODE SEC. 0005-080(A) WORK WITHOUT A PERMIT, GARAGE CONVERTED TO LIVING SPACE WITHOUT APPROVAL.	STATUS: NOTICE OF VIOLATION ISSUED ON 02/01/2021. NOTICE OF HEARING ISSUED ON 02/16/2021. ADMITTED VIOLATION; GIVEN 30 DAYS TO COMPLY BY 04/05/2021 OR TO APPEAR 04/06/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$150.00 PER DAY WILL BE APPLIED AFTER THAT. FINAL ORDER AND VIRTUAL HEARING INSTRUCTIONS SENT VIA MAIL 03/04/2021. GIVEN 10 DAYS TO COMPLY BY 04/16/2021 OR TO APPEAR 05/04/2021 FOR HEARING IF NOT IN COMPLIANCE.
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3. NEW CASES

3.1	CASE 2020-521	OWNER(S): BALCAZAR, LUZ M SANCHEZ MORENO, LUIS EDGAR ADDRESS: SW 66 ST FOLIO: 5140 06 03 0019 VIOLATION(S): TSWR SECT. CODE 005-080(A),045-030(C)(4) 1. WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT. 2. STORAGE OF COMMERCIAL VEHICLES, VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMANENT DWELLING. NO MORE THAN (1) COMMERCIAL VEHICLE FOR PLOTS UNDER TWO (2) NET ACRES IN AREA MAY BE PARKED ON A PLOT. #2 COMPLIED PRIOR TO HEARING	STATUS: NOTICE OF VIOLATION ISSUED ON 12/14/2020. NOTICE OF HEARING ISSUED ON 03/03/2021 TO APPEAR ON 04/06/2021 FOR HEARING. ADMITTED VIOLATION; GIVEN 30 DAYS TO COMPLY BY 05/03/2021 OR TO APPEAR 05/04/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$250.00 PER DAY WILL BE APPLIED ON MAY 04TH. WAIVED ADMINISTRATIVE COST.
3.2	CASE 2021-067	OWNER(S): BENSADON, TZAFANIA BENSADON, ILANIT ADDRESS: 5740 SW 130 AVE FOLIO: 5040 35 01 0131	STATUS: NOTICE OF VIOLATION ISSUED ON 01/13/2021.

		<p>VIOLATION(S): TSWR CODE SEC.005-080 WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.</p>	<p>NOTICE OF HEARING ISSUED ON 03/24/2021 TO APPEAR ON 04/06/2021 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.3	CASE 2021-096	<p>OWNER(S): HEIDE PERLMAN HUMPHRIES REV TR HUMPHRIES, HEIDE PERLMAN TRSTEE ADDRESS: 6200 SW 130 AVE FOLIO: 5140 02 01 0070</p> <p>VIOLATION(S): TSWR SEC CODE 005-080(A) 1)WORK WITHOUT A PERMIT, FILLING WITHOUT A PERMIT. 2)BUILDING A STRUCTURE WITHOUT A PERMIT. 3)ERECTING FENCE WITHOUT A PERMIT.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 01/25/2021.</p> <p>NOTICE OF HEARING ISSUED ON 03/08/2021 TO APPEAR ON 04/06/2021 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.4	CASE 2021-137	<p>OWNER(S): MORALES, CESAR H/E LEON, RENE & CABRERA, EDUARDO ADDRESS: 5301 SW 198 TER FOLIO: 5039 35 08 0200</p> <p>VIOLATION(S): TSWR CODE SEC. 090-080 (E)(2)(a) PROPERTY IN VIOLATION FOR NOT MEETING THE MINIMUM DRIVEWAY SPACING BETWEEN THE TWO(2) DRIVEWAYS ON THE SAME PLOT EQUALING OR EXCEEDING TWENTY(20)FOOT.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 02/02/2021.</p> <p>NOTICE OF HEARING ISSUED ON 03/03/2021 TO APPEAR ON 04/06/2021 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 05/04/2021 FOR HEARING.</p>
3.5	CASE 2021-151	<p>OWNER(S): HIDALGO, JORGE F ADDRESS: 5250 SW 186 AVE FOLIO: 5039 36 01 0170</p> <p>VIOLATION(S): TSWR CODE SEC.005-080 WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 02/04/2021.</p> <p>NOTICE OF HEARING ISSUED ON 03/04/2021 TO APPEAR ON 04/06/2021 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.6	CASE 2021-157	<p>OWNER(S): AGUERA. ANA & CARLOS ADDRESS: 20221 SW 48 PL FOLIO: 5039 35 03 0560</p> <p>VIOLATION(S): TSWR CODE SEC.005-080 WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 02/08/2021.</p> <p>NOTICE OF HEARING ISSUED ON 03/03/2021 TO APPEAR ON 04/06/2021 FOR HEARING.</p> <p>ADMITTED VIOLATION;</p>

			<p>GIVEN 30 DAYS TO COMPLY BY 05/03/2021 OR TO APPEAR 05/04/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$150.00 PER DAY WILL BE APPLIED AFTER THAT.</p> <p>WAIVED ADMINISTRATIVE COST.</p>
3.7	CASE 2021-170	<p>OWNER(S): PACK, ALBERT J & MARIANNE E ADDRESS: 5146 SW 148 AVE FOLIO: 5040 34 01 0610</p> <p>VIOLATION(S): FL STATUTE CHAPT. 316.2397(1) A PERSON MAY NOT DRIVE OR MOVE OR CAUSE TO BE MOVED ANY VEHICLE OR EQUIPMENT UPON ANY HIGHWAY WITHIN THIS STATE WITH ANY LAMP OR DEVICE THEREOF SHOWING OR DISPLAYING A RED, RED AND WHITE, OR BLUE LIGHT VISIBLE FROM DIRECTLY IN FRONT THEREOF EXCEPT FOR CERTAIN VEHICLES PROVIDED IN THIS SECTION.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 02/10/2021.</p> <p>NOTICE OF HEARING ISSUED ON 03/03/2021 TO APPEAR ON 04/06/2021 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.8	CASE 2021-171	<p>OWNER(S): WORLD CLASS PROPERTIES INVESTMENTS LLC ADDRESS: 17300 SW 63 MNR FOLIO: 5140 06 01 0061</p> <p>VIOLATION(S): TSWR CODE SEC.005-080 WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 02/10/2021.</p> <p>NOTICE OF HEARING ISSUED ON 03/03/2021 TO APPEAR ON 04/06/2021 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.9	CASE 2021-211	<p>OWNER(S): MEIKLE, RODRICK ADDRESS: 17805 SW 58 ST FOLIO: 5040 31 10 0020</p> <p>VIOLATION(S): TSWR CODE SEC. 020-030(A), BCC 4-8(b) A PUBLIC NUISANCE, TO ALLOW ANY DOG TO THREATEN THE SAFETY OF THE GENERAL PUBLIC.</p>	<p>STATUS:</p> <p>NOTICE OF HEARING ISSUED ON 03/04/2021 TO APPEAR ON 04/06/2021 FOR HEARING.</p> <p>ADMITTED VIOLATION;</p> <p>WAIVED ALL COSTS. A FINE IN THE AMOUNT OF \$250.00 WILL BE IMPOSED SHOULD ANOTHER INCIDENT OCCUR.</p>

3.10	CASE 2021-260	<p>OWNER(S): LYN, DAMON A. & FAUZIA B. ADDRESS: 17002 GRIFFIN ROAD FOLIO: 5040 29 01 0440</p> <p>VIOLATION(S): BCCODE SEC. 4-3 (E) , 4-8(B) IT IS UNLAWFUL FOR ANY PERSON TO OWN A DOG THAT CAUSES A NUISANCE. THE ACTIONS OF A DOG CONSTITUTE A NUISANCE WHEN THE DOG DISTURBS THE RIGHT OF, THREATENS THE SAFETY OF, OR HARMS ANOTHER DOG OR MEMBER OF THE GENERAL PUBLIC. DOGS SHALL BE UNDER DIRECT CONTROL OF THE OWNER OR KEEPER.</p>	<p>STATUS:</p> <p>NOTICE OF HEARING ISSUED ON 03/08/2021 TO APPEAR ON 04/06/2021 FOR HEARING.</p> <p>ADMITTED VIOLATION;</p> <p>WAIVED ALL COSTS. A FINE IN THE AMOUNT OF \$250.00 WILL BE IMPOSED SHOULD ANOTHER INCIDENT OCCUR.</p>
3.11	CASE 2021-298	<p>OWNER(S): KUBAT, ROBERT D & ELEINES P ADDRESS: 17001 SW 64 COURT FOLIO: 5140 05 17 0040</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080(A), 005-090 (C)(D)(E) FAILURE TO COMPLY WITH CONDITIONS OF APPROVAL FOR DEVELOPMENT ORDER. CONDITIONS OF APPROVAL REQUIRED IMPLEMENTATION OF AN ASPHALT ROAD TO SERVICE LOT.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION/ NOTICE OF HEARING ISSUED ON 03/24/2021 TO APPEAR ON 04/06/2021 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 05/04/2021 FOR HEARING.</p>

4. CITATIONS

4.1	CASE 2020A-148	<p>OWNER(S) ADDRESS: FOLIO:</p> <p>VIOLATION(S): 1)</p>	STATUS:
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5. RE-HEARINGS:

6.1	CASE	<p>OWNER(S): ADDRESS: FOLIO:</p> <p>VIOLATION(S): 1)</p>	STATUS:
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6. FORECLOSURE REQUESTS

7.1	CASE	<p>OWNER(S): ADDRESS: FOLIO:</p> <p>VIOLATION(S): 1)</p>	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).