

Town of Southwest Ranches
Code Compliance Division
13400 Griffin Road
Southwest Ranches, FL 33330
Phone (954) 434-0008
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**SPECIAL MAGISTRATE HEARING
SEPTEMBER 5, 2018
9:00 A.M.**

1. CALL SESSION TO ORDER

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

2.1	CASE 2016- 181	OWNER(S): PARAGONE, PETER J ADDRESS: 14570 LURAY ROAD FOLIO: 5140 03 01 0388 VIOLATION(S): 1) CODE SECTION 045 – 050, 045 - 060 – UNAUTHORIZE USE WITHIN A DISTRICT TO WIT: PROPERTY BEING USED AS A MULTI -FAMILY / ROOMING HOUSE NOT ALLOWED	STATUS: PREVIOUS CASES 2009 – 504, 2012 – 473 AND 2016 – 181 COMPLIED. REPEAT VIOLATION FOR CODE CASE 2016 - 181
2.2	CASE 2017- 508	OWNER(S): NAYELIS DIAZ SUAREZ ADDRESS: 4861 SW 193 LANE FOLIO: 5039 36 06 0050 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING BEING DONE WITHOUT A PERMIT	STATUS: AMENDED FINAL ORDER ISSUED ON 08/07/18 TO COMPLY BY 09/04/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL COMPLIED.
2.3	CASE 2017 - 635	OWNER(S): CLAUDIA CARBONELL AND ARTURO CARBONELL ADDRESS: 5881 SW 160 AVE FOLIO: 5040 32 04 0022 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING BEING DONE WITHOUT A PERMIT (COMPLIED) 2) CODE SECTION 045 – 030 (C)(A) – VEHICLE ON THE PROPERTY MUST BE USED FOR PERSONAL, NON-BUSINESS PURPOSE. (COMPLIED) 3) CODE SECTION 045 – 030 (C)(B)(3) – RV NOT WITHIN SETBACK REQUIREMENTS (COMPLIED)	STATUS: FINAL ORDER ISSUED ON 07/03/18 TO COMPLY BY 09/03/18 OR A FINE IN THE AMOUNT OF \$100.00 UNTIL COMPLIED. TO APPEAR AT THE 09/05/18 HEARING IF NOT IN COMPLIANCE. CORRECTED PRIOR TO THE HEARING

2.4	CASE 2018 - 032	<p>OWNER(S): ERIKA TORRES ADDRESS: 18301 SW 50 STREET FOLIO: 5040 30 00 0061</p> <p>VIOLATION(S): 1) CODE SECTION 005 -080 – WORK WITHOUT A PERMIT TO WIT: DRIVEWAY AND FENCE</p>	<p>STATUS: AMENDED FINAL ORDER ISSUED ON 08/07/18 TO COMPLY BY 09/05/18 OR A FINE IN THE AMOUNT OF \$150.00 UNTIL COMPLIED. TO APPEAR AT THE 09/05/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p>COMPLIED PRIOR TO THE HEARING</p>
2.5	CASE 2018 - 050	<p>OWNER(S): D & G PALMS LLC ADDRESS: V LOT W OF 20850 GRIFFIN ROAD FOLIO: 5039 27 02 0231</p> <p>VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS. (COMPLIED) 2) CODE SECTION 020 – 030 (A) – FAILURE TO MAINTAIN PROPERTY, STORAGE OF DEAD TREES ON PROPERTY. (COMPLIED)</p>	<p>STATUS: AMENDED FINAL ORDER ISSUED ON 06/05/18 TO COMPLY BY 09/03/18. TO APPEAR AT THE 09/05/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p>CORRECTED PRIOR TO THE HEARING</p>
2.6	CASE 2018 - 090	<p>OWNER(S): JUSIMEYDIT CANAL ADDRESS: 5700 SW 196 LANE FOLIO: 5039 36 07 0460</p> <p>VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: CONSTRUCTION OF FENCE</p>	<p>STATUS: AMENDED FINAL ORDER ISSUED ON 08/07/18 TO COMPLY BY 09/03/18, TO APPEAR AT THE 09/05/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p>COMPLIED PRIOR TO THE HEARING</p>
2.7	CASE 2018 - 180	<p>OWNER(S): SANDSTROM, RICKARD ERLAND ADDRESS: 6800 VOLUNTEER ROAD FOLIO: 5140 03 01 0054</p> <p>VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: BARN</p>	<p>STATUS: ORDER IMPOSING PENALTY IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED FROM 08/01/18.</p> <p>PROPERTY OWNER GIVEN ADDITIONAL TIME OR UNTIL 09/05/18 TO APPLY FOR THE PERMIT OR FINE WOULD START ON 08/01/18 UNTIL CORRECTED</p>

2.8	CASE 2018 - 189	OWNER(S): GRIFFIN ROAD NURSERY & LANDSCAPING ADDRESS: 4501 SW 133 AVE FOLIO: 5040 26 01 0010 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: INSTALLATION OF AN IRRIGATION SYSTEM WITHOUT A PERMIT (COMPLIED) . 2) CODE SECTION 005- 080 (A) – WORK WITHOUT A PERMIT TO WIT: INTERIOR REMODELING (COMPLIED) 3) CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: REPLACEMENT OF GARAGE DOORS (COMPLIED) 4) CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT, TO WIT: EXTENSION OF THE DRIVEWAY WITHOUT A PERMIT AND DRIVEWAY WITHOUT A SWALE AS REQUIRED. (COMPLIED)	STATUS: FINAL ORDER ISSUED ON 08/07/18 TO COMPLY BY 09/03/18 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 09/05/18 IMPOSITION HEARING IF NOT IN COMPLIANCE COMPLIED PRIOR TO THE HEARING
2.9	CASE 2018 - 227	OWNER(S): ENRIQUE ZAMORA ADDRESS: 15701 SW 51 MANOR FOLIO: 5040 33 17 0020 VIOLATION(S): 1) CODE SECTION 020 – 030 (A) – RUNOFF OF STORMWATER ONTO ADJACENT PROPERTIES CONTRIBUTING TO FLOODING CONDITIONS WHICH INTERFERE WITH THE ENJOYMENT OF PROPERTY CAUSED BY FAILURE TO MEET DRAINAGE REQUIREMENTS.	STATUS: FINAL ORDER ISSUED ON 08/07/18 TO COMPLY BY 09/03/18 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 09/05/18 IMPOSITION HEARING IF NOT IN COMPLIANCE
2.10	CASE 2018 - 234	OWNER(S): PETER I AND ANGELA V VARGAS ADDRESS: 5700 SW 188 AVE FOLIO: 5039 36 05 0140 VIOLATION(S): 1) CODE SECTION 005 – 120 (C)(1) – FAILURE TO ADHERE TO REQUIREMENTS ESTABLISHED IN THE APPROVED CERTIFICATE OF USE FOR HOME OFFICE	STATUS: AMENDED FINAL ORDER ISSUED ON 08/07/18 TO COMPLY BY 08/22/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 09/05/18 IMPOSITION HEARING IF NOT IN COMPLIANCE CORRECTION PRIOR TO THE HEARING

3. NEW CASES

3.1	CASE 2016- 583	OWNER(S): CHRIST COVENANT CHURCH INC ADDRESS: 4700 SW 188 AVE FOLIO: 5039 25 03 0180 VIOLATION(S): 1) CODE SECTION 095 – 040 (A) - OVERSPILL OF LIGHT EXCEEDING ONE – TENTH (0.1) HORIZONTAL FOOTCANDLES. (CORRECTION) 2) CODE SECTION 095 – 030 (C) – LIGHTING RESULTING IN GLARE TO ONCOMING TRAFFIC AND PEDESTRIANS, NOT PERMITTED	STATUS: NOTICE OF VIOLATION ISSUED ON 10/19/16 TO, NOTICE OF HEARING ISSUED ON 03/19/18 AFTER TREES WERE REMOVED TO APPEAR AT THE 04/03/18 HEARING, NOTICE OF COMPLIANCE ISSUED ON 04/16/18. COMPLAINT ON 07/31/18, HEARING NOTICE ISSUED ON 08/16/18 TO APPEAR AT THE 09/05/18
3.2	CASE 2018- 192	OWNER(S): LEVY, CHARLES & MARIA ELENA ADDRESS: 13010 STIRLING ROAD FOLIO: 5140 02 01 0090 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) - WORK WITHOUT A PERMIT TO WIT: TENNIS COURT WITHOUT A PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/09/18 TO COMPLY BY 05/21/18, NOTICE OF HEARING ISSUED ON 08/15/18 TO APPEAR AT THE 09/05/18 HEARING
3.3	CASE 2018- 257	OWNER(S): DE LOS ANGELES CRUZ, MARIA ADDRESS: 5030 SW 170 AVE FOLIO: 5040 32 02 0178 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) - WORK WITHOUT A PERMIT TO WIT: DOORS AND WINDOWS. (CORRECTED) 2) CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: NEW ELECTRICAL PANEL. 3) CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 06/18/18 TO COMPLY BY 06/30/18, EXTENSION GRANTED ON 07/05/18, NOTICE OF HEARING ISSUED ON 07/31/18 TO APPEAR AT THE 09/05/18 HEARING
3.4	CASE 2018- 279	OWNER(S): ZORMA BROWARD PF 23 ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0010 VIOLATION(S): 1) CODE SECTION 020 – 040 (A)(D) – FAILURE TO MAINTAIN PROPERTY, OVERGROWN GRASS AROUND THE PROPERTY TO INCLUDE RIGHT OF WAY ALONG 130 AVE, AND TRASH AND DEBRIS THROWN ON RIGHT OF WAY.	STATUS: NOTICE OF VIOLATION ISSUED ON 06/27/18 TO COMPLY BY 07/09/18, NOTICE OF HEARING ISSUED ON 08/01/18 TO APPEAR AT THE 09/05/18 HEARING.

		2) CODE SECTION 090 – 080 (F) – FAILURE TO MAINTAIN THE SWALE ACCORDING TO SPECIFICATIONS, GOUGING IN SWALE	
3.5	CASE 2018- 281	<p>OWNER(S): ALONSO, RICARDO LAZARO H/E ALONSO, ELIZABETH LEE H/E ETAL ADDRESS: 17791 SW 46 STREET FOLIO: 5040 30 00 0240</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 045 – 030 (C)(4)(A) – STORAGE OF COMMERCIAL VEHICLES EXCEEDING (1) AND NOT PARKED ON STABILIZED DRIVEWAY SURFACE. 2) CODE SECTION 045 – 030 (C)(4)(B)(2)(3) – STORAGE OF VEHICLES NOT REGISTERED TO PROPERTY OR PROPERTY OWNERS. 	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/28/18 TO COMPLY BY 07/10/18, EXTENSION GRANTED TO COMPLY BY 08/10/18. NOTICE OF HEARING ISSUED ON 08/14/18 TO APPEAR AT THE 09/05/18 HEARING DATE.</p>
3.6	CASE 2018- 282	<p>OWNER(S): OTERO, LEONARDO ADDRESS: 5021 SW 188 AVE FOLIO: 5039 36 02 0220</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 020 – 030 (A) – FAILURE TO MAINTAIN PROPERTY, OVERGROWN IN ALL AREAS TO INCLUDE THE RIGHT OF WAY. 2) CODE SECTION 020 – 040 (D) – FAILURE TO MAINTAIN POOL. POOL IS GREEN AND CAUSING AN ATTRACTIVE NUISANCE FOR MOSQUITOES AND OTHER INSECTS. 3) CODE SECTION 070 – 020 – HOLIDAY LIGHTS ARE HANGING OUTSIDE OF SEASON. 	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/29/18 TO COMPLY BY 07/10/18, NOTICE OF HEARING ISSUED ON 08/08/18.</p> <p>CORRECTION PRIOR TO THE HEARING</p>
3.7	CASE 2018- 313	<p>OWNER(S): VIDAL, RUBEN ADDRESS: 6620 SW 185 WAY FOLIO: 5139 01 01 0092</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 005 – 080 (A) – FILL BROUGHT UNTO THE PROPERTY NO PERMIT 	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/10/18 TO COMPLY BY 07/22/18, NOTICE OF HEARING ISSUED ON 08/24/18.</p>
3.8	CASE 2018- 322	<p>OWNER(S): VIDAL, RUBEN ADDRESS: 6620 SW 185 WAY FOLIO: 5139 01 01 0092</p> <p>VIOLATION(S):</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/13/18 TO COMPLY BY 07/25/18, NOTICE OF HEARING ISSUED ON</p>

		1) CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: INSTALLATION OF A NEW FENCE ON THE WEST PROPERTY LINE.	08/08/18 TO APPEAR AT THE 08/07/18 HEARING.
3.9	CASE 2018- 331	OWNER(S): CARDOZO, IRENE ADDRESS: 17601 SW 65 CT FOLIO: 5140 06 01 0211 VIOLATION(S): 1) CODE SECTION BCC 4-8 (B)(2) – ALLOWING ANIMALS TO ESCAPE PROPERTY AND DESTROYING NEIGHBORS PROPERTY.	STATUS: NOTICE OF VIOLATION ISSUED ON 07/19/18 TO COMPLY BY 07/31/18, NOTICE OF HEARING ISSUED ON 08/14/18 TO APPEAR AT THE 09/05/18 HEARING.
3.10	CASE 2018- 340	OWNER(S): EAST WIND INVESTMENTS LLC ADDRESS: 13750 LURAY ROAD FOLIO: 5140 03 01 0369 VIOLATION(S): 1) CODE SECTION 045 – 030 (R) – COMMERCIAL OPERATION REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION ISSUED ON 08/06/18 TO COMPLY BY 08/18/18, NOTICE OF HEARING ISSUED ON 08/21/18 TO APPEAR AT THE 09/05/18 HEARING. CORRECTION PRIOR TO THE HEARING

4. CITATIONS

4.1	CASE 2018 - 271	OWNER(S): COQUINA STATION LLC % PHILLIPS EDISON GROUP LLC ADDRESS: 6800 TO 6880 DYKES ROAD FOLIO: 5140 04 13 0060 VIOLATION(S): 1) CODE SECTION 7-3(A) – FALSE ALARM IN EXCESS OF (2), 3RD FALSE ALARM	STATUS: NOTICE OF VIOLATION ISSUED ON 06/18/18, CIVIL VIOLATION 13603 ISSUED ON 08/09/18. FINE IN THE AMOUNT OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.
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5. REPEAT VIOLATIONS:

5.1	CASE 2018 - 026	OWNER(S): VIDAL, RUBEN H/E RENOVA, BERTHA ADDRESS: 17240 SW 66 STREET FOLIO: 5140 06 04 0020 VIOLATION(S): 1) CODE SECTION 020 – 030 AND 020 - 040 – JUNK AND DEBRIS ON PROPERTY. (COMPLIED) 2) CODE SECTION 020 – 030 (A) – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS	STATUS: FINAL ORDER ISSUED ON 06/05/18 TO COMPLY BY 07/02/18. COMPLIANCE ON 07/02/18. REPEAT VIOLATION OF FINAL ORDER ISSUED 06/05/18. VIOLATION OBSERVED ON 07/27/18 AND ON 08/07/18
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		<p>OVERGROWN ALL AREAS OF THE PROPERTY. (COMPLIED)</p> <p>3) CODE SECTION 020 – 040 (D) – PARKING OF COMMERCIAL VEHICLES & VEHICLES NOT REGISTERED TO PROPERTY NOT ALLOWED.</p> <p>4) CODE SECTION 045 – 060 AND 045 – 050 – USE OF PROPERTY NOT ALLOWED TO WIT: OPERATING A LANDSCAPING BUSINESS.</p> <p>5) CODE SECTION 005 – 120 (A) – OPERATING A NURSERY BUSINESS WITHOUT A CERTIFICATE OF USE. (COMPLIED)</p>	
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6. FORECLOSURE REQUESTS

6.1	CASE 2017 - 341	<p>OWNER(S): WACHTEL, YEHUDA GENE RIBEIRO, ALMIBETE ADDRESS: 5050 SW 178 AVE FOLIO: 5040 31 01 0020</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 020 – 030 / 020 - 040 TO WIT: FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS TO INCLUDE THE RIGHT OF WAY.</p> <p>2) CODE SECTION 020 – 030 TO WIT: FENCE MESH IS IN DISREPAIR.</p> <p>3) CODE SECTION 020 – 040 TO WIT: REMAINS OF A SIGN ON THE RIGHT OF WAY.</p>	<p>STATUS: ORDER OF CONTINUANCE ISSUED ON 08/07/18 TO APPEAR AT THE 09/05/18 FORECLOSURE HEARING</p> <p>AMOUNT OF \$97,250.00 PER VIOLATION FOR A GRAND TOTAL OF \$291,750.00 DUE TO THE TOWN OF SOUTHWEST RANCHES AND CONTINUES TO ACCRUE PER DAY.</p>
6.2	CASE 2017 – 343	<p>OWNER(S): MUSTANG TRAIL PROPERTIES LLC ADDRESS: 14501 MUSTANG TRAIL FOLIO: 5140 03 01 0210</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 020 – 030 / 020 - 040 TO WIT: FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS TO INCLUDE THE RIGHT OF WAY.</p>	<p>STATUS: NOTICE OF FORECLOSURE AUTHORIZATION ISSUED ON 08/15/18</p> <p>AMOUNT OF \$400.00 DUE TO THE TOWN OF SOUTHWEST.</p>
6.3	CASE 2017 – 495	<p>OWNER(S): AMEZQUITA, EDGAR COLLIER, FRANZA A ADDRESS: 6650 SW 189 WAY FOLIO: 5139 01 01 0056</p>	<p>STATUS: FINAL ORDER IMPOSING CODE ENFORCEMENT LIEN ISSUED ON 12/05/17. LIEN FROM 12/05/17 UNTIL CORRECTED.</p>

		VIOLATION(S): 1) CODE SECTION 045 – 050, 2017 – 014 AND 010 – 030 USE OF PROPERTY NOT PERMITTED TO WIT: COMPOSTING OF VEGETATION NOT ORIGINATING FROM PROPERTY AND STORING MATERIAL ON SITE NOT PERMITTED (COMPLIANCE, AMOUNT DUE TO THE TOWN) 2) CODE SECTION 045 – 030 (C)(1) – PARKING AND STORAGE OF VEHICLES NOT REGISTERED TO THE PROPERTY. (COMPLIANCE, AMOUNT DUE TO THE TOWN) 3) CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING DONE WITHOUT A PERMIT (COMPLIANCE, AMOUNT DUE TO THE TOWN)	NOTICE OF FORECLOSURE AUTHORIZATION ISSUED ON 08/15/18 ITEM (1) COMPLIANCE ON 12/19/17, OUT OF COMPLIANCE FOR (14) DAYS AMOUNT DUE TO THE TOWN OF \$3,500.00 ITEM (2) COMPLIANCE ON 01/31/18, OUT OF COMPLIANCE FOR 57 DAYS FOR A TOTAL OF \$14,250.00 ITEM (3) COMPLIANCE ON 08/27/18, OUT OF COMPLIANCE FOR 255 DAYS FOR A TOTAL OF \$63,750.00 GRAND TOTAL DUE TO THE TOWN OF \$81,500.00
6.4	CASE 2018 – 095	OWNER(S): 13110 INVESTMENTS LLC ADDRESS: V LOT E OF 4610 SW 178 AVE FOLIO: 5040 30 09 0020 VIOLATION(S): 1) CODE SECTION 020 – 030 / 020 - 040 TO WIT: FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS TO INCLUDE THE RIGHT OF WAY.	STATUS: NOTICE OF FORECLOSURE AUTHORIZATION ISSUED ON 08/10/18 AMOUNT OF \$1,650.00 DUE TO THE TOWN OF SOUTHWEST.

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).